THE CITY CENTER DISTRICT

OREM

FINAL ADOPTED DRAFT
Article 22.24 State Street District Zones

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22-24-1. City Center District (CCD) Zones.

A. Purpose.

The City Center District (CCD) zones are intended to be the heart of civic and employment activity in Orem, while providing opportunity for the development of a traditional downtown center with a mix of office, retail, and residential uses.

B. Boundaries of City Center District Zones.

There is hereby established five City Center District zones which consist of the following zones: (1) CCD-C (Core), (2) CCD-E (Edge), (3) CCD-Civ (Civic), (4) CCD-Res-A (Residential) and CCD-Res-B (Residential). Where used in this Section 22-24-1, the term “CCD zones” refers to all five of the above-referenced zones. Although the CCD zones have many of the same standards in common, each CCD zone is a fully independent and separate zone. The boundaries of each of the five City Center zones are as shown in the map below:
C. **Use of Certain Terms.** As used in this Section 22-24-1, the terms listed below shall have the following meanings:
1. “Required Sidewalk” or “Sidewalk Adjacent to a Street” means the buffered sidewalk required by Orem City Code Section 22-8-8(B)(4) or sidewalks required by other applicable sections of the Orem City Code.
2. A “street-facing façade” is any building elevation that faces a public street and is located within one hundred feet of a required sidewalk. For purposes of this definition, a building elevation faces a public street if it is visible from the street at a point on a line between the building and the street that is perpendicular to the street.

D. **Default Standards.** With respect to the CCD-C, CCD-E and CCD-Civ zones, the standards of the C2 zone (including the “Zone Development Standards for the State Street Corridor Area” where applicable) shall apply to any regulation not specifically addressed in this Section 22-24-1. With respect to the CCD-Res (A & B) zones, the standards of the PRD zone shall apply to any regulation not addressed in this Section 22-24-1.
E. Uses.

1. **Permitted Uses.** All uses permitted in the C2 zone as well as SLU Code 1112 (Condominiums) and 1120 (Apartments) are permitted in the CCD-C, CCD-E and CCD-Civ zones (subject to the limitation on residential uses outlined below). All uses permitted in the PRD zone as well as SLU Code 1112 (Condominiums) and 1120 (Apartments) are permitted in the CCD-Res-(A&B) zones. However, no stacked units are allowed in the CCD-Res-B zone.

2. **Prohibited Uses.** Any use that is not included as a permitted use in subsection (1) above is prohibited in all of the CCD zones.

3. **Limitation on Residential Use.** In order to encourage the development of commercial uses in the CCD-C, CCD-E and CCD-Civ zones, residential uses in any building shall not occupy more than the percentage of Gross Leasable Floor Area (GLFA) of such building shown in the table below:

<table>
<thead>
<tr>
<th>Zone</th>
<th>Maximum Percentage of GLFA of Any Building that May be Occupied by Residential Uses (and uses accessory thereto)</th>
</tr>
</thead>
<tbody>
<tr>
<td>City Center District Zones</td>
<td></td>
</tr>
<tr>
<td>CCD-C</td>
<td>80%</td>
</tr>
<tr>
<td>CCD-E</td>
<td>90%</td>
</tr>
<tr>
<td>CCD-CIV</td>
<td>100%</td>
</tr>
<tr>
<td>CCD-RES (A&amp;B)</td>
<td>100%</td>
</tr>
</tbody>
</table>

   a. If at least 50% of a parcel’s street frontage is occupied by buildings that meet the maximum setback requirement of subsection (F)(2) below and have pedestrian access to the street at ground level, a building on the interior of the parcel may exceed the maximum residential GLFA limit by an amount equal to the amount (in square feet) by which the residential GLFA of buildings meeting the maximum setback requirement on the same parcel is below the maximum residential GLFA allowed in such buildings. This transfer of allowable residential occupancy may only be made to interior buildings and buildings with street frontage may in no case exceed the maximum residential GLFA requirement. Any such transfer shall be recorded upon a plat and
recorded at the office of the Utah County Recorder. Upon, the execution of such a transfer of allowable residential occupancy, residential uses in the building that transferred a portion of its allowable residential use percentage shall not exceed the maximum percentage of GLFA allowed by the applicable zone less the amount of residential GLFA that was transferred to another building. For example, if a parcel in the CCD-C zone has two buildings that each contain 50,000 square feet of GLFA and at least 50% of the street frontage of said parcel is occupied by a building that meets the maximum setback requirements, the interior building could be 100% occupied by residential uses provided that no more than 30,000 square feet of GLFA of the building fronting the street was occupied by residential uses and the transfer of 10,000 square feet of residential occupancy from the building with street frontage to the building on the interior of the lot was shown on a plat recorded with the Utah County Recorder. Following the transfer, residential uses in the building with street frontage could not exceed 30,000 square feet of GLFA ((80% x 50,000)-10,000 (transferred) = 30,000).

b. A transfer of residential occupancy as described above is permanent unless modified by the owners of both buildings by an amended plat. If a parcel on which a transfer described above has taken place is subdivided, all buildings on the new parcels shall continue to meet the requirements with respect to maximum percentage of GFLA that may be occupied by residential uses to which they were subject prior to the subdivision.

F. Design Standards.

1. Building Height.
All buildings in the CCD zones except for buildings in the CCD-Res-B zone) shall have the minimum number of required stories shown in the table below. The ground story of every building, except for buildings in the CCD-Res (A&B) zones, shall have a floor to ceiling height of at least 14 feet.
A ground floor story in the CCD-CIV zone that has an average floor to ceiling height of 18 feet or more shall count as two (2) stories toward the minimum story requirement.

2. **Setbacks.** Except as otherwise provided below, there are no minimum setbacks in the CCD zones.
   
   a. **Maximum Setbacks.** Except as otherwise provided herein, the ground level story of all buildings shall be set back no more than ten feet from the back of a required sidewalk. However, buildings may be set back an additional ten feet (for a total of twenty feet) from the back of a required sidewalk if the entire additional setback area is utilized as a “space open to the public” such as a plaza or outdoor dining area that is designed to be utilized by the public on a regular basis. A “space open to the public” as described herein must meet the definition provided in Section 22-2-1. An illustration of the maximum setback as well as the additional ten foot setback for a space open to the public is provided below.

<table>
<thead>
<tr>
<th>Zone</th>
<th>Minimum # of Required Stories</th>
</tr>
</thead>
<tbody>
<tr>
<td>CCD-C</td>
<td>3</td>
</tr>
<tr>
<td>CCD-E</td>
<td>2</td>
</tr>
<tr>
<td>CCD-CIV</td>
<td>2*</td>
</tr>
<tr>
<td>CCD-RES-(A)</td>
<td>2</td>
</tr>
</tbody>
</table>

* A ground floor story in the CCD-CIV zone that has an average floor to ceiling height of 18 feet or more shall count as two (2) stories toward the minimum story requirement.
b. **Prohibited Uses of Setback Area.** The area of any setback from a required sidewalk may not be used for parking, parking lot driveways, drive-thrus, or drive-thru stacking.

c. **Setback From Residentially Zoned Property.** No portion of any building (including roofs and parapets) in the CCD zones may be located closer to a residentially zoned property not a part of the CCD zones than the height of that portion of the building.
d. **Exception to Maximum Setback Requirement.** Except as otherwise provided herein, no building may be constructed on a lot that has frontage on a public street unless the building complies with the maximum setback requirements set forth above.

i. Notwithstanding the above, a building that does not meet the maximum setback requirements may be constructed on a parcel if at least 50% of that parcel’s street frontage is occupied by a building(s) façade that is located within twenty feet (20’) of the back of required sidewalk.

ii. A lot where less than fifty percent (50%) of the street frontage is occupied by a building(s) facade located within twenty feet (20’) of the back of required sidewalk may not be subdivided in such way that creates a new lot that has no street frontage.

iii. The width of one required street access (up to a maximum of thirty feet (30’) may be subtracted from the total parcel width when calculating the 50% frontage occupancy requirement.

iv. A building that does not meet the maximum setback requirements may be constructed before the 50% frontage occupancy requirement is met provided that buildings that will bring the lot into compliance with the 50% frontage occupancy requirement are constructed concurrently with the building that does not meet the maximum setback requirement.

3. **Lot Size.** All lots within the CCD zones shall be a minimum of 7,500 square feet in area.

4. **Architectural Features.** All buildings in the CCD-C, CCD-E, CCD-Civ and CCD-Res-A zones shall comply with the following architectural requirements.
a. **Vertical Façade Articulation.** All street-facing facades shall have a vertical break at least every fifty feet with a minimum depth of one foot. The required vertical breaks shall extend over at least 75% of the height of the building. An illustration of this requirement is provided below:
b. **Horizontal Expression Lines.** All street-facing facades shall incorporate horizontal expression lines in their architecture to delineate the ground story from any upper stories. Such expression lines shall include a cornice and/or a protrusion in materials at a minimum depth of six inches. An illustration of this requirement is provided below:
c. **Stepbacks.** The façade of the second story and all stories above shall be stepped back at least 20 feet behind the façade of the first story if all of the following apply:
   i. The building is four stories or more in height.
   ii. There are residential uses in the building above the first story.
   iii. The building is within 35 feet of a sidewalk adjacent to a street.

Where the second story is set back at least twenty feet behind the façade of the first story as required by this subsection, at least seventy-five percent of the open roof area of the first story shall be employed as an amenity for the residential occupants of the building. An illustration of this requirement is provided below:
5. **Materials.**
   a. Except as otherwise provided, all buildings shall be completed on all sides with brick, split-face block, glass, stone, and wood (hereinafter referred to as “Tier 1 Materials”). Aluminum composite material panel systems, stucco, and Exterior Insulation and Finishing Systems (EIFS) (hereinafter referred to as “Tier 2 Materials”) shall be permitted as trim only on ground-level façades and up to a maximum of 20% total coverage on street-facing façades or 75% total coverage on non-street facing façades.
   b. Standing seam metal (but no other metals) may be used for awnings. Sheet metal and corrugated metal and other metal finishes are only permitted for soffits, fascia, and similar minor architectural features (less than or equal to 5% coverage on any given elevation).

6. **Entrances.**
   a. All primary buildings in the CCD-C, CCD-E and CCD-Civ zones shall have at least one entrance intended for public, daily customer, and/or resident use oriented toward a public street, public open space, or a privately-owned “space open to the public”, with first priority assigned to State Street, and second priority assigned to all other public streets.
   b. Lots within the CCD-C zone with frontage on both State Street and Center Street shall have an entrance on the corner where the two streets meet.
c. Corner entrances at street intersections are encouraged throughout the CCD zones. An example of a desirable corner entrance is shown in the following image:

![Image of a desirable corner entrance]

7. **Windows and Awnings.** Each street-facing, ground story façade shall have a minimum percentage of transparent window coverage that is readily visible to a depth of at least five feet into the building. These percentage requirements vary within the CCD zones as shown in the table below. All awnings shall be durable canvas or standing seam metal. Plastic awnings are not permitted.

<table>
<thead>
<tr>
<th>City Center District Zones</th>
<th>Minimum % of Transparency</th>
</tr>
</thead>
<tbody>
<tr>
<td>CCD-C</td>
<td>70%</td>
</tr>
<tr>
<td>CCD-E</td>
<td>60%</td>
</tr>
<tr>
<td>CCD-CIV</td>
<td>50%</td>
</tr>
<tr>
<td>CCD-RES (A&amp;B)</td>
<td>0%</td>
</tr>
</tbody>
</table>
8. **Balconies.** Balconies consisting of a minimum area of fifty (50) square feet shall be provided for at least fifty (50) percent of all residential units per building in the CCD-C, CCD-E, CCD-Civ and CCD-Res-A zones. Balconies may be inset into the building or may project over City sidewalk a maximum of five feet so long as fourteen (14) feet of vertical clearance is provided between the sidewalk and the balcony. Balconies that don’t face a public street shall maintain a distance of at least eight feet from the face of the balcony to the adjacent property line.

9. **Drive-thru Structures.**
   a. Drive-thru canopy structures (such as a Drive-Thru ATM canopy) shall be located only on the rear (non-street facing) façade of a building.

Drive-thru windows, aisles, and vehicle stacking for drive-thrus are not permitted on any street-facing façade and/or within any street-facing setback areas.
10. **Screening.**
   a. Trash storage containers and dumpsters shall be completely screened from public view with a masonry wall at least seven feet in height with sight-obscuring gates which must be located either behind, on a non-street facing side, or interior to a building.
   b. All electrical, utility, and mechanical equipment (including equipment on roofs) shall be fully screened from public view with sight-obscuring materials. Such equipment must be buried (vaulted) if located within any front or corner street-facing setback areas, or if located within any required planter strip areas.

11. **Lighting.**
   a. Each site shall include a Lighting Plan that is designed to discourage crime, enhance safety, and prevent direct glare onto adjacent properties.

12. **Open Space.**
   a. All lots with a residential use component shall have a minimum twenty percent (20%) of the lot area dedicated to open space (excluding required public sidewalks and planter strips). This requirement may be fulfilled with standard “open space” or with a “space open to the public” or a combination of both. However, a minimum of 10% of the lot’s area shall be maintained as a “space open to the public” (see Section 22-2-1 for definitions of “open space” and “spaces open to the public”). This requirement shall not apply to the CCD-Res-(A&B) zones.
   b. Commercial lots without a residential use component are not required to provide any type of “open space” (apart from the required sidewalks, planter strips and other required landscaping). However, if a “space open to the public” is provided on a commercial lot without a residential use, the following bonuses shall be awarded to that parcel:
<table>
<thead>
<tr>
<th>Percentage of Provided “Spaces Open to the Public” out of Total Parcel Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>10% or more</td>
</tr>
<tr>
<td>Bonuses Awarded</td>
</tr>
<tr>
<td>- Up to 10% of required parking may be “compact” stalls (measuring 7.5 ft. wide x 16 ft. deep).</td>
</tr>
<tr>
<td>-5% overall parking reduction</td>
</tr>
<tr>
<td>- Up to 20% of required parking may be “compact” stalls (measuring 7.5 ft. wide x 16 ft. deep).</td>
</tr>
<tr>
<td>-5% overall parking reduction</td>
</tr>
<tr>
<td>- Up to 30% of required parking may be “compact” stalls (measuring 7.5 ft. wide x 16 ft. deep).</td>
</tr>
<tr>
<td>- Excluding the ground floor, up to an additional 15% of street-facing façades only may be constructed with “Tier 2” materials.</td>
</tr>
<tr>
<td>- 8% overall parking reduction</td>
</tr>
<tr>
<td>- Up to 5% of parking requirement may be met from on-street parking located in a CCD zone (if not previously allocated to another parcel) located within 300 feet of the parcel (but excluding State Street)</td>
</tr>
</tbody>
</table>

Note: Percentage calculations are rounded down to the nearest 1 decimal point.

13. **Fencing.** A fence meeting the requirements of Section 22-14-19(E) shall be maintained along any property line between a development in any CCD zone and a residential zone (that is not a CCD zone). The fence shall be constructed and maintained by the owner of the development in the applicable CCD zone.
G. Transportation.

1. Streets. Private streets are not permitted in the CCD zones. However private pedestrian promenades, driveways, vehicular accesses, and alleyways are permitted provided proper fire access is maintained throughout the site.

2. Driveways and Accesses.
   a. Vehicular accesses shall be no more than thirty feet wide unless a traffic study performed by a licensed traffic engineer demonstrates by a preponderance of the evidence that a wider access is necessary for the site. In no event shall an access exceed forty (40) feet in width.
   b. No more than one access shall be allowed per lot unless a traffic study performed by a licensed traffic engineer demonstrates by a preponderance of the evidence that more than one access is needed for development on the lot.
   c. Where a driveway crosses a public sidewalk, the driveway shall be a different stained color, texture, or paving material than the sidewalk to warn drivers of the possibility of pedestrians in the area. This requirement shall not apply in the CCD-Res-B zone.
   d. All adjoining properties are required to share vehicular and pedestrian accesses to public streets and sidewalks and provide any necessary cross-access easements to effectuate this. This requirement shall not apply in the CCD-Res-B zone.
3. Traffic Study.
   a. A traffic study shall be required in connection with any site plan in the CCD zones that is not a minor amendment as defined in Section 22-14-20(C)(3)(b). The provisions of Section 22-14-20(E)(8)(a-c) shall apply to any required traffic study. The traffic study shall also meet the additional requirements established in Section 22-11-35 N). Any new development or redevelopment shall comply with all recommendations of the traffic study.

H. Parking.

1. Parking Requirements
   a. Required parking for each of the CCD zones may be met within a parking lot, parking structure, or a shared parking agreement approved by the City.
   b. For the “Core”, “Civic”, and “Edge” zones, four parking stalls shall be provided for every one-thousand (1000) square feet of gross leasable floor area of nonresidential uses. Since any residential use in these zones is required to be part of a mixed-use
development, no parking stalls shall be required for residential units included within the base residential density. The base residential density is calculated by dividing the total commercial parking requirement by three (3). For each residential unit in excess of the base residential density, a minimum of 2.25 parking stalls shall be provided (of which .25 stalls per unit shall be dedicated to visitor parking). In addition to the parking requirements stated above, one (1) additional parking stall shall be required for each large residential unit (three bedrooms or more)(including three-bedroom units in the base residential density).

c. For the CCD-Res (A&B) zones, 2.5 stalls shall be provided for each standard residential unit (less than three bedrooms and less than 1200 square feet) and 3.5 stalls shall be provided for each large residential unit (three or more bedrooms or 1200 or more square feet). Where parking areas are shared between multiple units, parking stalls shall be dedicated to each unit or to visitor parking by signage or painted numbering and at least 0.5 stalls of the per unit required parking standard shall be reserved for visitor parking.

2. Parking Lot Standards. Except as otherwise provided herein, the provisions of Article 22-15 (Off-Street Parking) shall apply to all development in the CCD zones.

a. Buildings shall be sited to face the street with parking lots on the side or rear. Adjoining properties that have neighboring parking lots shall be connected and have cross-access easements established upon final plat approval. Any parking lots on the side of a building shall be set back at least 20 feet from a sidewalk adjacent to a street. The 20 foot parking setback area shall be maintained as “open space” or a “space open to the public” and shall be maintained with shrubs or other sight-obscuring features at a minimum height of three feet to screen the parking area from the street.
b. Parking Lot Lighting: Parking lot light poles on properties adjacent to residential zones outside of the CCD zones shall be no closer than 50 feet to the adjacent residential property line. Additionally, globes must be shielded and the lighting directed down to minimize light encroachment onto adjacent properties or into upper level residential units in multi-story buildings. Lightproof fencing is also required when adjacent to residentially properties that are not in a CCD zone.

c. Concrete curbs shall be provided between landscaped areas and off-street parking areas. Low-profile curbs are permitted to accommodate low-impact developments (LiDs) in all landscaped areas except for within required planter strips along State Street (see also landscaping requirements in Section 22-14-13 (C)).


a. All parking structures shall be wrapped with buildings and/or have an external skin (or screen) designed to improve its visual appeal. Examples include heavy gauge metal screening, precast concrete panels, laminated or safety glass, decorative solar panels on roofs, or decorative façades. The intent is for parking structures to blend into surrounding buildings and not look like a parking structure. The Planning Commission may approve other decorative materials not listed herein if the proposed materials would have an equal or
better aesthetic effect than the approved materials listed herein. All readily visible areas not wrapped with buildings shall be screened. To the greatest extent possible, uneven levels in parking structures shall be screened from public view. The following images demonstrate parking structure wrapping:

Fig. 10

b. Elevators and stairs shall be highlighted architecturally so visitors, internally and externally, can easily access these entry points.

c. Signage and wayfinding shall be integrated with the architecture of the parking structure and be architecturally compatible with the design. Public parking structures entrances shall be clearly signed from public streets.

d. At minimum, all street-facing façades of all parking structures shall be wrapped with a commercial or residential use.

e. Parking structures shall be designed to minimize vehicle noise and odors that emanate on to sidewalks and “spaces open to the public”. Venting and fan locations shall not be located next to “spaces open to the public” and are encouraged to be located on top of the parking structure where feasible.
4. Specific use parking exceptions as established in Section 22-15-4 (G) apply in the CCD Zone.
5. Parking modifications as established in Section 22-15-5 apply in the CCD Zone.
6. Bicycle parking requirements as established in Section 22-15-7 apply in the CCD Zone.

I. Signs.

   1. Except as otherwise provided herein, all signs in the City Center District zones shall meet the standards provided in Article 14-3. All areas within the CCD-C, CCD-E, CCD-Civ and CCD-Res-A zones shall be designated as Sign Zone “H” (14-3-3).

   2. Removal of Pole Signs. One of the purposes of the CCD zones is to provide a more attractive environment for commercial and residential uses. The City has determined that pole signs are less aesthetically appealing than other types of signs such as monument signs. Therefore, pole signs are not permitted in the City Center District zones. Any existing pole signs shall be removed in the event that alterations are made to fifteen percent (15%) or more of the footprint of an existing building on the lot upon which the pole sign(s) is located, upon the addition or expansion of a building that constitutes fifteen percent (15%) or more of the existing building footprint on the lot, or upon the construction of a new building on a lot. The removal of existing pole signs required by this section shall occur before the issuance of a certificate of occupancy for the new building or building expansion.
22-2-1 Definitions.

“Space open to the public”

a. The extended area is accessible to the public;

b. The space open to the public is designed to attract activity throughout the year and not on a limited special event basis;

c. The area is not raised more than two feet above the public sidewalk grade;

d. The area has at least 25% vegetation/seating coverage;

e. The majority of the provided amenities are permanent in nature (e.g. built-in seating, fountains, plazas, landscaping rocks, short walls). Conceptual examples of “spaces open to the public” are shown in the following images:
“Open Space”

c. Qualifications of “open space” areas. Areas that qualify as an open space include and shall be in substantial compliance with the following:

  i. Plazas, pocket parks, seating, fountains, sculptures, natural or man-made water features
  ii. Outdoor dining areas, areas under pergolas, public or private courtyards
  iii. Landscaping, including lawn/xeriscape areas, flower beds, tree grates/planters (excluding tree canopies), Low-impact developments (LIDs)
  iv. Public or private community, rooftop, or balcony gardens (provided they are accessible to 50% or more of the units on the lot)
  v. Private sidewalks/paths
  vi. Private outdoor amenities (swimming pools, sports courts, courtyards)

Areas not considered “open space” include the following:

  vii. All indoor areas
  viii. Traffic lanes, driveways, vehicle accesses, parking lots, parking structures, drive-thru aisles, port cocheres
  ix. Public sidewalks, required planter strip areas

22-11-1 (PD Zone) Purpose and Applicability.

3. The City Council finds that State Street, 800 North, Center Street and University Parkway are vital commercial corridors within the City. Therefore, the City has conducted an intensive study and evaluation of State Street, resulting in the adoption of the “State Street Corridor Master Plan” in 2015. This study has determined, among other things, what types of uses are appropriate on State Street, ways to promote redevelopment along State Street, ways to attract new business and enhance the economic viability of the State Street corridor, the extent to which residential uses should be allowed on State Street, measures that can be taken to enhance the visual appeal of State Street, and ways to enhance transportation, circulation, and walkability of the area. Based on the outcome of the study, five new “State Street District” zones are planned for the State Street Corridor Area, which will include permitted uses and design standards specifically tailored for each district.

The City Council finds that it is in the best interest of the City to continue to not allow any new PD zones for residential development along State Street, 800 North, Center Street and University Parkway pending the outcome of further studies and the City Council’s evaluation of said studies. Therefore, effective February 5, 2014, and notwithstanding anything herein to the contrary, no new application will be accepted for the creation of a PD zone that allows residential units within five hundred feet (500’) of State Street, 800 North, Center Street or University Parkway.

Furthermore, based on the outcome of the State Street Corridor Master Plan, the City Council finds that it is in the best interest of the City not to permit the creation of any new PD zones that allow residential uses on any current residentially-zoned lot (namely the OS5, R20, R12, R8, R7.5, R6.5, R6, and R5 zones). Therefore, effective July 1, 2018, and notwithstanding anything herein to the contrary, no new
application will be accepted for the creation of a PD zone that allows residential units on any current residentially-zoned lot (namely the OS5, R20, R12, R8, R7.5, R6.5, R6, and R5 zones).

All aforementioned prohibitions shall remain in effect until modification of this section by the City Council. However, the current intent of the City Council is that this prohibition will be temporary and the City Council intends to reevaluate the appropriateness of residential PD zones along State Street, 800 North, Center Street and University Parkway after further studies are conducted. Nothing herein shall prohibit the City Council from considering and approving a PD zone allowing residential dwellings along State Street, 800 North, Center Street or University Parkway where the application for the creation of such PD zone was received prior to February 5, 2014.

22-8-8 Zone Development Standards.

5. “Space open to the public” setback exception and height bonus: Maximum setbacks along State Street and State Street Connector Streets may be extended an additional ten feet (for a total of 20 feet from back of the required sidewalk) to accommodate outdoor dining areas or other spaces open to the public. See Section 22-2-1 for the definition and requirements to qualify as a “Space open to the public”.

Lots with approved “spaces open to the public” may receive an additional maximum building height bonus of 15 feet (subject to applicable setback requirements in the C3 zone). Buildings with this added height must remain set back from residentially-zoned properties a distance equal to the (new) height of the building.

14-3-3 Specific Regulations by Sign Type.

Canopy Signs:

3. Canopy signs are permitted in the C1, C2, C3, M1, M2, HS, CM, BP, commercial PD zones, and State Street District zones.

Changeable Copy Signs:

3. Changeable Copy signs are permitted in the C1, C2, C3, M1, M2, HS, CM, BP, any commercial PD zones, State Street District zones, and any billboard in a residential zone.

Electronic Message Center (EMC) Signs:

6. Except as otherwise prohibited, EMC signs are permitted in the PO, C1, C2, C3, HS, CM, M1, M2, commercial PD zones, State Street District zones, and where expressly permitted in a specific sign zone.

Entry/Exit Signs:

7. Entry/exit signs are permitted in the C1, C2, C3, M1, M2, HS, CM, BP, all commercial PD zones, and State Street District zones.
Sign Zone “H”

1. Freestanding pole signs are prohibited in Sign Zone “H”

2. One freestanding monument sign up to 10 feet in height and 75 square feet in area is permitted when it is substituted for a preexisting pole sign with a face area up to 150 square feet. One freestanding monument sign up to 12 feet in height and 100 square feet in area is permitted when it is substituted for a preexisting pole sign with more than 150 square feet in face area. Freestanding monument signs up to 8 feet in height and 50 square feet in area are permitted when two or more tenants share the sign. All other monument signs shall be a maximum of 6 feet in height and 36 square feet in area. All monument signs shall be spaced a minimum of 100 feet apart.

Light Pole Signs (private): Light pole signs (private):

6. Light pole signs (private) are permitted in the C2, C3, M1, M2, HS, commercial PD zones, and State Street District zones.

Marquee Signs:

2. Marquee signs shall:
   a. Only be placed on a marquee which has been approved by the Chief Building Official or his designee;
   b. Not have copy which exceeds fifty percent (50%) of the area of the marquee; and
   c. Not extend beyond the outside limits of the marquee, except within sign zone “H” where copy may extend above the marquee a maximum of 24 inches, provided any electronic conduit or structural brackets are hidden from view.

3. Marquee signs are permitted in the C1, C2, C3, M1, M2, HS, CM, BP, commercial PD zones, and State Street District zones.

Pennant Signs:

3. Pennant signs are permitted in the C2, C3, M1, M2, HS, commercial PD zones, and State Street District zones.

Reader Board Signs.

v. Reader board signs are permitted in the C2, C3, M1, M2, HS, and State Street District zones.

Projecting Signs:

1. Projecting signs require a sign permit from the City.

2. Multiple projecting signs shall be permitted on buildings having multiple occupants in commercial complexes provided that no more than one projecting sign per occupant will be permitted on any single elevation.

3. Projecting signs shall:
a. Not overhang any public property or public right-of-way, except within sign zone “H” where signs may project over public sidewalks only, provided said signs do not impede public right-of-way and have a minimum 14’ height clearance.

b. Be rigidly attached to the side of a building fascia with a decorative support bracket engineered and designed to withstand anticipated wind-loads.

c. Be located at a height such that no element extends above the top of the building parapet or fascia element to which it is attached or hangs down lower than ten feet from a sidewalk or pedestrian-accessible area below.

d. Extend from the side of the building no more than eleven feet.

e. Be separated a minimum of twenty feet from any adjacent projecting sign on the same elevation of a single structure.

f. Not be wider than two feet.

g. Be part of the wall sign calculations which cumulative totals include both projecting signs and wall signs and shall not exceed the twenty percent of the wall area to which the sign(s) are attached, except within sign zone “H” where projecting signs and wall signs are calculated separately, with a maximum 20% wall area coverage for each.

4. Projecting signs are permitted in the C2, C3, commercial PD zones, and State Street District zones.

**Roof Signs (Integral):**

3. Integral Roof signs are permitted in the C2, C3, M1, M2, HS, commercial PD zones, and State Street District zones.

**Rotating Signs:**

3. Rotating signs are permitted in the C2, C3, and State Street District zones.

**Wall Signs:**

3. Wall signs are permitted in the C1, C2, C3, M1, M2, HS, BP, commercial PD zones, and State Street District zones.

**Window Signs:**

3. Window signs are permitted in the C1, C2, C3, M1, M2, HS, BP, commercial PD zones, and State Street District zones.
14-4-4 Modification of Requirements.
22-5-3. Boundaries