

Olympia Design Standards

Herriman City Submittal

September 2021

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Notes:

These Design Standards are part of the Master Development Agreement (MDA) for Olympia. Any discrepancies between the MDA and the City Code should revert to the language within the MDA.

All submittal requirements for development approvals/modifications are as outlined within these development standards and/or within the MDA.

All images shown within the document are precedent images of the design intent or to represent specific design ideas or elements of these standards.

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1.0 Place Types

1.0 Place Types & Land Uses

1.1. Place Types.

1. Introduction

The Place Types detailed in Sections 1.1.4 through 1.1.8, outline the different types of “places” that will occur within Olympia, in order to accommodate a mixture of uses, densities, and employment opportunities. Each Place Type will have a distinct purpose, and will provide residents and visitors with a unique experience and character.

2. Establishment of Place Type Districts.

The following Place Type Districts are hereby created. Refer to the Place Types detailed in Sections 1.1.4 through 1.1.8 for specific descriptions and requirements.

- (1) Town Center
- (2) Village Center
- (3) Commercial Center
- (4) Neighborhood
- (5) Parks and Open Space

3. Place Type Map

The Place Type Districts will be generally shown in the Project Land Use Plan.

- (1) Any Insubstantial modifications to the Land Use Plan may be approved by City Staff.
- (2) Any substantial modifications to the Land Use Plan requires a public hearing at Planning Commission.

4. Town Center Place Type

The Town Center land uses will contain the most dense districts, and feature a mix of land-uses. The Town Center will include multi-family residential in order to cluster high density residential near jobs, services, and transit. Other uses, such as commercial, retail, and recreation will be provided to support the residents and employees of both Olympia and the larger region. See Figures 1.1 (1) - 1.1 (3) for precedent images.

- (1) Permitted Uses. See Table 1.1 for approved uses.
- (2) Transit. Transit is an important component of a successful Town Center, and is intended to become an integral piece of the Town Center. Olympia will work with UTA to provide major future transit options, such as light rail or bus rapid transit, that will connect the Town Center to the larger region. The Town Center should also provide for Ride Share opportunities such as Uber/Lyft.
- (3) Density. There is no minimum residential density within the Town Center and residential densities may exceed twenty units per gross acre.
- (4) West Bench Overlay. Within the Town Center West Bench Overlay parcels (see Land Use Plan) there is no minimum residential density and residential densities may not exceed twenty units per gross acre.



Fig. 1.1 (1) - Town Center Precedent Image



Fig. 1.1 (2) - Town Center Precedent Image



Fig. 1.1 (3) - Town Center Precedent Image

1.0 Place Types & Land Uses

5. Village Center Place Type

Olympia will contain multiple Village Centers located throughout the project. These centers will become the heart of a neighborhood or multiple neighborhoods, and may provide the daily services that will enhance neighborhoods and reduce the need to for residents to drive long distances for basic services, while promoting walking and biking. Village Centers could include single-family residential and multi-family residential, including apartments, condominiums and townhomes.

This category is designed for medium density mixed use development that includes residential (single and/or multi-family), office, commercial, public/semi-public and recreational open spaces, without a predetermined emphasis on a single use. See Figures 1.2 (1) - 1.2 (6) for precedent images.

- (1) Permitted Uses. See Table 1.1 for approved uses.
- (2) Transit. Transit is an important component of a successful Village Center. Transit solutions should focus on pedestrian movements, including walking and biking, connecting Village Centers to nearby Town Centers. as well as to provide for Ride Share opportunities such as Uber/Lyft.
- (3) Density. Residential densities are anticipated to range between nine and twenty units per gross acre.

6. Commercial Center Place Type

This Place Type is designed to accommodate large format retail uses and other commercial uses that are not compatible with the urban design aspects of Town and Village Centers. The primary land-uses in this Place Type are retail and other commercial uses.

See Figure 1.3 (1) for precedent images.

- (1) Permitted Uses. See Table 1.1 for approved uses.
- (2) Density. Residential uses are permitted in Commercial Centers within the Second Story and above.
- (3) Location. Commercial Center Place Type may be utilized within any Town Center Land Use shown on the Land Use Plan.



Fig. 1.2 (1) - Village Center Precedent Image



Fig. 1.2 (2) & 1.2 (3) - Village Center Precedent Images



Fig. 1.2 (4) & 1.2 (5) - Village Center Precedent Images



Fig. 1.2 (6) - Village Center Precedent Image



Fig. 1.3 (1) - Commercial Center Precedent Image

1.0 Place Types & Land Uses

7. Neighborhood Place Type

This Place Type is designed for comparatively low-density mixed use development that emphasizes residential (single and/or multi-family) use, but may also include limited retail, office, commercial, and recreation/open space uses. A mix of housing types is encouraged. See Figures 1.4 (1) - 1.4 (8) for precedent images.

- (1) Permitted Uses. See Table 1.1 for approved uses.
- (2) Density. Residential densities are anticipated to range between four and eight units per gross acre.

8. Parks and Open Space

Landscaped areas, parks, natural area, stream corridors or farmland that is established to provide and preserve outdoor recreational, agricultural, or other similar uses. In addition to the open space district, areas of open space will also be provided within the other land use districts as well.

See Chapter 4.0 Parks, Trails, and Open Space. See Figures 1.5 (1) - 1.5 (4) for precedent images.



Fig. 1.4 (6) - Neighborhood Place Type Precedent



Fig. 1.4 (7) & 1.4 (8) - Neighborhood Place Type Precedent



Fig. 1.4 (1) - Neighborhood Place Type Precedent



Fig. 1.5 (1) & 1.5 (2) - Parks and Open Space Place Type Precedent



Fig. 1.4 (2) & 1.4 (3) - Neighborhood Place Type Precedent



Fig. 1.4 (4) & 1.4 (5) - Neighborhood Place Type Precedent



Fig. 1.5 (3) - Parks and Open Space Place Type Precedent



Fig. 1.5 (4) - Parks and Open Space Place Type Precedent

1.0 Place Types & Land Uses

1.2. Community-Wide Design.

1. General Requirements

- (1) The planning and design of the community should work with existing conditions such as topography, drainages, and stream corridors to provide a context sensitive plan.
- (2) The planning and design of the community should be coordinated with adjacent properties to maximize street and trail connections to properties outside of the Olympia site.
- (3) Neighborhoods should be designed to provide local access to adjacent neighborhoods, nearby destinations, transit, parks, schools and similar places by walking and bicycles.
- (4) Small convenience retail establishments, such as corner stores, shall be permitted to occupy portions of the ground and mezzanine floors of residential and office buildings outside of the Town and Village Centers, where appropriate.
- (5) A limited amount of local-serving commercial activity may be located within a Neighborhood Place Type. These commercial uses should be located near the core of each Neighborhood, or in other strategic locations that will provide convenient access from neighborhoods. Typical neighborhood center retail uses include, but are not limited to small grocery stores, cafes, restaurants, day care centers and personal service operations.
- (6) The location of any elementary, middle, or high schools, community centers, and recreation spaces should be coordinated with the appropriate public entities so as to be central gathering places, and shared-use facilities for the community, where possible.
- (7) Thoughtful design solutions that enhance safety be implemented into the planning and design of Olympia. Some of the major strategies to enhance public safety may include:
 - (a) Design streets to increase pedestrian and bicycle traffic.
 - (b) Place windows overlooking sidewalks and parking lots.
 - (c) Use the fence most appropriate for the situation.
 - (d) Residential uses are encouraged to include porches, stoops, balconies, or other outdoor living spaces to increase eyes on the street.

2. Sustainability

- (1) Alternative Energy. Alternative energy technologies, such as solar and wind power, and alternative vehicle power technologies, should be accommodated and encouraged on both a distributed generation (e.g. rooftop solar panels, EV charging, battery storage, etc.) and utility scale (e.g. renewable procurement through the qualified entity).

1.3. Land Use.

1. Land Uses.

Table 1.1 contains the land use table. The listed uses are grouped into general categories, which may contain lists of additional uses or clusters of uses.

- (1) Unlisted Similar Use. If a use is not listed but is similar in nature and impact to a use permitted within a zoning district, the Administrator may interpret the use as permitted.
 - (a) If the unlisted use is similar in nature and impact to a use requiring a Conditional Use Permit, the Administrator may interpret the use as also requiring a Conditional Use Permit.
- (2) All land-use requirements listed in this section supercede the current City Code.

2. Land Use Table.

Table 1.1. outlines the permitted uses in each zoning district. Each use is given one of the following designations for each zoning district in which that use is permitted.

- (1) Changes to the Land Use Table (Table 1.1) requires a public hearing at Planning Commission with a recommendation to City Council for approval.
- (2) Permitted ("P"). These uses are permitted by-right in the districts in which they are listed.
- (3) Permitted in Second Story or Above ("U"). These uses are permitted by-right in the districts in which they are listed, provided that the uses are located in the second story or above of a structure. These uses may also be located in the ground story provided that they are located beyond a depth of at least 30 feet from the front facade.
- (4) Requires a Conditional Use Permit ("C"). These uses require administrative review and approval in order to occur in the districts in which they are listed and must follow any applicable development standards associated with the use as well as meet the requirements of the Conditional Use.
- (5) Listed uses that are not permitted in the district are indicated by an ("N").

3. Prohibited Uses.

Table 1.3. outlines the prohibited uses in each zoning district.

- (1) Changes to the Prohibited Use Table (Table 1.3) requires a public hearing at Planning Commission with a recommendation to City Council for approval.

1.0 Place Types & Land Uses

Uses	Districts				
	Town Center (TC)	Village Center (VC)	Commercial Center (CC)	Neighborhood (N)	Open Space (OS)
Residential & Lodging					
Residential	P	P	U	P	N
Hotel & Inn	P	P	P	N	N
Short Term	P ³	P ³	N	P ³	N
Facility for Persons w/Disability	P	P	P	P	N
Residential Care	P	P	P	N	N
Civic					
Assembly	P	P	P	P	C
Hospital & Clinic	P	P	P	C	N
Library/Museum/Post Office	P	P	P	P	N
Police & Fire	P	P	P	P	N
School	P	P	P	P	N
Retail					
Center Retail*	P	P	P	P ¹	N
Commercial Retail*	P	N	P	N	N
Outdoor Sales Lot*	N	N	P	N	N
Service					
Center Service*	P	P	P	P ¹	N
Commercial Service*	N	N	P	N	N
Office					
Office*	P	P	P	P ¹	N
Small Scale Craftsman*	P	P	P	N	N
Utility					
Utility Lot*	C	C	P	N	C
Accessory Uses					
Home Occupation	C	C	C	C	N
Outdoor Storage of Goods	N	N	P	N	N
Parking Lot	P	P	P	P	P
Parking Structures	P	P	P	P ²	N

KEY

P	Permitted
P ¹	Permitted on corner lot only and shall be a maximum of a 10,000 sf building footprint.
P ²	Permitted with City Staff approval.
P ³	Permitted within 1 mile radius of the Regional Park Trailhead.
U	Permitted in Second Story or Above
N	Not Permitted
C	Conditional
*	See Corresponding List

Table 1.1. Uses by District.

1.0 Place Types & Land Uses

Center Retail

Alcohol & Liquor Sales
Antique Shop
Apparel & Accessory Store
Art & Education Supplies
Bakery, Retail
Bicycle Sales & Repair
Book, Magazine,
& Newspaper Store
Building Materials, Hardware,
and Garden Supply
Camera & Photo Supply Store
China & Glassware Shop
Convenience Store
Drug Store/Pharmacy
Fabric & Craft Store
Florist
Gift, Novelty, & Souvenir Shop
Grocery Store
Hardware Store
Hobby Shop
Jewelry Sales & Repair
Luggage & Leather Goods
Music Store
Musical Instrument Repair &
Sales
Office Supply
Optical Goods
Paint & Wallpaper
Party Supply Shop
Pet & Pet Supply
Self Storage Facility
Specialty Food Market (Butcher,
Candy, Fish Market, Produce,
etc.)
Sporting Goods Sales & Rental
Stationary & Paper Store
Toy Shop
Video/Game Sales & Rental
Vertical Mixed-Use Storage

Table 1.2 (1). Typical Retail Uses.

Commercial Retail

All Center Retail

Appliance & Electronic Sales &
Service
Automotive Supply (no service)
Computer Software Sales &
Leasing
Department Store
Gun Shop
Home Furnishings & Accessories
Sales & Rentals
Medical Supply Store & Rental
Motorcycle & Motor Scooter
Sales
Heating, Air Conditioning &
Plumbing
Supplies, Sales, & Service
Cabinet Supply (display only)
Machine Sales and Rental
Agriculture Equipment and
Supply
Electrical Supplies
Merchandise Vending Machine
Operators
Medical Supply Store & Sales
Large Format Retail
Large Format Grocery Store

Outdoor Sales Lot

Holiday Sales
Agriculture Equipment Sales

Center Service

Arcade
Bank or other Financial Service
Barber Shop, Beauty Salon,
& Spa
Billiard Hall
Catering
Day Care, Adult or Child
Dry Cleaning & Laundry
Emergency Care Clinic
Fitness, Dance Studio, & Gym
Framing
Home Furniture & Equipment
Repair
Locksmith
Mailing Services
Microbrewery
Pet Grooming
Photocopying & Printing
Photography Studio & Supplies
Restaurants (refer to state
law for alcoholic beverage
requests)
Shoe Repair
Tailor & Seamstress
Tanning Salon
Theater
Training Center
Travel Agency & Tour Operator
Veterinarian

Table 1.2 (2). Typical Service Uses.

Commercial Service

All Center Services

Auto Repair
Auto Fuel Station
Exterminating & Disinfecting
Service
Funeral Home
Miniature Golf Course
Recreation, Commercial Indoor
Repair of Small Goods &
Electronics
Shooting & Archery Ranges
(indoor only)
Warehouse

Utility Lot

Power Station
Underground Utility Station

**Table 1.2 (3).
Typical Utility Lot Uses.**

Office

Architecture/Engineering/Design
Building Contractor (office only)
Business Consulting
Charitable Institutions
Computer Programming & Support
Detective Services
Educational Services (tutor &
testing)
Employment Agency
Financial & Insurance
Government Offices
Legal Services
Management Services
Physical Therapy/Physical
Rehabilitation
Medical & Dental with Laboratory
Public Relations & Advertising
Property Development
Radio & TV Studio
Real Estate

Table 1.2 (4). Typical Office Uses.

1.0 Place Types & Land Uses

Prohibited uses, limitations – Within Olympia the following are specific use prohibitions and/or limitations:		Continued - Prohibited uses, limitations – Within the Olympia the following are specific use prohibitions and/or limitations:	
SPECIFIC USE LIMITATION APPLICABLE TO ALL Olympia PLACE TYPES		CONTINUED - SPECIFIC USE LIMITATION APPLICABLE TO ALL Olympia PLACE TYPES	
USE		USE	
Auto Sales	Conditional Use only in CC	Taxicab and/or limousine business	Only in CC
Detention facility/jail	Not allowed	Tavern, as defined by State Code	Only in TC, VC, CC
Outdoor gun range	Not allowed	Manufactured home park or manufactured home subdivision	Not allowed
Animal Boarding	Only in CC	Regular flea markets, swap meets	Not allowed
Displays (products held for sale) over five feet in horizontal distance from the main building.	Only in CC	Recreational vehicle park	Within 1/2 Mile of Trailhead
Equipment, car or truck rental	Only in CC Place Type	Impound, vehicle recycling, and/or junk yards	Not allowed
Fuel sales	Allowed in CC . Allowed in TC, VC, with pumps located to side or rear of building.	Automobile repair	Only in CC
Pole type commercial wireless communication structures.	Pole type only allowed in Commercial and on top of buildings in TC and VC	Distribution, limited	Only in CC
Sexually oriented businesses	Not allowed	Manufacturing	Only in CC
Pawnshop, retail tobacco specialty business, hookah lounge, tattoo, body piercing, non-depository lending establishments as the principle use.	Not allowed	Fireworks stands	Only in CC
Massage or reiki as the principal use including associated services	Only in TC, VC, CC	Convalescent facilities	Only in TC, CC
Sale or lease of new or used vehicles of all types, moving trucks, watercraft, mobile homes, travel trailers, campers, motorcycles and other recreational vehicles	Only in CC	Billboards, pylon signs, pole signs	Only in CC
Secondhand stores including general merchandise, precious metal dealer/processor and/or precious gem dealer	Only in TC, VC, CC	Bail bonds	Not allowed
Self-storage facility, including small to large storage units, neighborhood storage	Only in CC	Rehabilitation facility	Only in TC, CC
		Landscape supply yard	Only in CC
		Warehouse	Only in CC

KEY

TC	Town Center
VC	Village Center
CC	Commercial Center

Table 1.3. Prohibited Uses.

1.0 Place Types & Land Uses

1.4. Definition of Uses.

1. Residential and Lodging Uses.

A category of uses that include several residence types.

- (1) Residential. One or more dwelling units located within the principal structure of a lot, in which the units may or may not share a common wall with the adjacent (horizontally or vertically) unit or have individual entrances from the outside.
- (2) Hotel & Inn. A facility offering temporary or permanent lodging to the general public consisting of sleeping rooms with or without in-room kitchen facilities. Secondary service uses may also be provided, such as restaurants and meeting rooms. Hotel & Inn units shall not count against approved Residential Dwelling Units (RDU).
- (3) Short Term. Any dwelling or portion thereof that is available for uses or is used for accommodations or lodging of guests, paying a fee, or other compensation for a period of less than thirty consecutive days. These uses shall only be permitted within a 1 mile radius of the Regional Park Trailhead as shown on the Land Use Plan.
- (4) Facility for Persons w/Disability. Residential facility for persons with a disability.
- (5) Residential Care. A facility offering temporary or permanent lodging to the general public consisting of sleeping rooms with or without in-room kitchen facilities. Residential care includes such uses as independent and assisted living facilities, nursing homes, residential care homes, congregate care, and transitional treatment facilities. Assistance with daily activities may be provided for residents. Secondary service uses may also be provided, such as restaurants and meeting rooms. Rooms should be accessed from the interior of the building. For density calculations, Residential Care Units shall not count against approved Residential Dwelling Units (RDU).

2. Civic Uses.

A category of uses related to fulfilling the needs of day-to-day community life including assembly, public services, educational facilities, and hospitals.

- (1) Assembly. A facility that has organized services, meetings, or programs to benefit, educate, entertain, or promote discourse amongst the residents of the community in a public or private setting. Assembly includes such uses as a community center, house of worship, and private clubs and lodges.
- (2) Hospital & Clinic. A licensed institution providing medical care and health services to the community. These services may be located in one building or clustered in several buildings and may include laboratories, in- and out-patient facilities, training facilities, medical offices, staff residences, food service, pharmacies, and gift shop.

- (3) Library/Museum. A structure open to the general public housing educational, cultural, artistic, or historic information, resources, and exhibits. May also include food service and a gift shop.
- (4) Post Office. A publicly accessed facility for the selling of supplies and mail related products and the small scale collection and distribution of mail and packages. Large-scale postal sorting and distribution is not permitted.
- (5) Police and Fire. A facility providing public safety and emergency services; training facilities, locker rooms, and limited overnight accommodations may also be included.
- (6) School. An education facility with classrooms and offices, that may also include associated indoor facilities such as ball courts, gymnasium, theater, and food service.

3. Retail Uses.

A category of uses involving the sale of goods or merchandise to the general public for personal or household consumption.

- (1) Center Retail. Center retail includes such uses as those listed in the "Center Retail" list found in Table 1.2 (1). Typical Retail Uses.
- (2) Commercial Retail. A use in this category includes all Center Retail uses as well as such uses as those listed in the "Commercial Retail" list found in Table 1.2 (1). Typical Retail Uses.
- (3) Outdoor Sales Lot. A use involving the sale of goods or merchandise to businesses and/or the general public, where the majority of the goods are stored or displayed outdoors. Outdoor sales lots include such uses as the sale and rental of automobiles, trucks, trailers, boats, and recreational vehicles; and the sale of building materials, landscape materials, and garden supplies.

4. Service.

A category of uses that provide patrons services and limited retail products related to those services. Visibility and accessibility are important to these uses, as most patrons do not utilize scheduled appointments.

- (1) Center Service. Center service includes such uses as those listed in the "Center Service" list found in Table 1.2 (2). Typical Service Uses.
- (2) Commercial Service. A use in this category includes all Neighborhood Service uses as well as such uses as those listed in the "Commercial Service" list found in Table 1.2 (2).

1.0 Place Types & Land Uses

5. Office Uses.

A category of uses for businesses that involve the transaction of affairs of a profession, service, industry, or government. Patrons of these businesses usually have set appointments or meeting times; the businesses do not typically rely on walk-in customers. Office uses include those listed in Table 1.2 (4).

6. Small Scale Craftsman.

A use involving small scale manufacturing, production, assembly, and/or repair with little to no noxious by-products that includes a showroom or small retail outlet. Small Scale Craftsman includes such uses, but are not limited to those found in Table 1.2 (5). This use may also include associated facilities such as offices and small scale warehousing. The maximum overall gross floor area is limited to 20,000 square feet per business, unless otherwise noted.

7. Parking Lot.

A lot that does not contain a permitted building or Open Space Type and is solely used for the parking of vehicles. In all districts, the following apply:

- (1) Single Family. Parking lot cannot be associated with a single family use.
- (2) Pedestrian Access. Must be connected to associated use by a public pedestrian pathway.
- (3) Commercial Vehicles. Parking lots for commercial vehicles are not permitted in these districts.
- (4) Corner Lots. Parking Lots are not allowed on any corner lot with the exception to serve a Park and Ride.

8. Parking Structure.

A parking structure on a lot that does not contain a permitted Building Type and is solely used for the parking of vehicles. In all districts, the following apply:

- (1) Corner Lots. A corner lot shall not be used for a parking structure with the exception to serve a Park and Ride.
- (2) Pedestrian Access. Must be connected to associated use by a public pedestrian pathway.
- (3) Commercial Vehicles. Parking structures for commercial vehicles are not permitted in these districts.

9. Utility Lot.

A lot that is primarily utilized for the City/County infrastructure needs. Utility and infrastructure includes such uses as electric or gas services, sewage treatment, water treatment and storage, and energy conversion systems. In the districts where a utility lot is a conditional use ("C"), the following apply:

- (1) Public hearing and notification of neighbors.
- (2) Landscape buffer (along with required landscape plan) of 10 feet on all street facing sides, with additional shrubs 1 per 7 linear feet and 1 large deciduous tree or conifer per 30 feet.

Small Scale Craftsman

Apparel & Finished Fabric Products
Bakery & Confections
Beverages, including Beer, Wine, Liquor, Soft Drinks, Coffee
Botanical Products
Commercial Scale Copying & Printing
Film Making
Furniture & Fixtures
Glass
Jewelry, Watches, Clocks, & Silverware
Leather Products
Musical Instruments & Parts
Pottery, Ceramics, & Related Products
Printing, Publishing & Allied Industries
Shoes & Boots
Signs & Advertising
Textile, Fabric, Cloth
Toys & Athletic Goods
Upholstery
Woodworking

Table 1.2 (5). Typical Small Scale Craftsman Uses.

10. Open Space.

A use of land for active or passive, public or private, outdoor space, including such uses as parks, plazas, greens, playgrounds, or community gardens. Refer to 4.0 Open Space Types for permitted forms of open space. Open space uses may also be utilized to host temporary private or community events, such as a farmer's market or art fair.

- (1) This use may involve small scale food and beverage service with no service access.

11. Accessory Uses.

A category of uses that are not permitted to serve as the principal use on a zoning lot.

- (1) Home Occupation. An occupational use that is clearly subordinate to the principal use as a residence and does not require any alteration to the exterior of a building.
- (2) Outdoor Storage of Goods. Permanent outdoor storage of goods not typically housed or sold indoors, such as large scale materials and building and landscape supplies.
- (3) Parking Lot. An uncovered paved surface used solely for the parking of vehicles, intended for use by the occupants in an adjacent building on the lot.
- (4) Parking Structure. A structure used solely for the parking of vehicles, intended for use by the occupants in an adjacent building on the lot.

See 9.0 Appendix for definitions of all uses.

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2.0 Sustainability Overview

2.0 Sustainability Overview

Sustainability Overview

Sustainability is a key element of Olympia, and these standards have been created with an emphasis on promoting and enhancing sustainability in a comprehensive manner. Each section of the document has sustainable design and/or construction methods integrated into it.

This section is an overview of those sustainable measures, and will describe both the intent, as well as highlight the specific measures that have been built into the design standards throughout this document.

Many of these design standards indirectly promote sustainability. However, this section will only highlight the specific sustainability measures found in the design standards, such as standards deal with energy, water conservation, water quality, and open space preservation.

1.0 Place Types and Land-Uses.

1. Sustainability Summary

This section addresses the planning and design of the overall community, including creating a number of “place types.” This will ensure the ability to provide the mix of uses necessary to create a community where residents can live, work, play, shop and perform other daily functions within close proximity to each other.

This section also promotes compact development in town centers and village centers, which enhances walkability and reduces dependency on automobiles.

2. References to Sustainability

[1.2.2. Sustainability](#)

3.0 Street Types & Design.

1. Sustainability Summary

The street types in Olympia will promote sustainability by being designed to be highly walkable, and by promoting multiple alternate transportation modes such as bicycles and transit. This section also promotes incorporating innovative stormwater management practices to reduce runoff and improve water quality.

2. References to Sustainability

[3.5. Stormwater Management.](#)

4.0 Parks, Trails & Open Space.

1. Sustainability Summary

Olympia will provide significant parks and open space throughout the community, which will provide active and passive recreation for residents, as well as also helping to support biodiversity and healthy ecological systems. This section also promotes utilizing open spaces to promote innovative stormwater management practices.

2. References to Sustainability

[4.3. Parks.](#)

[4.4. Open Space.](#)

[4.5. Trails.](#)

[4.6. Stormwater in Parks and Open Spaces.](#)

5.0 Site Design.

1. Sustainability Summary

The Site Design section focuses on the details of how to create walkable, active, and vibrant Town Centers, Village Centers, and Neighborhoods. It also specifies how design elements, such as lighting, can become more environmentally sensitive.

2. References to Sustainability

[5.9. Lighting.](#)

6.0 Buildings & Architecture.

1. Sustainability Summary

Buildings are a large source of emissions, and this section outlines measures that Olympia will utilize to minimize environmental impacts from buildings. This section also contains water efficiency standards for buildings.

2. References to Sustainability

[6.12. Sustainability.](#)

7.0 Landscape.

1. Sustainability Summary

Outdoor water use is one of the most important sustainability issues for the Wasatch Front. This section specifically focuses on how to limit high water-using plant materials, without compromising the livability and beauty of the community. The driving focus behind these landscape standards is to specify where lawn areas will be most effective, and to limit lawn where it is unnecessary.

2. References to Sustainability

[7.1.3. Lawn Area.](#)

[7.1.4. Planting Area.](#)

3.0 Street Types & Design

3.0 Street Types & Design

1. Intent.

Olympia intends to provide a variety of street types in order to:

- (1) Create complete streets that address all modes of travel, including pedestrian traffic, bicycle traffic, transit, and vehicular traffic.
- (2) Address all features of the street right-of-way, including sidewalks, parkways, traffic lanes, bicycle lanes, and medians.
- (3) Continue the existing logical and comprehensible system of streets and street names that result in a simple, consistent and understandable pattern of blocks, lots, and house numbers.
- (4) Provide direct access to all lots for vehicles and pedestrians.
- (5) Create streets that are appropriate for their contexts in residential, commercial, or mixed use districts and are designed to encourage travel at appropriate volumes and speeds.
- (6) Encourage streets that respect natural features by following topography and drainage systems, rather than interrupting or dead-ending at the feature.
- (7) Create streets and public rights-of-way that result in stormwater runoff quantity reduction and improved quality of stormwater runoff.
- (8) Ensure streets are designed to be safe and walkable, no matter how many cars they accommodate, or how continuous they are across the community/region.
- (9) Olympia intends to create a well-connected street network with appropriate sized blocks in order to create a highly walkable environment that maximizes mobility. The benefits of a well-connected street network include:
 - More transportation options and routes = More mobility.
 - Improved active transportation.
 - Increased real estate values and overall improved economy.
 - Shorter emergency response times and larger emergency response areas = More Safety.
 - Reduced traffic congestion.
 - Better flexibility for redevelopment
 - Community health benefits
 - Safer streets.

2. General Requirements.

- (1) Compatibility. All street types and design will comply with all required design standards.
- (2) On-Street Parking. On-street parking is encouraged, where appropriate, either through parallel or angled parking. All on street parking may count toward overall parking requirements.
- (3) Street Trees. Street Trees are required on all streets, with the exception of an alley or lane street type. See 7.3 Street Trees & Streetscape Design for street tree requirements.
- (4) Sidewalks. A sidewalk must be provided along all sides of roadways that are fronted by residential or commercial uses.

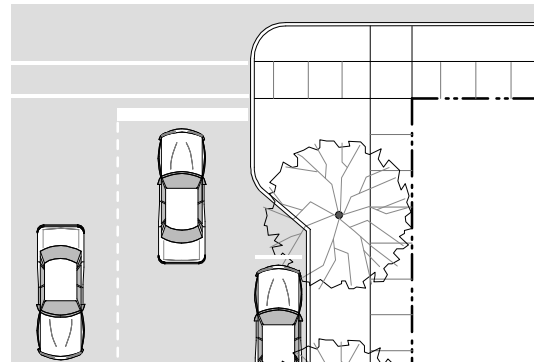


Figure 3.1. Bulb Out.

- (5) Intersections. To shorten pedestrian crossing distances, bulb-outs may be utilized at all local road intersections for street types with on-street parking. Refer to Figure 3.1.
- (6) Intersection Circles. May be utilized at the Major Local Intersections to provide speed control.
- (7) Roundabouts and Mid Block Bulb outs. To be utilized as necessary on Major Collectors to facilitate traffic and pedestrian movement.
- (8) Bus Pull-Outs. Bus pull-outs should be integrated into the streetscape design in appropriate locations. Bus routes and pull-outs should be coordinated with UTA.
- (9) Traffic/Speed Control Elements. To be considered on linear, local road segments longer than 1,000' and may include center median/traffic island, radar driver feedback signs, choke points/neck-downs or raised crosswalks.
- (10) Emerging Mobility Options. Streets should be designed to accommodate ridesharing services with pull-outs in appropriate areas. Street design should also respond to future technologies as they emerge, if appropriate, with the goal of enhancing and increasing mobility.
- (11) Parkstrips/LID's. All parkstrips may accommodate LID's.
- (12) Cul-de-sacs. Cul-de-sacs should be used where required to accommodate challenging areas for development such as: areas of steeper topography, where thru access is limited, for odd shaped parcels, adjacent existing land ownership does not allow for a thru connection, etc.

3.0 Street Types & Design

3. Typical Street Elements.

Typical elements of a vehicular right-of-way are divided into the vehicular and pedestrian realm. Each street type detailed in this article outlines which facilities are applicable. Refer to Figure 3.2: Typical Right-of-Way Elements.

- (1) Vehicular Realm. The vehicular realm is comprised of the travel lanes, bicycle lanes, and parking lanes.
- (2) Pedestrian Realm. The pedestrian realm is typically comprised of pedestrian facilities, such as sidewalk, path/trail, or off-street bicycle path, and a buffer area, consisting of a landscape zone or furnishings zone that serves to buffer pedestrians or bicyclists from the movements of higher speed vehicles in the vehicular realm.
 - (a) Landscape Zone. A landscape area between the back of curb or edge of pavement to the sidewalk in which street trees, swales, lighting, and signage may be located. Typically used adjacent to residential buildings.
 - (b) Furnishings Zone. A hardscape area that extends from the sidewalk to the back of curb, in which street trees, street furniture, lighting, and signage may be located. Typically used adjacent to commercial or office buildings.

4. Bicycle Facilities.

The majority of streets within Olympia are intended to be designed for a slow vehicular speed, allowing bicycles to safely share travel lanes with vehicles.

For major streets that are designed for faster vehicular speeds and larger traffic volumes, the following types of bicycle accommodations are permitted in the vehicular realm per Street Type. Refer to Figure 3.3.

Locations for bike lanes will be identified by Street Types Listed in Sections 3.9 - 3.20

- (1) Dedicated Bicycle Lane. Dedicated bicycle lanes are striped lanes on the outside of the outermost travel lanes that are designated for only bicycle use. This lane occurs on both sides of the street.

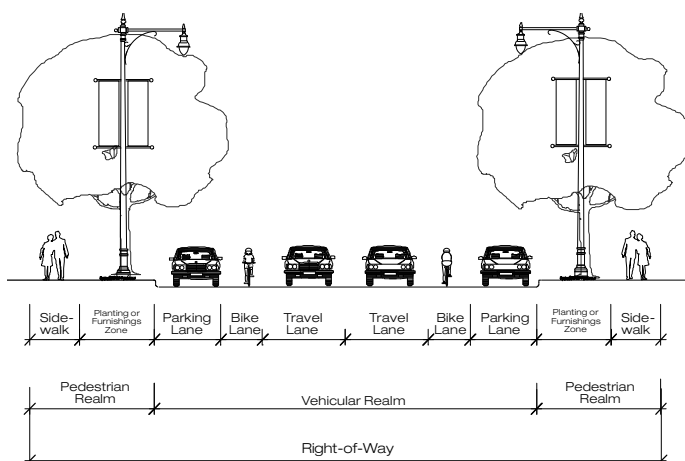


Figure 3.2. Typical Right-of-Way Elements.

- (2) Shared Lane. A shared lane refers to a street that does not have bicycle lanes or a designated shared lane, but the speed and configuration of the street is such that bicycles could comfortably share lanes with traffic.

5. Stormwater Management.

Incorporation of stormwater management best practices into the right-of-way design, such as incorporating drainage swales and curb cuts into the Landscape Zone may be utilized where appropriate and practicable.

6. Street Types.

Street Types defined in this section outline acceptable street configurations, and represent the most common streets that will be used in Olympia. These streets should be designed using the principles and characteristics defined by each street type.

- (1) The graphics provided here, illustrate the intent for a possible configuration of that street type.
- (2) Corridors and streets with major transit lines, such as bus rapid transit, light rail, streetcar, or others, may create a new street type that is designed to specifically accommodate the transit mode, surrounding land-uses, and other specific factors.
- (3) By applying the standards outlined, and working with City Staff, other street types, modified dimensions or other street configurations are possible through the administrative modification process as outlined in the MDA.

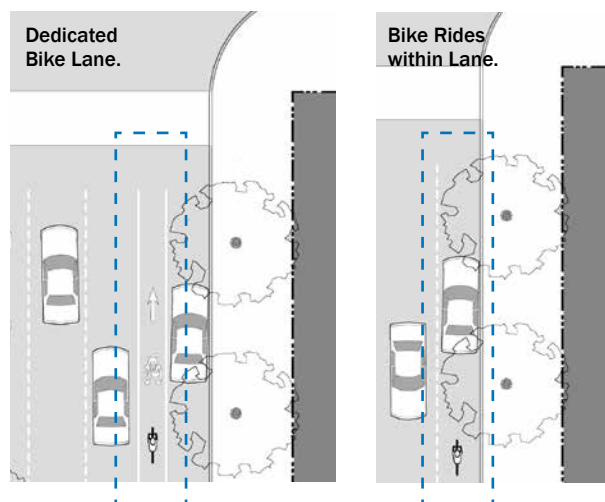


Figure 3.3. On-Street Bicycle Facilities.

3.0 Street Types & Design

7. Connectivity

(1) Overview

The following Connectivity standards center around two primary concepts: relative connectivity and network density. Both are important to consider when analyzing street networks; the two concepts complement one another to provide a well-connected network.

- (a) **Relative Connectivity:** The relative level of connectivity means that intersections provide a certain amount of connections among streets. For example, a 4-way intersection provides more connectivity than a 3-way intersection, and both provide more connectivity than a cul-de-sac, or other dead end, which provides no connectivity. The level of connectivity is further established through requirements and restrictions on cul-de-sacs and dead ends.
- (b) **Network Density:** While relative connectivity is important, it is not the only important factor. Network density is the number of connections within a given unit of area. A city with only 4-way intersections and large blocks may not be as well connected as a city with a few cul-de-sacs and small blocks. A city with smaller blocks will have more total intersections per square mile (and be more connected) than a city with a similar level of relative connectivity and larger blocks. Network density is established by a maximum block length as well as maximum spacing of pedestrian paths and streets connecting outside the project to existing or future developments.

(2) Secondary Aspects of Street Connectivity

- (a) **Ability to connect to specific destinations.**
This aspect addresses the problem that all destinations along a network are not equally popular – and, therefore, are not equally valuable for a network to connect to. An elementary school receives more trips along a network than a single family home, for example. So it is important to understand how well a given network connects the community to these specific points along it. Often improvements to accessing a specific destination such as a school are the most effective ways a built-out community can improve its connectivity.
- (b) **Quality of the network for all users – walkability.** The other secondary aspect of street connectivity considers that, on the ground, streets are much different than lines on a map. Each street offers a different environment for all the transportation modes – private vehicles, public transit, freight, bicycling, and walking. It is particularly important to pay attention to the conditions for walking. Pedestrians are the most vulnerable users of the network, and everyone is a pedestrian at some point during their trip. The pedestrian environment is critical for transit access. Walkability here means how well a street provides infrastructure for walking – both along it and at street crossings.

8. Connectivity Guiding Principles

Connectivity within Olympia should be a priority within all design components and the following guiding principles should be applied where feasible.

- (1) **Existing Street Network.** Olympia's street network should be coordinated with and connect into the existing street network. Connecting to the existing street network takes priority over Connectivity Requirements in Table 3.1, where conflicts occur. Generally major streets should be provided at 1/2 mile spacing when feasible.
- (2) **Adjacent Properties.** Adopted plans for properties adjacent to Olympia should be collected to understand any forthcoming street networks, and Olympia should coordinate street connections with these properties.
- (3) **Connectivity Guiding Principles** should strive to accommodate all users.

Network density in higher density neighborhoods is most vital for pedestrians – a dense, connected network for people on foot is the highest connectivity priority here.

Incorporate larger land uses like schools, parks, and commercial centers into the overall street network pattern, preserving streets and intersections.

Commercial corridors should provide a focal point of destinations within a community. These "Main" streets and connections to them should have an especially high degree of connectivity and network density.

Pedestrian ways, greenways, and linear parks may be utilized to enhance networks in more dense neighborhoods,

The major barriers for pedestrians in higher density neighborhoods are often large streets; care should be taken to provide frequent, convenient, and safe crossings across these larger streets.

The often-widely spaced community-level streets and the concentration of traffic onto them presents a challenge for active transportation users. Olympia should seek to make these major streets safe and convenient for all users, and/or to provide parallel routes that have the same level of community connection and access the same destinations.

Transit users should be able to cross and walk along major streets to access transit services running on them.

Care should be taken to provide complete streets or networks around key community destinations.

Olympia should prioritize active transportation connections to raise the effective connectivity of otherwise disconnected places.

Major land features such as drainageways, agricultural preserves and hilly or sloped areas can be opportunities for community-wide active transportation corridors.

3.0 Street Types & Design

Portions of this connectivity Overview and Guiding Principles are derived from the Utah Street Connectivity Guide, 2017.

- (4) Mid-Block Pedestrian Crossings. Mid-block pedestrian crossings may be utilized to cross streets within larger blocks in Town Centers and Village Centers.
 - (a) Mid-block pedestrian crossings should be located in the middle third of the block face.
- (5) In the case of topography (slopes greater than 15%), existing development, or other site specific issues, the Connectivity Preferences in Table 3.1 may be adjusted as needed by the Administrator pursuant to the Master Development Agreement (MDA) to better accommodate development on the site.
- (6) The Connectivity preferences listed in Table 3.1 may be modified by the Administrator on a case-by-case basis pursuant to Master Development Agreement or Site plan/Subdivision Plat.
- (7) Definitions
 - (b) *Block*. A contiguous group of properties bounded by multiple thoroughfares, rights-of-way, railroads, water bodies or other similar features. The block's perimeter is formed by outer property lines of the properties within the block. (Figure 3.4)
 - (c) *Block Length*. The length of one side of a block between two streets. (Fig. 3.4). Will vary by Place Type to meet specific goals for different Place Types. See Table 3.1.
 - (d) *Block Perimeter*. The block perimeter is defined as the length of all sides of a block added together. (Figure 3.4).
 - (g) *Cul-de-sac*. A street ending in a vehicular turnaround whose roadway does not connect to other streets.
 - (i) *Major Street*. A street that includes Major Local, Minor and Major Collectors and Major Arterials as shown on the Master Road Plan in the MDA.
 - (k) *Pedestrian Pathway*. A hard-surfaced, ADA-compliant path reserved for pedestrian or other non-motorized use. May be privately owned but must be publicly accessible to meet pedestrian pathway connectivity requirements.
 - (m) *Street*. A public thoroughfare including roads, highways, drives, lanes, avenues, places, boulevards or any other thoroughfare dedicated for public use that affords primary access to abutting properties.
 - (n) *Street Network*. System of interconnected streets that forms the framework for community development and transportation.
 - (o) *Stub Street*. A street that runs from an intersection to connect to a future adjacent development. (See Figure 3.5)

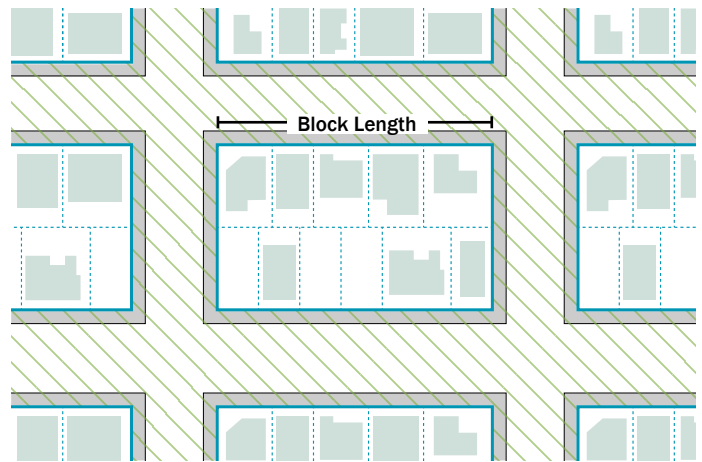


Figure 3.4 - Block Length and Right of Way

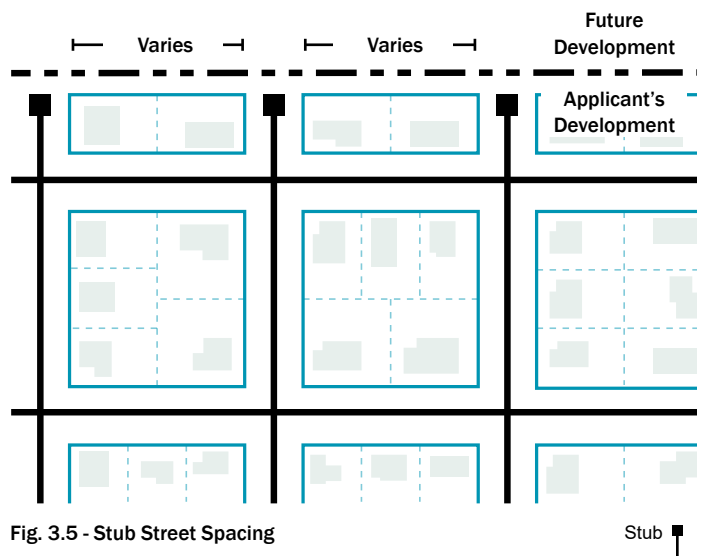
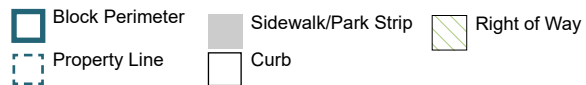


Fig. 3.5 - Stub Street Spacing

3.0 Street Types & Design

CONNECTIVITY PREFERENCES				
Place Type	Maximum Block Length (ft)*	Maximum Block Perimeter (ft)	Maximum Stub Street Spacing (ft)****	Cul-de-sac Maximum Length (ft)**
Commercial Center (CC)	1,000	3,000	1,000	N/A
Town Center (TC)	800	2,640	660	Not Allowed
Village Center (VC)	800	2,640	660	600
Neighborhood (N)	1,000	2,640	1,000	750
Parks and Open Space (OS)	N/A	N/A	***	750

Table 3.1 - Connectivity Preferences

Block Lengths and Block Perimeters shall be measured by vehicular routes (Streets, Lanes and Alleys) and/or Pedestrian Paths. (See Figure 3.5)

Longer Blocks may be considered and approved by the Administrator above those maximums above if curved or angled streets are provided.

* Streets managed by UDOT with access management requirements or corridor agreements may create exceptions to block lengths;

** Cul-de-sacs may have a pedestrian pathway through to the other side of the block, where applicable.

*** Cul-de-sac lengths may exceed 750' if special approval is granted by the Fire Authority and Administrator.

**** Any street network in the open space should connect directly to the surrounding street network where practical.

***** Stub street exemptions shall be granted when adjacent land would not be developed due to ownership, existing water bodies, topography or utility infrastructure.

Connectivity Preferences may be modified thru the Administrative Modification process set forth in the MDA.



Fig. 3.5 - Pedestrian Path Connection

3.0 Street Types & Design

3.9 Private Alley.

1. Intent.

The Private Alley is a very low capacity drive located at the rear of parcels. From the Alley, access to parking facilities, loading facilities, and service areas, such as refuse and utilities is possible without a curb cut or driveway interrupting a street type. Alleys are 20' of driveable surface and may be comprised of 18' of asphalt and two 12" concrete ribbon curbs or 20' of concrete. Refer to the typical plan and section in Figure 3.9.

2. General Requirements.

Private Alleys shall be developed using the standards in Table 3.9.

Connecting driveways must be a minimum driveway depth of 3' and a maximum of 5' (To prevent unwanted parking) or 20' or deeper (To allow for parking clear of the alleyway edge).

Units cannot front or be addressed off of an alley.

Alley loaded Paseo lots that face a courtyard adjacent to a public/private street shall be addressed consecutively as if the lots were directly adjacent to the public/private street. If the Paseo lots are on the even numbered side of the public/private street, the even consecutive numbering would be assigned to each lot. Odd consecutive numbering would be assigned to lots adjacent to the opposite side of the road.

Maximum Dead End Length of an alley without a turn-around = 150'

Maximum Dead End Length of an alley with approved fire truck turn around = 350'

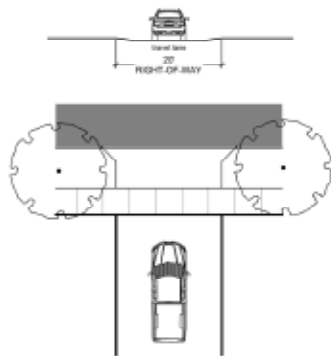


Figure 3.9. Typical Private Alley.

Private Alley Requirements

Typical Right-of-Way/
Easement Width 20'

Vehicular Realm (Privately Owned and Maintained)

Travel Lanes 1 yield lane

Lane Width 20'

Allowable Turn Lanes Not applicable

Parking Lanes Not applicable

Pavement Width 18' - 20'

Median No

Bicycle Facilities ¹ Shared

Pedestrian Realm

Pedestrian Facilities Shared; travel lanes are shared among drivers, pedestrians and bicyclists

Street Buffer None required

Access Type Provides Access?

Fire Apparatus No

Emergency Vehicles Yes

Maintenance/Service Yes

¹ Reference 3.4 for bicycle facility types and requirements

Table 3.9. Private Alley Requirements.

3.0 Street Types & Design

3.10 Private Lane

1. Intent.

A Lane is a low capacity Street Type that serves only those properties directly adjacent to it. Lanes will serve to connect private and/or public streets and can provide access to alleys. A lane is also considered a thru connector to reduce overall block lengths. Lanes can have designated realms for vehicular and pedestrian traffic, or these modes can share lanes given the low capacity and slow speed. Refer to the typical plan and section, Figure 3.10.(1) and the Typical Lane Application, Figure 3.10(2)

2. General Requirements.

The Lane shall be developed using the standards in Table 3.10.

All Lane types may provide an option with Sidewalk on one side only.

Lane Requirements

Typical Right-of-Way Width 21'-31'

Vehicular Realm (Privately Owned and Maintained)

Anticipated Speed Limit = 20-25 mph

Travel Lanes 2 yield lanes

Lane Width 10'

Allowable Turn Lanes Not applicable

Parking Lanes Not allowed

Pavement Width 16'

Median No

Bicycle Facilities ¹ Shared

Pedestrian Realm

Pedestrian Facilities Optional minimum 5' wide clear attached sidewalk on one or both sides. Sidewalks are required wherever units front the Lane.

Street Buffer None required

Access Type Provides Access?

Fire Apparatus No

Emergency Yes

Maintenance/Service Yes

¹ Reference 3.4 for bicycle facility types and requirements

Table 3.10. Lane Requirements.

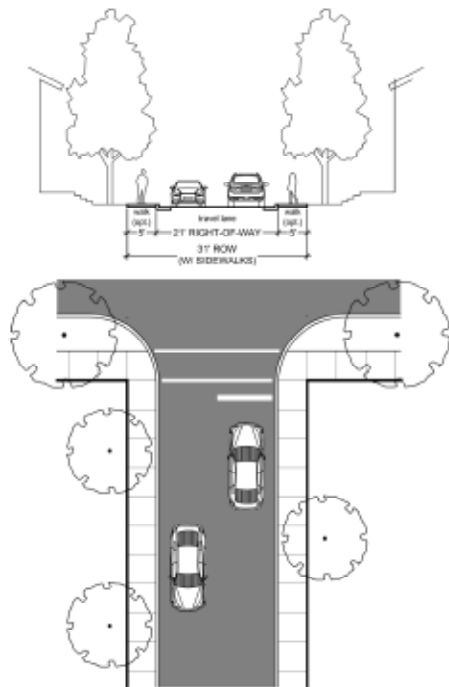


Figure 3.10.(1) Typical Lane.



Figure 3.10.(2) Typical Lane Application

3.0 Street Types & Design

3.11 Private Street A.

1. Intent.

This Private Street is a low capacity street designed for slow speeds with a private right-of-way. It primarily serves those residences or businesses directly adjacent to it. The street provides for on-street parking on one side of the street where needed to serve adjacent uses. Refer to the typical plan and section, Figure 3.11.

2. General Requirements.

The Private Street shall be developed using the standards in Table 3.11.

Private Street A Requirements

Typical Right-of-Way Width 27'-37'

Vehicular Realm (Privately Owned and Maintained)

Anticipated Speed Limit = 25 mph

Travel Lanes 1 lane in each direction

Lane Width 10'

Allowable Turn Lanes Not applicable

Parking Lanes Parallel allowed on one side of the street

Pavement Width 22'

Median Not Permitted

Bicycle Facilities ¹ Shared

Pedestrian Realm

Pedestrian Facilities Optional minimum 5' wide clear sidewalk on one or both sides. Sidewalks are required wherever units front the Private Street.

Street Buffer None Required

Access Type Provides Access?

Fire Apparatus Yes

Emergency Yes

Maintenance/Service Yes

¹ Reference 3.4 for bicycle facility types and requirements

Table 3.11. Private Street A Requirements.

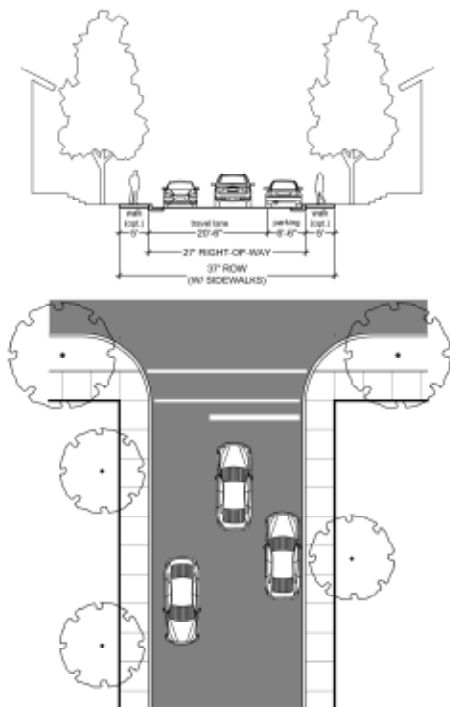


Figure 3.11. Typical Private Street A.

3.0 Street Types & Design

3.12 Private Street B.

1. Intent.

This Private Street is a low capacity street designed for slow speeds with a private right-of-way. It primarily serves those residences or businesses directly adjacent to it. The street provides for on-street parking on two sides of the street where needed to serve adjacent uses. Refer to the typical plan and section, Figure 3.12.

2. General Requirements.

The Private Street shall be developed using the standards in Table 3.12.

Private Street B Requirements

Typical Right-of-Way Width 33'-43'

Vehicular Realm (Privately Owned and Maintained)

Anticipated Speed Limit = 25 mph

Travel Lanes 1 lane in each direction

Lane Width 10'

Allowable Turn Lanes Not applicable

Parking Lanes Parallel allowed on both sides of the street

Pavement Width 28'

Median Not Permitted

Bicycle Facilities ¹ Shared

Pedestrian Realm

Pedestrian Facilities Optional minimum 5' wide clear sidewalk on one or both sides. Sidewalks are required wherever units front the Private Street.

Street Buffer None Required

Access Type Provides Access?

Fire Apparatus Yes

Emergency Yes

Maintenance/Service Yes

¹ Reference 3.4 for bicycle facility types and requirements

Table 3.12. Private Street B Requirements.

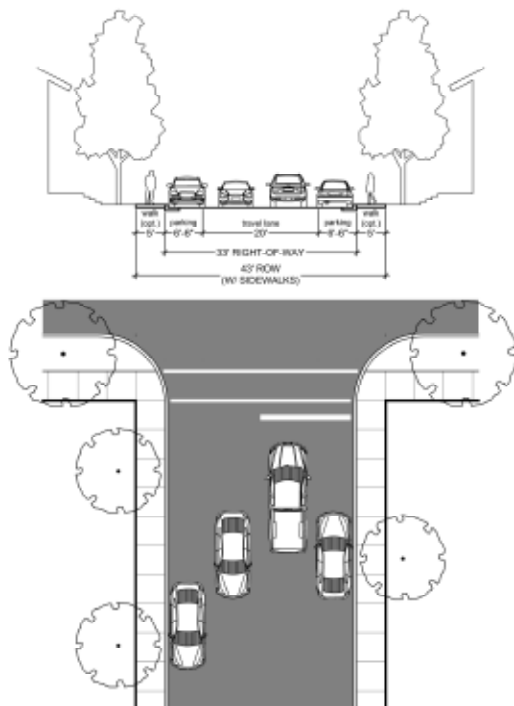


Figure 3.12. Typical Private Street B.

3.0 Street Types & Design

3.13 Private Street C.

1. Intent.

This Private Street is a low capacity street designed for slow speeds with a private right-of-way. It primarily serves those residences or businesses directly adjacent to it. The street provides for on-street parking on one side of the street where needed to serve adjacent uses as well as parkstrips and sidewalks on both sides of the street. Refer to the typical plan and section, Figure 3.13.

2. General Requirements.

The Private Street may be developed using the standards in Table 3.13.

Private Street B Requirements

Typical Right-of-Way Width

47'

Vehicular Realm (Privately Owned and Maintained)

Anticipated Speed Limit = 25 mph

Travel Lanes 1 lane in each direction

Lane Width 10'

Allowable Turn Lanes Not applicable

Parking Lanes Parallel allowed on one side of the street

Pavement Width 22'

Median Not Permitted

Bicycle Facilities ¹ Shared

Pedestrian Realm

Pedestrian Facilities Minimum 5' wide clear sidewalk on both sides.

Street Buffer Minimum 5' wide landscape zone.

Access Type Provides Access?

Fire Apparatus Yes

Emergency Yes

Maintenance/Service Yes

¹ Reference 3.4 for bicycle facility types and requirements

Table 3.13. Private Street C Requirements.

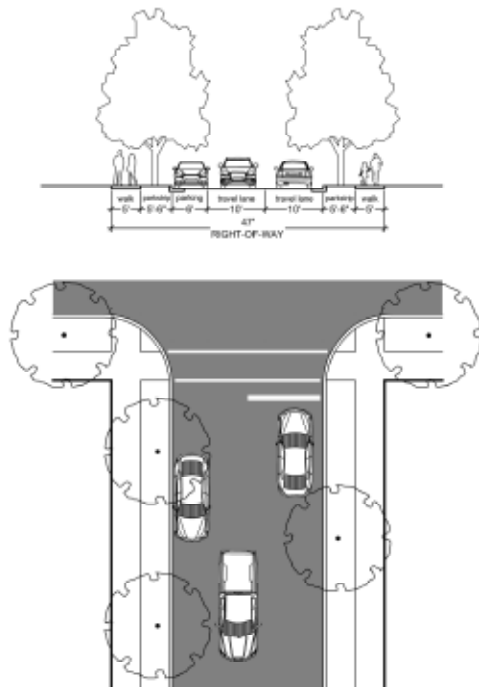


Figure 3.13. Typical Private Street C.

3.0 Street Types & Design

3.14 Minor Local Street.

1. Intent.

The Minor Local Street is a low capacity street designed for slow speeds with a standard right-of-way. It primarily serves those residences or businesses directly adjacent to it and provides connectivity from neighborhoods to other local or collector streets. Refer to the typical plan and section, Figure 3.14.

2. General Requirements.

The Minor Local Street shall be developed using the standards in Table 3.14.

Minor Local Street Requirements

Typical Right-of-Way Width

55'

Vehicular Realm (Publicly or Privately Owned and Maintained)

Anticipated Speed Limit = 25 mph

Travel Lanes 1 lane in each direction

Lane Width 10'

Allowable Turn Lanes At signalized Collector and larger streets

Parking Lanes Parallel allowed on both sides of street

Pavement Width 28'

Median Not Permitted

Bicycle Facilities ¹ Shared

Pedestrian Realm

Pedestrian Facilities Minimum 5' wide clear sidewalk on both sides

Street Buffer Minimum 6' wide Landscape Zone

Access Type Provides Access?

Fire Apparatus Yes

Emergency Yes

Maintenance/Service Yes

¹ Reference 3.4 for bicycle facility types and requirements

Table 3.14. Minor Local Street Requirements.

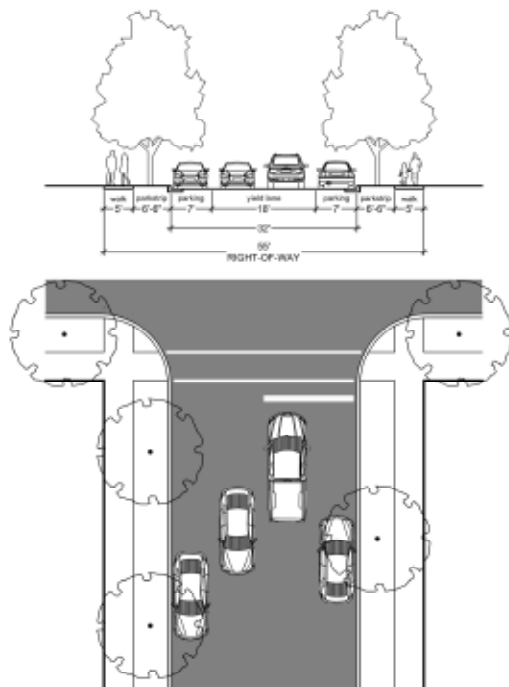


Figure 3.14. Typical Minor Local Street.

3.0 Street Types & Design

3.15 Major Local Street.

1. Intent.

The Major Local Street is a medium capacity street for slow speeds with a standard right-of-way. It primarily serves as a connector through street within more dense residential neighborhoods or commercial districts. The street provides parallel parking with parkstrips and walkway or with connected sidewalks providing pedestrian connection to higher intensity uses such as multi-family residential or commercial adjacent uses. Parallel parking may be provided on one or both sides of the street. The street also connects Neighborhood Streets to Major and Minor Collector Streets. Refer to the typical plan and section, Figure 3.15.

2. General Requirements.

Major Local Street shall be developed using the standards in Table 3.15.

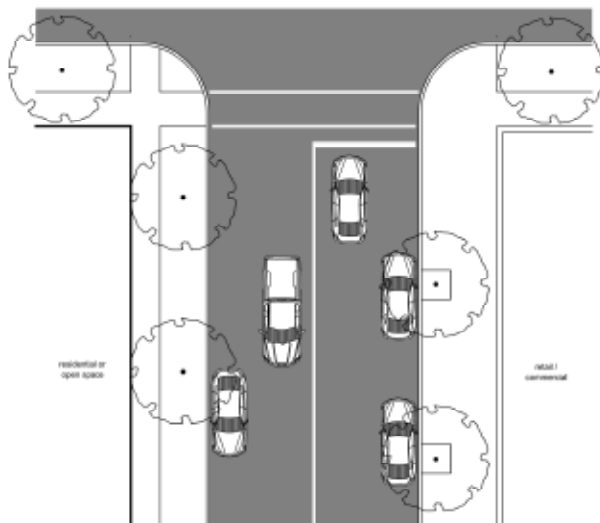
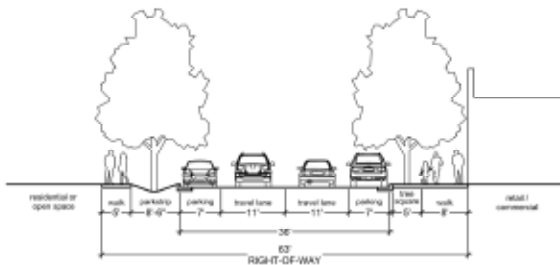


Figure 3.15. Typical Major Local Street.

Major Local Street Requirements

Typical Right-of-Way Width 63'

Vehicular Realm (Publicly Owned and Maintained)

Anticipated Speed Limit = 25 mph

Travel Lanes 1 lane in each direction

Lane Width 11'

Allowable Turn Lanes Right permitted in place of parking at intersections.;

Parking Lanes Parallel allowed on both sides of street.

Pavement Width 32'

Median N/A.

Bicycle Facilities ¹ Shared

Pedestrian Realm

Pedestrian Facilities Minimum 5' or 8' wide clear sidewalk on both sides

Street Buffer Minimum 8' wide landscape zone or 13' wide furnishings zone; adjacent to Residential Districts, Open Space Districts, the landscape zone is required.

Access Type Provides Access?

Fire Apparatus Yes

Emergency Yes

Maintenance/Service Yes

¹ Reference 3.4 for bicycle facility types and requirements

Table 3.15. Major Local Street Requirements.

3.0 Street Types & Design

3.16 Major Local Urban Street A.

1. Intent.

The Major Local Urban Street A is a medium capacity street for slow speeds with a standard right-of-way. It primarily serves as a connector through street within more dense residential neighborhoods or commercial districts. The street accommodates 45 degree angled or parallel parking with connected sidewalks providing pedestrian connection to adjacent uses. Angled or parallel parking may be provided on one or both sides of the street. The street also connects Neighborhood Streets to Major and Minor Collector Streets. Refer to the typical plan and section, Figures 3.16.(1) and 3.16.(2).

2. General Requirements.

Major Local Urban Street A shall be developed using the standards in Table 3.16.

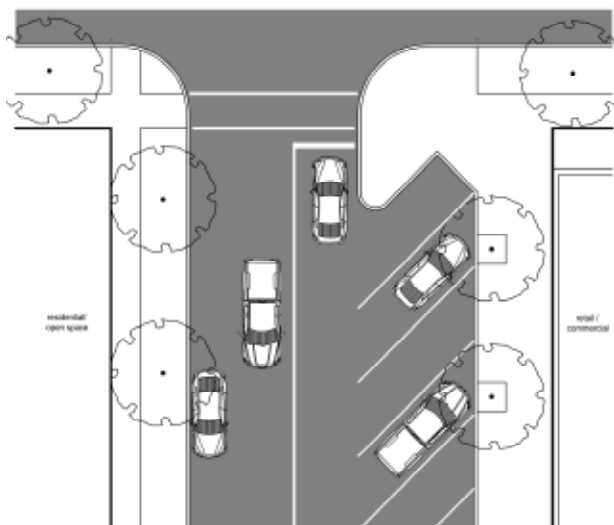
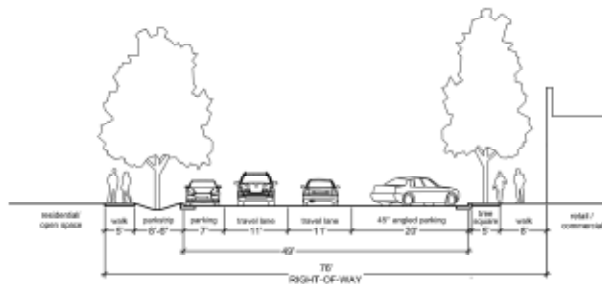


Figure 3.16.(1). Typical Major Local Urban Street A with Parking on one side.

Major Local Urban Street A Requirements

Typical Right-of-Way Width 76'-89'

Vehicular Realm (Publicly Owned and Maintained)

Anticipated Speed Limit = 25 mph

Travel Lanes 1 lane in each direction

Lane Width 11'

Allowable Turn Lanes Right permitted in place of parking at intersections.

Parking Lanes Parking allowed on both sides of street.

Pavement Width 45'

Median N/A.

Bicycle Facilities ¹ Shared

Pedestrian Realm

Pedestrian Facilities Minimum 5' or 8' wide clear sidewalk on both sides.

Street Buffer Minimum 8' wide planting zone or 13' wide furnishings zone; adjacent to Residential Districts, Open Space Districts, the landscape zone is required.

Access Type Provides Access?

Fire Apparatus Yes

Emergency Yes

Maintenance/Service Yes

¹ Reference 3.4 for bicycle facility types and requirements

Table 3.16. Major Local Urban Street A Requirements.

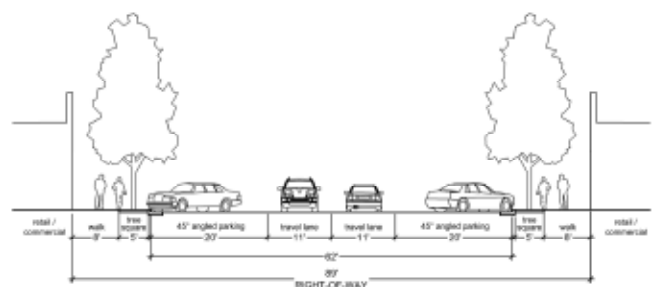


Figure 3.16.(2). Typical Major Local Urban Street A Alternative with Angled Parking on both sides

3.0 Street Types & Design

3.17 Major Local Urban Street B.

1. Intent.

The Major Local Urban Street B is a medium capacity street for slow speeds with a standard right-of-way. It primarily serves as a connector through street within more dense residential neighborhoods or commercial districts. The street accommodates 45 degree angled or parallel parking with connected sidewalks providing pedestrian connection to adjacent uses. Angled or parallel parking may be provided on one or both sides of the street. The street also connects Neighborhood Streets to Major and Minor Collector Streets. Refer to the typical plan and section, Figure 3.17.

2. General Requirements.

Major Local Urban Street B may be developed using the standards in Table 3.17.

Major Local Urban Street B Requirements

Typical Right-of-Way Width

88'-101'

Vehicular Realm (Publicly Owned and Maintained)

Anticipated Speed Limit = 25 mph

Travel Lanes 1 lane in each direction

Lane Width 11'

Allowable Turn Lanes Right permitted in place of parking at intersections.

Parking Lanes Parking allowed on both sides of street.

Pavement Width 70'

Median Permitted.

Bicycle Facilities ¹ Shared

Pedestrian Realm

Pedestrian Facilities Minimum 5' or 8' wide clear sidewalk on both sides.

Street Buffer Minimum 8' wide planting zone or 13' wide furnishings zone; adjacent to Residential Districts, Open Space Districts, the landscape zone is required.

Access Type Provides Access?

Fire Apparatus Yes

Emergency Yes

Maintenance/Service Yes

¹ Reference 3.4 for bicycle facility types and requirements

Table 3.17. Major Local Urban Street B Requirements.

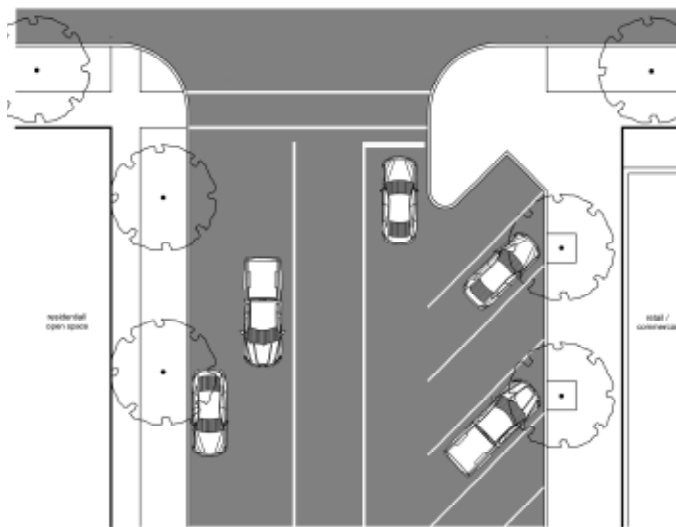
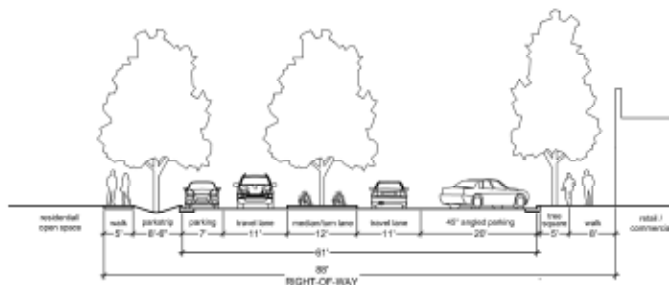


Figure 3.17.(1). Typical Major Local Urban Street B with Parking on one side.

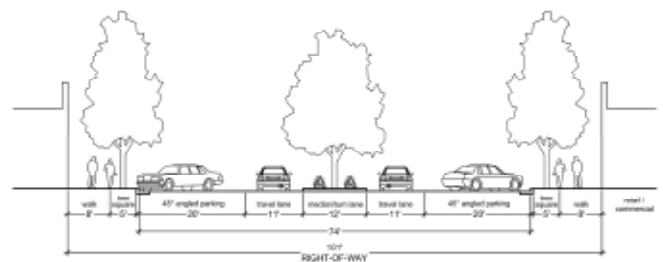


Figure 3.17.(2). Typical Major Local Urban Street B Alternative with Angled Parking on both sides.

3.0 Street Types & Design

3.18 Minor Collector.

1. Intent.

The Minor Collector is a medium to high capacity street for higher speeds with a wider right-of-way. It will only be utilized in 2 locations (refer to the Master Roads Plan) and serves to provide cross community connections to and thru Olympia. Refer to the typical plan and section in Figure 3.18.

2. General Requirements.

Minor Collector shall be developed using the standards in Table 3.18. Residential driveways are not allowed access off of Minor Collectors if the portion of the street is within 600' of a school or school parcel.

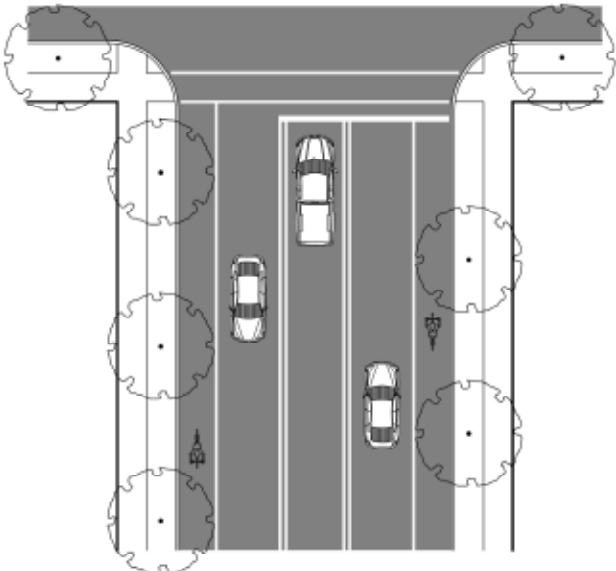
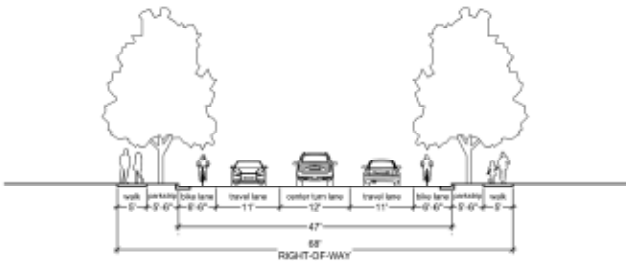


Figure 3.18. Typical Minor Collector.

Minor Collector Requirements	
Typical Right-of-Way Width	68'
Vehicular Realm (Publicly Owned and Maintained)	
Anticipated Speed Limit = 30-35 mph	
Travel Lanes	1 lane in each direction
Lane Width	11'
Allowable Turn Lanes	Right turn from existing travel lane; left with turn lane/median.
Parking Lanes	Not Allowed
Pavement Width	43'
Median	Permitted.
Bicycle Facilities ¹	Dedicated bike lane.
Pedestrian Realm	
Pedestrian Facilities	Minimum 5' wide clear sidewalk on both sides
Street Buffer	Minimum 5' wide landscape zone.
Access Type	Access provided?
Fire Apparatus	Yes
Emergency	Yes
Maintenance/Service	Yes

¹ Reference 3.4 for bicycle facility types and requirements

Table 3.18. Minor Collector Requirements.

3.0 Street Types & Design

3.19 Major Collector.

1. Intent.

The Major Collector is a medium to high capacity street for higher speeds with a wider right-of-way. It serves all types of development and provides cross community connections. Refer to the typical plan and section in Figure 3.19.

2. General Requirements.

Major Collectors shall be developed using the standards in Table 3.19.

Residential driveways are not allowed access off of Major Collectors.

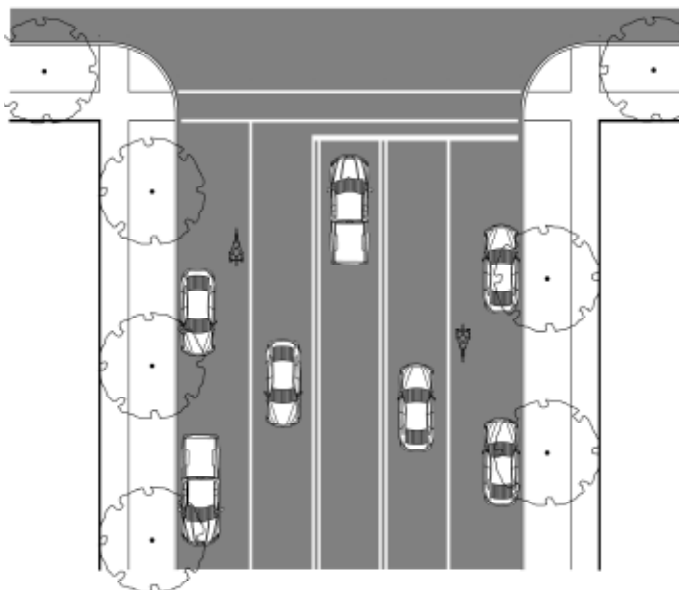
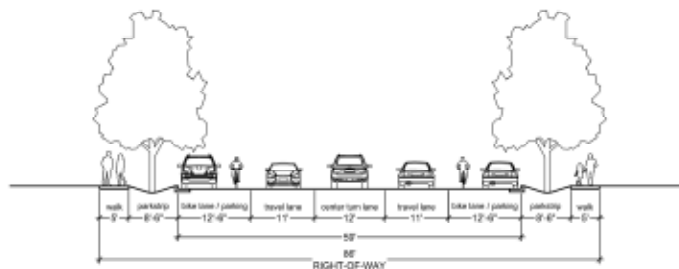


Figure 3.19. Typical Major Collector.

Major Collector Requirements

Typical Right-of-Way Width

86'

Vehicular Realm (Publicly Owned and Maintained)

Anticipated Speed Limit = 30-35 mph

Travel Lanes 1 lane in each direction

Lane Width 11'

Allowable Turn Lanes Right permitted in place of parking/shoulder at intersections; left with turn lane/median.

Parking Lanes Parallel allowed on both sides of street;

Pavement Width 55'

Median Permitted.

Bicycle Facilities ¹ Dedicated bike lane.

Pedestrian Realm

Pedestrian Facilities Minimum 5' wide clear sidewalk on both sides. Walks may be relocated to within any adjacent Parks/Open Spaces.

Street Buffer Minimum 8' wide landscape zone or furnishings zone; adjacent to Residential Districts, Open Space Districts, the landscape zone is required

Access Type Access Provided?

Fire Apparatus Yes

Emergency Yes

Maintenance/Service Yes

¹ Reference 3.4 for bicycle facility types and requirements

Table 3.19. Major Collector Requirements.

3.0 Street Types & Design

3.20 Major Arterial.

1. Intent.

The Major Arterial is a high capacity street for higher speeds with a wider right-of-way. It serves all types of development and provides crosstown connections. Bicycle facilities should generally be included on Major Arterial street types to provide dedicated bikeways on major corridors. Refer to the typical plan and section, Figure 3.20.

2. General Requirements.

Major Arterials shall be developed using the guidelines in Table 3.20.

Residential driveways are not allowed access off of Major Arterials.

Major Arterial Requirements

Typical Right-of-Way
Width

120'

Vehicular Realm (Publicly Owned and Maintained)

Anticipated Speed Limit = 40 mph

Travel Lanes Up to 2 lanes each direction.

Lane Width 11'-6" - 12'.

Allowable Turn Lanes Right permitted with shared bike lane at intersections; left with turn lane/median.

Parking Lanes Not Permitted.

Pavement Width 81' (Includes Median)

Median Permitted, 14' wide.

Bicycle Facilities ¹ Dedicated Bike Lane.

Pedestrian Realm

Pedestrian Facilities Minimum 8' wide clear sidewalk on both sides.

Buffer Minimum 8' wide landscape zone or furnishings zone, both sides; adjacent to Residential Districts, Open Space Districts, the landscape zone is required

¹ Reference 3.4 for bicycle facility types and requirements

Table 3.20. Major Arterial Requirements.

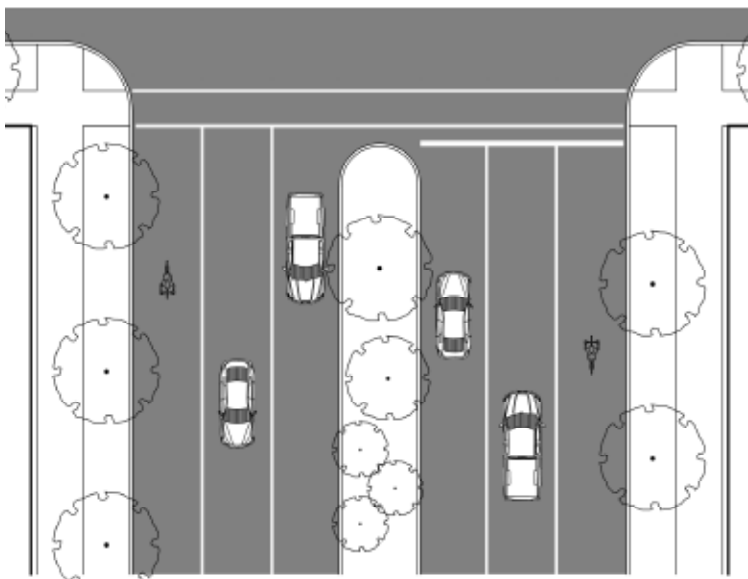
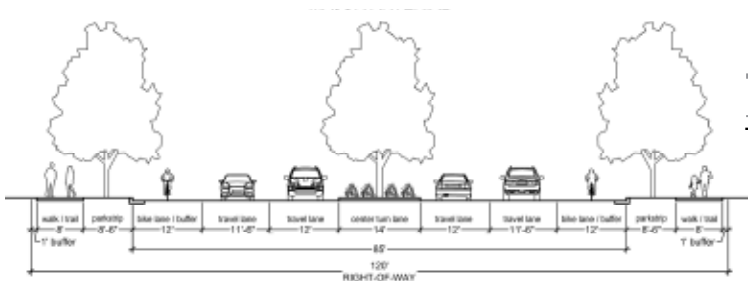


Figure 3.20. Typical Major Arterial.

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4.0 Parks, Trails & Open Space

4.0 Parks, Trails & Open Space

1. Intent.

Olympia intends to provide Parks, Trails and Open Space as an amenity that promotes physical and environmental health within the community and to provide each household with access to a variety of active and passive Parks, Trail and Open Spaces. This also includes providing connections to existing and proposed trails, including trails into Butterfield Canyon.

2. General Requirements.

- (1) Ownership and Maintenance. Olympia should use a variety of strategies to manage and maintain open space, including: public/private partnerships, intergovernmental agreements, community associations, and other arrangements. Ownership and Maintenance responsibilities will be determined at the time of subdivision or site plan approval.
- (2) Olympia parks and open space system will afford residents with parks, open space, and trails through various sizes of parks, including community parks, and neighborhood or local parks, distributed throughout the project area.
- (3) If a regional park is provided within the project, it should be planned to accommodate transit stops, and may include natural resources such as creeks.
- (6) Community and neighborhood parks and recreation facilities will be distributed through the project to provide park facilities within walking proximity of residents. Community parks should be located near transit stops and/or recreation facilities whenever possible. Neighborhood parks are intended to be primarily focused on serving walk-to or bike-to recreation needs for residents within close proximity.
- (7) Connections to existing or planned trails or parks and open spaces should be made when the park or open space abuts an existing or planned Trail right-of-way or other civic open space or park.
- (8) Parks, Trails and Open Space Plan submittals will be provided with each Site Plan or Subdivision application as outlined in the MDA application process and may include the following:
 - (a) Parks Plan. Show park type, general location and size of planned parks including proposed park amenities.
 - (b) Trails Plan. Show trail connections to key destinations such as schools, parks and other community facilities, the intended uses/modes of travel for each segment of trail and the material and width of trails.
 - (c) Open Space Plan. Show general location, size and function of open spaces.

3. Parks.

A Park is defined as a non-commercial, public or private facility. Parks may include programming and facilities that support active and passive recreation. Commercial uses are allowed inside parks with the approval of City Staff. Qualifying uses can be found in Table 4.1.

- (1) All dwelling units shall have at least one 2-acre Park no greater distance than one-half (1/2) mile radius away as measured from any portion of the park. All Parks improved by the master developer should be planned and phased in such a way that residents have a completed park no greater than one-half (1/2) mile radius away from their home within three years of completion of their home.
- (2) All public parks shall meet City park construction standards.

Qualifying Uses for Open Space

Trails/Internal Walkways within Parks and Open Space

Ball courts

Open area within a Right of Way but behind the sidewalk

Lake or Pond

Splash Pad

Dog Park

Pavilions

Stormwater for Parks **

Stormwater for Development

Stormwater in Common Areas

Parking for Parks, Trails and Open Spaces

Plazas and Squares

Courtyards

Landscape/Plazas around Commercial Buildings

Recreation Center Building

Performing Arts/Museum/Cultural Center

Playgrounds

Restricted or Limited Common areas for Developments

Amphitheater

Sports Fields

Community Pools & Pool Areas

Institutional Green Space

Community Garden

Cemetery

* Additional Qualifying Uses may be approved by the Administrator with input provided by the Parks and Recreation Department.

** When adequate underground storage is provided.

Table 4.1. Qualifying Open Space Uses

4.0 Parks, Trails & Open Space

4. Open Space.

Open Space is a critical component of the Olympia Master plan and should be utilized to provide trail connectivity between neighborhoods, provide parks and recreation spaces and be used to protect scenic or sensitive lands. Qualifying uses can be found in Table 4.1.

- (1) The required amount of Open Space shall be provided as outlined within the MDA. Changes to these requirements require a Planning Commission recommendation and City Council approval.
- (2) Portions of any institutional property may count toward the required overall amount of Open Space to the extent that the owner of Institutional lands and the City enter into a long-term agreement wherein those portions of lands are open and available to the public for programmable use at no charge on a regular prescribed basis.

5. Trails.

A Trail is defined as a path physically separated from motor vehicle traffic by open space, landscape or a barrier for non-motorized travel such as walking, jogging, biking, skateboarding or other similar modes of transportation. Trail systems should work with the street network and sidewalk system to enhance community connectivity.

- (1) Trails should be implemented in existing stream corridor buffers, where possible. These trails should connect to the street network and sidewalk system.
- (2) Trails should connect Olympia with major natural assets, such as Butterfield Canyon.
- (3) Generally, a connected street network should take priority over a continuous trail system, with the exception of the 6400 West trail corridor and the Butterfield Creek east/west trail corridor as shown on the Trails Plan. Within these corridors, street crossings should be minimized where feasible.
- (4) Trails may run parallel to streets where they should either replace the sidewalk, or add an additional pathway.



Fig. 4.1 - Open Space Precedent Image

- (5) All trails shall be open to the public.
 - (a) Changes to this standard in subsection 4.5 (5) requires Administrator approval.
- (6) All trail signage and maps will be located and provided by the City. Trail signage and map materials will be determined by the City and will match City standards.

6. Stormwater in Parks & Open Spaces.

- (1) Developed stormwater detention/retention facilities may count towards the Open Space required in section 4 of this chapter when adequate underground storage is provided meeting the 80th percentile storm requirements under MS4 Federal Regulations.
- (2) To be considered Open Space, stormwater retention facilities must at minimum be engineered in accordance with industry and City standards. Stormwater facilities should be designed as formal or natural amenities with additional uses, such as amphitheaters, ponds, creeks, dry riverbeds, rain gardens, play areas and courts, playgrounds and more.

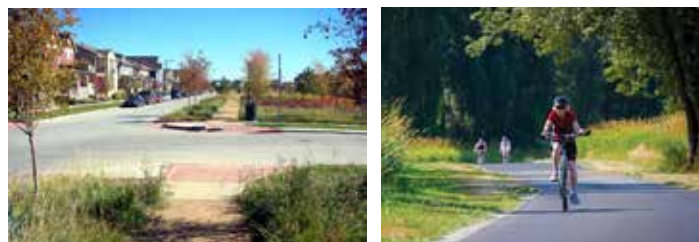


Fig. 4.2 (1) & (2) - Trail/Path Type Precedent Images

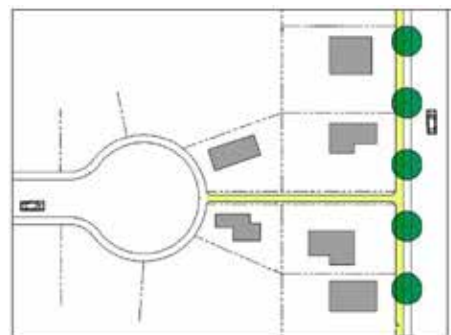


Fig. 4.3 - Trail Connection at the end of a Cul-de-sac



Fig. 4.4 - Multi-Use Trail Precedent Image

4.0 Parks, Trails & Open Space

7. Definition of Requirements.

The following further explains or defines the requirements included in Tables 4.8 (1) through 4.14 (1) for each Park/Open Space type. Park types are also identified as to current Herriman City Park type categories. Park requirements should follow those identified within this document. The master developer and City staff will meet to discuss park program amenities for any public park to meet project needs. After consultation with City Staff, Master developer will make final amenity determination subject to requirements within this section.

- (1) Improvements. The following types of development and improvements may be permitted on a Park/Open Space Type.
 - (a) Designated Sports Fields Permitted. Sport fields, ball courts, or structures designated for one or more particular sports including, but not limited to, baseball fields, softball fields, soccer fields, basketball courts, football fields, tennis courts, pickle ball courts, climbing walls, and skate parks are permitted.
 - (b) Playgrounds Permitted. Playgrounds include a defined area with play structures and equipment typically for children, such as slides, swings, climbing structures.
 - (c) Fully Enclosed Structures Permitted. Fully enclosed structures may include such uses as park offices, maintenance sheds, community centers, and rest rooms.
 - (i) Semi-Enclosed Structures. Open-air structures, such as gazebos, are permitted in all Open Space types.
 - (d) Minimum number of Parks Amenities. The minimum number of amenities that must be included in each park type. Tables 4.2 and 4.3 contain a list of park amenities that could be included in a park. Each amenity listed below may be counted individually. For example 2 park benches shall count as 2 qualifying amenities. This list is not exhaustive, and other thoughtful and creative amenities are encouraged to be used, as approved by the Administrator.
 - (e) Playgrounds. Playground use area, inclusive of all play equipment and required safety zones, must be a minimum of 2,250 SF and must include inclusive play component features.
 - (f) Playground Surfacing. All playground surfacing must be synthetic turf or spray in materials or other comparable material as approved by City Staff. (No wood chips)
 - (g) Parking. Parking shall be provided within parks as necessary based on the park programming elements and in coordination with City Staff.

- (h) Restrooms. A restroom with a drinking fountain and a minimum of 2 benches or equivalent seating is required in any programmable parks 3.0 acres in size or larger. (These amenities count toward the minimum requirements) Utility stubs shall be provided for possible future restrooms and a drinking fountain for any Public Park between 2.0 and 2.99 acres in size.

Qualifying Park Amenities - Minor

Drinking Fountain
Bench or Seating
Hammock Structure
Jogging/Walking Path within Park (If not connecting to the Trail network)
BBQ Grill
Picnic Table
Outdoor Game Table
Small Art Installation
Bike Repair Station
Bike Rack

Table 4.2. Qualifying Park Amenities - Minor

Qualifying Park Amenities - Major

Playground	
Restroom	
Dog Park	
Sports Field (Soccer, Softball, etc.)	
Sports Court (Tennis, Pickleball, Basketball, Bocce Ball etc.)	
Pavilion	
Gazebo	
Interactive Water Feature (Splash Pad, etc.) ^	
Decorative/Ornamental Water Feature ^	
Amphitheater ^	
Lake or Pond ^	
Jogging/Walking Path (Connecting to the Trail Network)	
Community Garden ^	
Memorial ^	
Fitness Equipment	
Skate Park (or Skateable Features) ^	
Swimming Pool ^	
Large Art Installation	
Pump Track	
Shade Structure	
^ Requires Administrator approval.	

Table 4.3. Qualifying Park Amenities - Major



Figure 4.5. Stormwater Park Feature Precedent Image

4.0 Parks, Trails & Open Space



Figure 4.8 (1). Typical Plaza.

4.8 Plaza. (Local Park)

1. Intent.

To provide a formal Park or Open Space of medium scale to serve as a gathering place for civic, social, and commercial purposes. The Plaza may contain a greater amount of impervious coverage than any other Open Space Type. Special features, such as fountains and public art installations, are encouraged. Amenities such as an art installation that are provided by the City or a Non-profit does not count toward the Minimum Amenity requirements for the Park.

2. Plaza Requirements

(1) Dimensions

Minimum Size (acres)	0.10
Maximum Size (acres)	2

(2) Improvements

Designated Sports Fields Permitted	Not permitted
Playgrounds Permitted	Permitted
Fully Enclosed Structures Permitted	Permitted; maximum 10% of area
Minimum Number of Park Amenities - Minor	1
Minimum Number of Park Amenities - Major	0

Table 4.8. Plaza Requirements.



Figure 4.8 (2). Plaza Example.



Figure 4.8 (3). Plaza Example.

4.0 Parks, Trails & Open Space

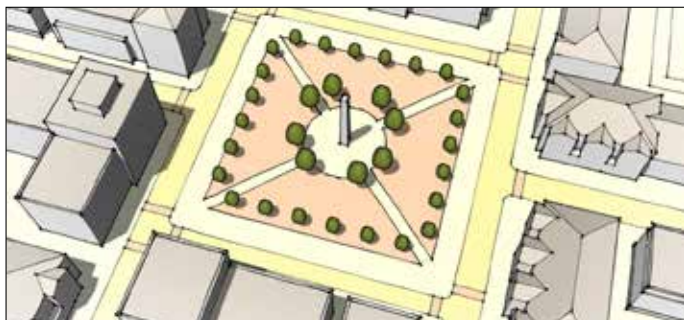


Figure 4.9 (1). Typical Square.

4.9 Square. (Local Park)

1. Intent.

To provide a formal Park or Open Space of medium scale to serve as a gathering place for civic, social, and commercial purposes. Squares are rectilinear in shape and are bordered on all sides by a vehicular right-of-way, which together with building facades creates its definition. Special features, such as fountains and public art installations, are encouraged. Amenities such as an art installation that are provided by the City or a Non-profit does not count toward the Minimum Amenity requirements for the Park.

2. Square Requirements

(1) Dimensions

Minimum Size (acres)	0.25
Maximum Size (acres)	5

(2) Improvements

Designated Sports Fields Permitted	Not permitted
Playgrounds Permitted	Permitted
Fully Enclosed Structures Permitted	Permitted; maximum 10% of area
Minimum Number of Park Amenities - Minor	1
Minimum Number of Park Amenities - Major	0

Table 4.9. Square Requirements.



Figure 4.9 (2). Square Example.



Figure 4.10 (1). Typical Small Park Layout.

4.10 Small Park. (Local Park)

1. Intent.

To provide informal, small to medium scale active or passive recreation for neighborhood residents within walking distance, mainly fronted by streets.

2. Small Park Requirements

(1) Dimensions

Minimum Size (acres)	.50
Maximum Size (acres)	5

(2) Improvements

Designated Sports Fields Permitted	Permitted
Playgrounds Permitted	Permitted
Fully Enclosed Structures Permitted	Permitted
Minimum Number of Park Amenities - Minor	1
Minimum Number of Park Amenities - Major	1

Table 4.10. Small Park Requirements.



Figure 4.10 (2). Small Park Example.

4.0 Parks, Trails & Open Space



Figure 4.11 (1). Typical Pocket Park Layout.

4.11 Pocket Park. (Local Park)

1. Intent.

To provide small scale, primarily landscaped active or passive recreation and gathering space for neighborhood residents within walking distance.

2. Pocket Park Requirements

(1) Dimensions

Minimum Size (acres)	0.10
Maximum Size (acres)	1

(2) Improvements

Designated Sports Fields Permitted	Not permitted
Playgrounds Permitted	Permitted
Fully Enclosed Structures Permitted	Not permitted
Minimum Number of Park Amenities - Minor	1

Table 4.11. Pocket Park Requirements.



Figure 4.12 (1). Typical Neighborhood Park.

4.12 Neighborhood Park. (Neighborhood Park)

1. Intent.

To provide informal active and passive large-scale recreational amenities to local residents and the greater region. Parks have primarily natural plantings and are frequently created around an existing natural feature such as a water body or stands of trees. Parks may include water features.

2. Neighborhood Park Requirements

(1) Dimensions

Minimum Size (acres)	2.0
Maximum Size (acres)	None

(2) Improvements

Designated Sports Fields Permitted	Permitted
Playgrounds Permitted	Permitted
Fully Enclosed Structures Permitted	Permitted, minimum 5 acre Park required
Minimum Number of Park Amenities - Minor	2
Minimum Number of Park Amenities - Major	3

Table 4.12. Neighborhood Park Requirements.



Figure 4.11 (2). Pocket Park Example.



Figure 4.12 (2). Neighborhood Park Example.

4.0 Parks, Trails & Open Space



Figure 4.13 (1). Typical Greenway.

4.13 Greenway. (Community Park)

1. Intent.

To provide informal, primarily natural linear open spaces that serve to enhance connectivity between open space types and other uses. Greenways are linear open spaces that often follow a natural feature, such as a river, stream, ravine, or man-made feature, such as a vehicular right-of-way. Greenways must provide 1 bench for every 1/2 Mile of Greenway located at strategic points such as critical trail intersections or overlooks.

2. Greenway Requirements

(1) Dimensions

Minimum Size (acres)	1
Maximum Size (acres)	None

(2) Improvements

Designated Sports Fields Permitted	Permitted
Playgrounds Permitted	Permitted
Fully Enclosed Structures Permitted	Permitted
Minimum Number of Park Amenities	0

Table 4.13. Greenway Requirements.



Figure 4.13 (2). Greenway Example.



Figure 4.14 (1) Regional Park

4.14 Regional Park. (Regional Park)

1. Intent.

To provide informal active and passive large-scale recreational amenities to local residents and the greater region. Regional parks contain various park amenities in greater numbers and greater variety than local and city parks such as open space, trails, sports fields, sports courts, swimming pools, rec centers, disc golf and skate parks.

2. Regional Park Requirements

(1) Dimensions

Minimum Size (acres)	10
Maximum Size (acres)	None

(2) Improvements

Designated Sports Fields Permitted	Permitted
Playgrounds Permitted	Permitted
Fully Enclosed Structures Permitted	Permitted
Minimum Number of Park Amenities	N/A

Table 4.14. Regional Park Requirements.



Figure 4.14 (2). Regional Park Example.

5.0 Site Design

5.0 Site Design

1. Intent.

Olympia intends to promote and encourage site layouts that balance the needs of pedestrians, drivers and cyclists while creating a good environment for individuals and community activities such as shopping, eating, recreation, community events and socializing.

The site standards outlined in this section are designed to meet the following set of goals.

- (1) Create sites that provide mobility throughout the site for pedestrians, bicyclists, transit and automobiles.
- (2) Promote sense of place and identity
- (3) Foster commercial success and positive pedestrian and community experiences
- (4) To encourage project design best practices
- (5) To promote livability

2. Setbacks.

Building Setbacks will be used to enhance the pedestrian environment on the street by placing buildings at an appropriate distance from the sidewalk. Uses contained within site plan approvals are not subject to all setbacks listed here (For example, apartments with tuck under garage parking would not be required to provide 3-5' or 20' setbacks.

See Table 5.1 for Building Setbacks.

3. Connectivity Requirements.

- (1) Cross Access. All commercial development should be designed to allow for cross-access to adjacent properties to encourage shared parking and shared access points. When cross-access is deemed impractical by the City on the basis of topography, the presence of natural features, or vehicular safety factors, this requirement may be waived.

Residential Setbacks

Land Use	Product Type	Front Porch	Front Living	Max. Front	Front Garage	Side**	Rear (Living or Garage)	Corner
Neighborhood	Single Family Front Load	10	15	25	20	10	10	10
	Multi-Family Front Load	10	10	20	20	10	10	10
	Single Family Rear Load	10	10	20	NA	10	3-5 or 20	10
	Multi-Family Rear Load	10	10	20	NA	10	3-5 or 20	10
Village Center	Single Family Front Load	10	10	20	20	6	10	10
	Multi-Family Front Load	8*	8*	18	20	6	10	10
	Single Family Rear Load	8*	8*	18	NA	6	3-5 or 20	10
	Multi-Family Rear Load	6*	8*	18	NA	6	3-5 or 20	10
Town Center	Single Family Front Load	10	10	20	20	4	10	8*
	Multi-Family Front Load	8*	8*	18	20	6	10	8*
	Single Family Rear Load	0*	0*/5**	15	NA	4	3-5 or 20	8*
	Multi-Family Rear Load	0*	0*/5**	15	NA	4	3-5 or 20	8*

Commercial Setbacks

Land Use	Front	Side	Rear	Corner	Neighborhood Land Use Adjacent
Neighborhood	0*	0*	0*	0*	30
Village Center	0*	0*	0*	0*	10
Town Center	0*	0*	0*	0*	10
Commercial Center	0*	0*	0*	0*	10

Table 5.1. Building Setbacks.

Notes:

Setbacks may be modified with Administrator Approval to accommodate topo, site conditions, product type, etc. Maximum Front Setback requirements may be modified to accommodate for irregular shaped lots. Maximum Front Setbacks are not required if fronting a park or green space.

* Side pop outs and front porch may encroach into side setback.

** Measured to Ground Level Structure (upper levels may be at 0' setback) if 10' vertical clearance is provided.

^ Distance is total separation measured between foundations. Not between lot lines.

* If allowed by PUE.

5.0 Site Design

(2) Alley Standards

- (a) Where Alleys can be accommodated, a continuous network of Alleys should be planned to connect the service side of commercial and/or other buildings.
- (b) A continuously connected rear or side circulation aisle within a parking area may provide an acceptable alley alternative where exceptional circumstances or existing conditions are present. Cross access easements between parking areas should be provided and coordinated with neighboring land owners and the City.
- (3) Sidewalks and Trails. All building front entryways should have a continuous connection to the street sidewalk.
- (4) Modifications to this section 5.3 may be made by the Administrator based upon the principles/intent of the section.

4. Parking Requirements

- (1) All garage, driveway, and on or off street parking stalls will count towards the required total.
- (2) At the request of the applicant, the Administrator may permit an increase or decrease of up to 10% on these parking requirements. Applicant is permitted to submit a parking study to request larger increases/decreases per City Code.
- (3) A Shared Parking Study may be provided to reduce overall requirement if shared parking is utilized between uses.
- (4) The Developer may opt to revert to City Code or provide an individual parking study if a specific use is not addressed here.
- (5) All non residential uses should have parking generally adjacent to the use.
- (6) Pay to Park may be allowed within Parking structures, On-street office/retail spaces or special event parking.

Parking Requirements		
Residential - Multi-Family (Apartments/Condos)	Required Stalls/Unit	Garage Required?
Studio/One Bedroom	1.5	No
Two Bedroom	2	No
Three Bedroom +	2.5	No
Guest Stalls/Unit	0.25	No
Residential - Multi-Family (Townhomes)	Required Stalls/Unit	Garage Required?
One Bedroom	1.5	Yes - 1 Car Min.
Two Bedroom	2	Yes - 1 Car Min
Three Bedroom +	2.5	Yes - 1 Car Min
Guest Stalls/Unit	0.25	No
Residential - Single Family	Required Stalls/Unit	Garage Required?
All Single Family Homes	3	Yes - 2 Car Min.
Non-Residential	Required Stalls/1,000 SF	
Office	4	Net Leasable Area
Fast Food	7	Net Dining Area (Inside and Outside)
Sit Down Restaurant	10	Net Dining Area (Inside and Outside)
Retail/Service	4	Net Retail Floor Area

Table 5.2. Parking Requirements.

5.0 Site Design

5. Site Furnishings.

- (1) Applicability. Site furnishings are applicable in the following Place Types: Village Centers, Town Centers, Commercial Centers and Open Spaces.
 - (a) All site furnishings shall be specified on the plans at site plan application.
 - (c) Tables and Seating. Restaurants and food venues are encouraged to provide outdoor seating.

6. Single Family Residential, Townhome and Apartment / Condominium Site Design.

The primary factor that influences site design for single family houses and townhomes is the method of parking access and garage location. There are two types of methods allowed, including parking access from the street, and parking access from an alley.

- (1) Single Family Residential
 - (a) Parking Access via Street. The following standards apply to detached single family units where the garage is accessed from the street in front of the house, or from the side street on corner lots. See Figure 5.2.
 - (i) Garage door width should not be more than 70% of the overall building width.
 - (b) Parking Access via Alley. Garages may also be located in the rear of the property and accessed through a rear alley. See Figure 5.3.
 - (c) Street Frontage Requirement. For all detached single family units, the building should cover 60% or more of the street frontage at the building setback, as defined by the width of the building, divided by the width of the parcel. This does not apply to corner lots or irregularly shaped lots. See Figure 5.4.
- (2) Townhome
 - (a) Parking Access via Street. The following standards apply to townhome units where the garage is accessed from the street in front of the house. See Figure 5.1.
 - (i) Garage door width should not be more than 77% of the overall building width.
 - (ii) A sidewalk should be provided that has a continuous connection to the street sidewalk.
 - (b) Parking Access via Alley. Garages may also be located in the rear of the building and accessed through a rear alley. No alley garage approaches are allowed between 5' and 20' long.

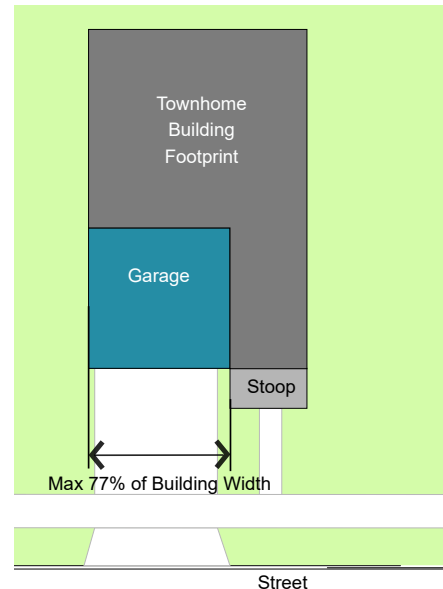


Figure 5.1 Townhome with Parking Access via Street



Figure 5.2 Single Family Residential Parking Access via Street

5.0 Site Design

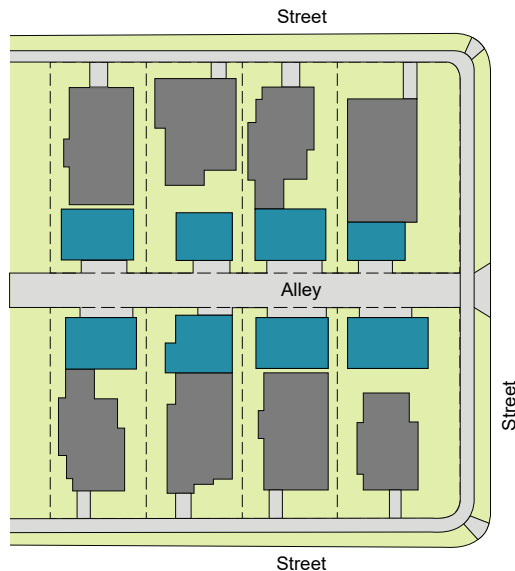


Figure 5.3 Single Family Residential Parking Access via Alley

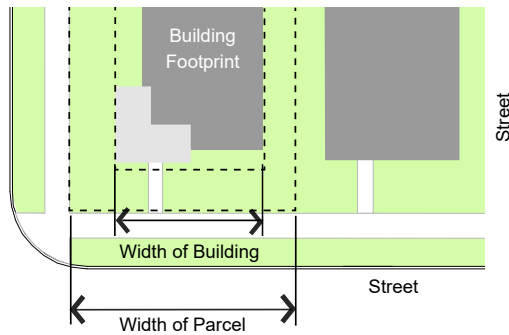


Figure 5.4 Measuring Front Property Line Coverage

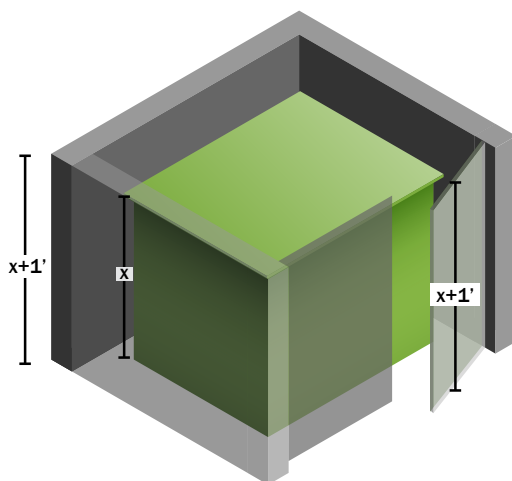


Figure 5.5. Dumpster Enclosure

- (3) Apartments/Condominiums
 - (a) Parking Lots.
 - (i) Parking lots serving apartments or condominium residential uses should follow the landscape buffer requirements provided in Section 7.
 - (ii) A sidewalk should be provided that has a continuous connection from the parking lot to the building entries.
 - (b) Street Frontage Emphasis.
 - (i) For all apartment or condominium residential uses, the buildings should be placed at the street frontage whenever possible adhering to the site setback requirements in Table 5.1
 - (ii) Building entries should relate to the street frontage and on street parking opportunities as well as to access from parking serving the use.

- (4) Changes to this section 6.6 requires Administrator approval.

7. Fencing.

- (1) No fencing that is parallel to any sidewalk shall be within two feet of the edge of the sidewalk.
- (2) Height. Rear fencing shall be a maximum height of 75 inches, unless approved or directed by the City, for such circumstances as proximity to a railroad right-of-way or utility lot.
- (3) Front yards. Front yard fence height shall be a maximum height of 36 inches, and the fence opacity shall be no greater than 60% .
- (4) Type. Chain-link fencing is not permitted along any street frontage, with the exception of schools, dedicated sports field or court fencing approved by the City.
- (5) Submittals. Proposed Fence types, including heights, materials and color shall be provided with each project submittal.
- (6) Changes to this section 6.7 requires Administrator approval.

8. Trash Enclosure Standards.

- (1) All garbage dumpsters should be located to provide adequate access for trash removal but should be located as far from any adjacent residential uses as possible. The dumpsters shall be enclosed by a masonry wall or architectural design with materials that are consistent with the building. The enclosure gate shall be metal and accessible to service vehicles. No slatted chain-link gates will be allowed. The enclosure wall and gate shall be a minimum of 12" higher than the trash receptacle bin. See figure 5.5.
- (2) Changes to this section 6.6 requires Administrator approval.

9. Lighting.

- (1) All lighting will comply with current Herriman City Code requirements.

6.0 Buildings & Architecture

6.0 Buildings & Architecture

1. Intent.

Olympia intends to provide a wide range of commercial and residential building types in order to create a complete, mixed-use community. This section outlines the standards that will help make all building types support walkability and enhance livability in the community.

The purpose of this section is to provide general design criteria and guidance for the development of all neighborhoods within Olympia identifying those design elements that are deemed most critical to the overall success of the project. These guidelines are not intended to be restrictive, but to assist in the design, processing, and implementation of a higher level of design quality and direction.

The Following Aspects Are Of Particular Importance:

- Materials and/or Colors That Create Appropriate Diversity and Authenticity.
- Appropriate sensitivity to scale.
- Sophisticated selection and execution of details.
- Accurate and authentic interpretations of the characteristics for each architectural Style.
- Building forms and massing is authentic to each architectural style.
- Redefine the Role of the Street as a Pedestrian/Social Space.

2. Building Variety and Housing Types

Olympia will utilize varying architectural elements throughout the community to create dynamic and interesting Centers and Neighborhoods. Olympia will provide a range of residential housing types, including multifamily buildings, townhomes, and a variety of single family opportunities.

3. Building Massing.

In order to achieve authenticity of style in materials, detail and execution, cost must be taken out of the basic structure of the house. Ironically, simple massing and roof forms are what often lead to the most authentic expression of style. The “Simple House” concept suggests that starting with simple structural forms and building masses can lead to the goals of achieving convincing authentic style and maintaining acceptable costs.

Massing of porch elements also can help to further ground the building by forming a base from which the building mass can grow. To this end porches should be made to convey a sense of human scale and are limited to one story in height.

If the form of a building is viewed as a series of interlocking masses rather than a box, a more desirable aesthetic solution will occur. For example, the second-story can be set back in relation to the garage face, porch roof or first story wall plane below it. Where appropriate to style, stepping of second-story mass may be used to improve the street scene. Certain styles are based on a box-like, two-story building mass. Where this is the case, added attention such as single-story elements balconies, enhanced window treatments, massing voids, plane breaks, and other articulation may be used to provide heightened interest and variety for such styles.

All single-story homes should include building masses or design elements that are a “story-and-a-half” in scale to give appropriate mass to single-story homes. Consider adding design elements that help such as dormers clerestories, tower elements, etc.

4. Roof Forms.

Homes will have a variety of roof forms and orientations in order to create the greatest possible diversity. Variation in roof forms contributes to a more visually rich community. See Figure 6.1.



Front to Back Gable



Hip Roof



Gable with Shed Roof



Flat Roof



Side to Side Gable



Shed Roof

Figure 6.1 Roof Forms

6.0 Buildings & Architecture

5. Building Height Transitions

Building height transitions between mixed-use centers (Town Centers, Village Centers, and Commercial Centers) and Neighborhoods should be gradual. Where a mixed-use center is adjacent to a Neighborhood Place Type, a sensitive approach to height transitions should be used.

Maximum building story height difference between Town Center, Village Center, and Commercial Center buildings adjacent to Neighborhood Place Type buildings shall be two (2) stories.

Buildings on the perimeter of the Master Planned Area should never be greater than two stories higher than directly adjacent existing buildings.

6. Building Height Maximums

See Table 6.1 for list of building height maximums by Place Type.

- (1) Changes to the Building Height Standards require Planning Commission approval.

7. Doors, Porches and Entrances

Front entry doors should be made of high quality material and should be a significant element within the front facade of the home and designed to be consistent with the style of the home.

Front porches and covered terraces should be considered outdoor rooms and key elements for architectural composition. Significant front porches, entry courts, stoops and covered terraces are encouraged and should strive to achieve an appropriate size and grade relationship to the street.

8. Windows

Windows should be appropriately scaled to the massing and architectural style of the home. Windows should primarily be vertical

and rectangular in shape but all windows should be consistent with the homes architectural style. Energy efficient windows are strongly encouraged. Windows should be recessed when possible, and encourage natural light and ventilation.

9. Residential Building Materials

Exterior materials should utilize natural materials and a variety of complimentary colors and accents consistent with the architectural style of the home. Design, textures and materials should be visually interesting and cohesive.

Front Elevations should have 3 architectural features minimum.

Side Elevations must have 2 Architectural Elements.

Rear Elevation must have 2 Architectural Elements

Architectural Elements may include:

- Stone
- Stucco
- Brick
- Hardie board (Each configuration may be counted as an element)
- Shake Shingles
- Shutters
- Corbels
- Trellises
- Window trim (must be a contrasting color to walls)

Structural elements such as fireplace pop-outs, garages and vents are NOT considered architectural elements.

Aluminum and or vinyl siding is prohibited

Side elevations consisting of full stucco must have a minimum 18-inch return of all front elevation materials, but shall return back to the fence line at a minimum.

Street facing side elevations must have the same treatment as the front elevation and/or be fenced before occupancy. Materials must wrap back to the fence line at a minimum.

Exterior columns, braces and supports should be proportional to the massing elements they are associated with, and appear to be visually proportional with what they are supporting.

ARC may consider other architectural features upon request from the builder.

10. Building Colors

For all architectural styles, the exterior colors should be a coordinated palette of colors appropriate to the style. Overly bright and dramatic colors are prohibited, unless approved by the ARC for small accent areas, such as a front door application.

Building Height Maximums		
Place Type	Stories	
	General	West Bench Overlay
Town Center - Residential	10	5
Town Center - Mixed Use	10	5 over 2 Podium
Town Center - Non-Residential	10	10
Village Center	5	5
Commercial Center	5	5
Institutional	4	4
Neighborhood	3	3
Open Space	3	3

Table 6.1. Building Height Maximums - See Land Use Plan for West Bench Overlay area.

Note: All Building Heights shall be measured from Finished or Established Grades of the lot or development parcel.

6.0 Buildings & Architecture

11. Commercial and Mixed Use Architecture Guiding Principles.

- (1) Architectural Style and Visual Character. These guidelines do not prescribe any particular architectural style for the Commercial or Mixed Use Architecture. There is range of possibilities to creatively replicate or interpret traditional building forms with various architectural styles.

An inaccurate or thoughtless mix of elements is undesirable.

The architectural design of new commercial or mixed-use buildings in Olympia should be based on the best examples of the surrounding building fabric, character and architectural styles that are predominate in the region.

Architectural details are essential to create human scale;

Standard “cookie-cutter” or “repeat” designs from other locations are strongly discouraged;

Consistent rhythms of similar (not identical) details and architectural elements should be used to reinforce the framework and scale of the streets and aid in the creation of a strong Town Center or Village Center Core image;

New buildings should include basic façade elements, which include a transparent glazed lower storefront for commercial uses, a sign fascia over a projecting cornice and a solid upper façade punctuated typically by vertical windows.

- (2) Architectural Detailing. Architectural elements and details that appear artificial and inaccurate for particular architectural style are not recommended.
- (3) Architectural Materials. To avoid clutter one building material is encouraged as the primary cladding and a maximum of two other materials used as accents (i.e., stone used for foundations and entrance area, brick as main material and stucco for gables and dormers or entire upper floor);

If buildings of a period style are employed, colors selected should be compatible with the style and period.

Materials for commercial buildings should be carefully selected to provide visual interest in texture and color;

Large scale panels constructed with materials used in large commercial or industrial developments are to be avoided. Other large scale materials/glass paneling must be scaled down to human proportions and be compatible with traditional materials;

- (4) Fenestration. Windows and doors should seek to continue or establish a rhythm along the streets; Windows on upper floors should be vertical in proportion rather than horizontal; Rows of windows on upper floors should be used to clearly define each story; On new buildings, the placement and proportions of height to width of windows should complement those of the surrounding buildings.
- (5) Building Orientation. The following guidelines are based on a view that commercial development should have a high quality

storefront design and detailing, as well as integrated commercial signage.

Commercial buildings should allow clear and defined access from parking ;

All commercial and Mixed Use buildings within Olympia are to be visually focused to the streets. When directly fronting streets, buildings should maximize storefronts along the street/sidewalks with primary access from and to the front façade;



Figure 6.2 Commercial and Mixed Use Architecture

6.0 Buildings & Architecture

Corner buildings are visually prominent and all street elevations should be given equal design treatment and care;

Excessive blank walls demonstrating no specific architectural design on main commercial façades are to be avoided;

Main façades shall have sufficient amount of glazing to provide casual surveillance and to visually break up the building mass.

- (6) **Commercial Facade Design Treatment.** In order to strengthen the pedestrian environment and contribute to real placemaking in Olympia, it is essential to provide continuous interest, variety and commercial activity at the ground floor level. Storefront design will greatly enhance the visual character of commercial nodes.

At the street level, windows should be sufficiently large to expose goods within shops and encourage a retail presence;

Excessive glazed areas without wooden or metal frames/joints should be avoided. Storefront panes should be divided vertically to establish a rhythm along the street;

Glazing on commercial building storefronts should avoid use of reflective glass in order to allow better visual contact between the interior and exterior. Reflective glass on upper floor windows may be considered where there is architectural merit in using reflective or unusually deep color tints;

Storefront entries may be recessed for weather protection, visual interest and more window display;

Awnings or other architectural appurtenances should be encouraged to enhance the traditional streetscape, shelter pedestrians and provide additional visual interest; Simple awning patterns should be encouraged for buildings of a decorative style, while more decorative awnings are appropriate for simply styled buildings;

The Administrator may consider other architectural features upon request from the builder.

12. Sustainability.

- (1) **Water Conservation.** Buildings are encouraged to be designed and constructed to use water-saving strategies, such as:
 - (a) Water conserving appliances, toilets, plumbing and fixtures that possess a WaterSense label from the U.S. Environmental Protection Agency, and piping to facilitate future grey-water systems, etc.
- (2) **Energy Conservation.** Buildings are encouraged to be designed and constructed to use energy-saving strategies, such as:
 - (a) Energy efficient windows which exceed prescriptive requirements of the 2015 International Energy Conservation Code (IECC) should be used to reduce heat loss in the winter and heat gain in the summer.
 - (b) Energy efficient furnaces, air conditioners, water heaters, and dryers should be used. All dwelling units and buildings should, at minimum, be constructed with Ultra-low NOx water heaters that are Energy Star certified and furnaces that meet a 97% AFUE (Annual Fuel Utilization Efficiency) rating.
 - (c) Airtight and well-insulated building envelopes to reduce mechanical loads and facilitate cost savings from needing smaller mechanical/HVAC systems. The air tightness level and wall insulation should exceed the prescriptive requirements of the 2015 IECC (when the “building envelope” is air tight and well-insulated a smaller mechanical/HVAC system is required).
 - (d) Building materials that have a low embodied energy rating, such as locally produced materials, materials with a higher recycled content, and materials that require less energy to produce or manufacture.
- (3) Changes to the Sustainability standards in this section 6.12 may be made by the Administrator based on modern sustainability principles.



Figure 6.3 Commercial Architecture

7.0 Landscape

7.0 Landscape

7.1 General Requirements.

1. Intent.

Olympia will meet existing Herriman City Landscape Standards as well as all water efficiency standards related to landscape requirements unless otherwise specified within this chapter. Olympia landscape standards are designed to meet the following set of goals.

- (1) To provide for healthy, long-living street trees within all public right-of-ways to improve the appearance of streets and to create a buffer between pedestrian and vehicular travel lanes.
- (2) To increase the compatibility of adjacent uses and minimize the adverse impacts created by adjoining or neighboring uses.
- (3) To promote the prudent use of water and energy resources by achieving and maintaining sustainable, functional landscapes.
- (4) To shade large expanses of pavement and reduce the urban heat island effect.
- (5) Create beautiful landscapes and places for people to live, work and play.
- (6) Changes to the Landscape standards in this section 7 may be made by the Administrator based on modern landscape design principles.

2. Applicability.

All requirements listed in this section should enhance or address items not referenced within current City Code.

- (1) Temporary Uses. Landscape provisions do not apply to temporary uses, unless determined otherwise by the City.
- (2) Buffers. Landscape buffers are required according to the provisions in this section with the following exceptions.
 - (a) Shared Driveways. Buffers shall not be required along a property line where a curb cut or aisle is shared between two adjoining lots.
 - (b) Points of Access. Buffering is not required at driveways or other points of access to a lot.

3. Lawn Area.

Lawn area should be limited and confined to highly usable and/or prominent spaces that will maximize its use.

- (1) Residential Landscapes. Lawn areas in residential landscapes shall not exceed 2,000 sf or 35% of the total landscaped area, whichever is greater.
 - (a) Exemptions. Common spaces for multi-family residential buildings are exempt from lawn restrictions as they are provided for common use.
 - (b) Lawn areas should be at least eight feet wide in all directions.
- (2) Commercial, Industrial, and Institutional Landscapes. Outside of active recreation areas, lawn in commercial, industrial, and institutional landscapes shall not exceed 20% of the total landscape area.

- (2) Park Strips. Lawn should generally not be used in park strips or other narrow areas. If lawn areas are proposed in park strips, they must be a minimum of eight feet wide. Plants, mulch, drip irrigation, and hardscape should be used instead of lawn whenever possible.
- (3) Obstructions. Lawn areas should be free from obstructions such as trees, sign posts, and boulders.
 - (a) Exceptions. Where lawn is used in park strips over eight feet wide, obstructions such as street trees are allowed.
- (4) Slopes. Lawn should not be used on slopes greater than 25% (4:1 grade).
- (5) Turf grass alternatives. Turf grass alternatives are encouraged where appropriate, such as medians, parkstrips or other less-usable spaces where turf grass is not necessary. These include native grasses or other low-water grasses that create a natural look. See Figure 7.1 for turf grass alternative example.
- (6) Water Efficient Landscape Options. All homebuilders should offer at least one water-efficient landscaping option to prospective home buyers.
 - (a) Model homes. Model homes should be designed with water-efficient landscaping.

4. Planting Area.

- (1) At least 4 inches of Mulch, permeable to air and water, shall be used in Planting Beds to control weeds and improve the appearance of the landscaping.
- (2) Planting beds may include shrubs, ornamental grasses, ground cover, vines, annuals, or perennials.
- (3) At maturity, landscapes shall have enough plant material (perennials and shrubs/groundcover) to create at least 50% living plant cover at the ground plane, not including tree canopies.



Figure 7.1. Turf Grass Alternative Example.

7.0 Landscape

7.2 Installation of Landscape.

1. Intent.

All Landscape Installation should meet Herriman City Code requirements.

7.3 Street Trees & Streetscape Design.

1. Intent.

To line all streets with a consistent and appropriate planting of trees and to create an established tree canopy for environmental benefit and a sense of identity for all streets.

2. Applicability.

The requirements herein apply to all streets within Master Planned Communities.

3. Streetscape Design Submittal.

A consistent streetscape design should be submitted at the Site Plan or Subdivision Plat submittal for approval of all new streets within the development. At a minimum, the submittal should include the following: All Landscape Plans are to be stamped by a Professional Landscape Architect.

- (1) **Street Trees.** Trees meeting the minimum requirements of Section 7.3.4 Minimum Street Tree Requirements, shall be included in the streetscape design, with details related to tree pits, tree planting to meet the requirements of Herriman City Code.
- (2) **Street Furnishings.** Benches, seatwalls, planters, planter fences, trash receptacles, and bicycle racks at the least should be specified and quantities and locations listed for each street type.
- (3) **Landscape Design.** Ground plane vegetation should be designated for any landscape bed areas, planter areas, and tree wells.
- (4) **Lighting.** Pedestrian and vehicular lighting should be specified and locations and quantities noted. Street lighting shall comply with Public Works Standards.
- (5) **Identity Elements.** Any other elements designed to establish the identity of each Street, such as banners, pavement markers, artwork, or signage, should also be included in the streetscape design submittal.

4. Minimum Street Tree Requirements.

The following standards apply to the installation of street trees.

- (1) **Exception.** Street Trees are not required on Alley or Lane Streets (refer to Chapter 3 for Street Types).
- (2) **Clear Branch Height.** Minimum clear branch height is eight feet.
- (3) **Street Tree Type.** Medium and large shade trees are required to be installed as street trees as allowed per City Code list of permitted trees.
- (4) **Tree Wells.** In commercial or Mixed Use districts, where the sidewalk extends from the back of curb to the property line, tree wells or tree squares may be utilized.
 - (a) For tree wells adjacent to sidewalks five feet wide or less, open pit is not permitted.
 - (i) The opening must be covered with a tree grate or pervious pavement.
 - (ii) The opening in a tree grate for the trunk must be expandable.



Figure 7.2. Residential Street Tree Example.



Figure 7.3. Commercial Street Tree Example.

7.0 Landscape

7.4 Frontage Buffer.

1. Intent & Applicability.

- (1) Intent. To lessen the visual impact of vehicular parking areas visible from the street.
- (2) General Applicability. Applies to properties in all districts.
 - (a) Exceptions. Vehicular areas along alleys; Single and two family residences.
- (3) The frontage buffer may be used for storm water drainage with a maximum depth of one foot and no more than a 2 to 1 slope on the edges. Such areas shall be creatively landscaped with a combination of trees, shrubs, inert mulches, boulders, etc.

7.4 Frontage Buffer Requirements

1. Buffer Depth & Location ¹

Depth	5'	a
Location on the Site	Between street facing property line and parking area ²	b

2. Buffer Landscape Requirements

Uses & Materials	Uses and materials other than those indicated are prohibited in the buffer	
Shade Trees	Medium shade tree at every 30', large shade tree required at least every 40'; Locate on the street side of the fence;	c
Hedge	Required hedge on street side of fence covering 50% of parking lot.	d
Hedge Composition	Individual shrubs with a minimum width of 24", spaced no more than 36" on center, height maintained no more than 48".	
Existing Vegetation	May be credited toward buffer area	

Notes:

¹ This screening requirement does not prohibit the installation of or provision for openings necessary for allowable access drives and walkways connecting to the public sidewalk.

² In front, corner, and rear yards (on a through lot), when the parking area is located adjacent to any building on the lot, the buffer must be located so that it aligns with or is behind the face of the adjacent building back to the vehicular area. The area between the buffer and the property line must be landscaped.

Table 7.4. Frontage Buffer Requirements.

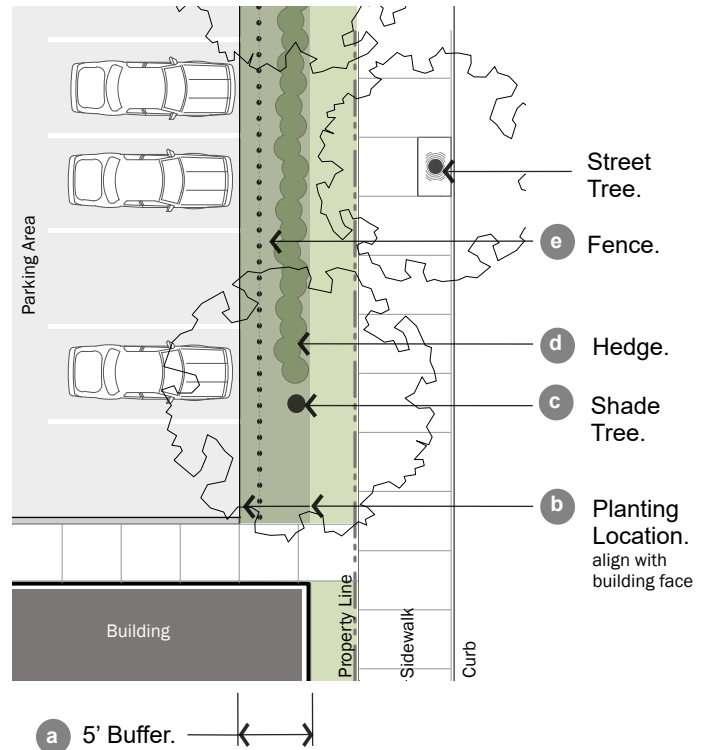


Figure 7.4 (1). Frontage Buffer Plan View

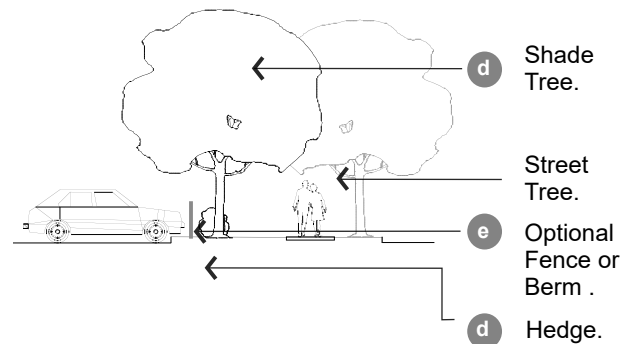


Figure 7.4 (2). Frontage Buffer Section.

7.0 Landscape

7.5 Side & Rear Buffer.

1. Intent & Applicability.

- (1) Intent. To minimize the impact that commercial uses may have on a residential neighborhood and to provide a transition between uses. The Administrator will determine which uses require buffers.
- (2) General Applicability. Applies to all commercial properties directly adjoining single-family residential properties.

7.5 Side & Rear Buffer Requirements

1. Buffer Depth & Location

Depth	10'	a
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Location on the Site	Locate buffers on more intensively zoned lot, along shared property line; Buffer is measured from side and rear property lines.
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2. Required Landscape Screen

Width	5' landscape screen in addition to any other buffer landscaping	b
-------	---	---

Location	Directly adjacent to the rear or side property line
----------	---

Hedge	Row of shrubs required along fence on the Residential side of the fence and between shade trees	c
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Hedge Composition	Row of individual shrubs with a minimum width of 24", spaced no more than 36" on center; Mature height in one year of 24"
-------------------	---

Hedge Frequency	Minimum of 15 shrubs per 100' of property line is required
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Shade Trees	Medium shade tree at every 30', large shade tree required at least every 40'; Locate on the street side of the fence;	d
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3. Buffer Landscape Requirements

Uses and Materials	Uses and materials other than those indicated are prohibited within the buffer
--------------------	--

Existing Vegetation	May be credited toward buffer area
---------------------	------------------------------------

4. Buffer Fence Requirements

Uses and Materials	A six foot fence is required by where buffer requirement is applicable. The fence shall be light proof and be constructed of materials that compliment the adjacent building. Chain link with slats are not allowed.	e
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Notes:

¹ The City may reduce width of buffer, width of landscape screen, or location of landscape screen based on existing landscaping and topography.

Table 7.5. Side & Rear Buffer Requirements.

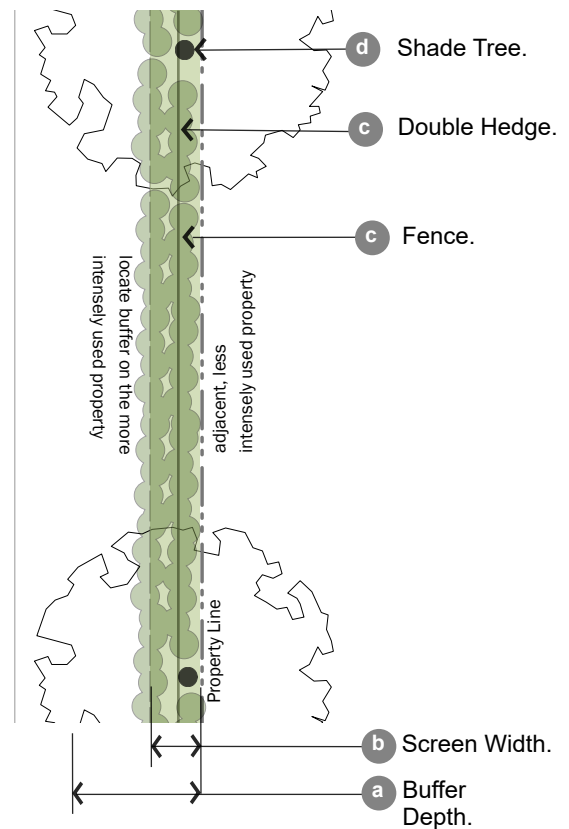


Figure 7.5 (1). Landscape Screen Plan View.



Figure 7.5 (2). Landscape Screen Section.

7.0 Landscape

7.6 Interior Parking Lot Landscape.

1. Intent & Applicability.

- (1) Intent. To provide shade, minimize paving & associated stormwater runoff, & improve the aesthetic look of parking lots.
- (2) General Applicability. All Parking lots within Olympia.
- (3) Other Internal Parking Lot Areas. Internal areas not dedicated to parking or drives should be landscaped with a minimum of one medium or large shade tree for the first 150 square feet and one medium or large shade tree for every 650' square feet thereafter.

7.6 Interior Parking Lot Landscape Requirements

1. Landscape Island Requirements

Required Island Locations² (CC, OS)	At Terminal ends ¹ of free standing rows or bays of parking; After every 25th parking space for rows of parking greater than 25 spaces in length. Landscape islands are not required specifically for stalls with covered parking, this only applies to uncovered parking areas.
Required Island Locations³ (TC, VC and N)	At Terminal ends ¹ of free standing rows or bays of parking; After every 12th parking space for rows of parking greater than 12 spaces in length. Landscape islands are not required specifically for stalls with covered parking, this only applies to uncovered parking areas.
Minimum Width	6'.
Required Trees and Storm Water	Minimum of 2 medium or 1 large shade tree per island. Islands may be designed to accommodate storm (as bio-swales) water run off where the drainage plan can be reasonably designed to accomplish that objective.

2. Landscape Median Requirements

Required Median Location	Maximum 2 bays of parking allowed before median or tree diamonds are required.
Minimum Width	6'.

Footnotes:

¹ Freestanding rows or bays of parking are those not abutting the parking lot perimeter or building face, and may have a single or double row of parking.

² There shall be no more than 25 continuous parking spaces in a row without a landscape island within CC and OS Land Uses.

³ There shall be no more than 12 continuous parking spaces in a row without a landscape island within TC, VC and N Land Uses.

Table 7.6 Interior Parking Lot Landscape Requirements.

7.7 Landscape Screening

1. Intent & Applicability.

- (1) Intent. To reduce the visibility of open storage, refuse areas, and utility appurtenances from public areas and adjacent properties.
- (2) General Applicability. All dumpsters, open storage, refuse areas, and utility appurtenances..

7.7 Screening of Open Storage, Refuse, and Utility Areas

1. Open Storage & Refuse Area Screening Requirements

Location on the Site	Not permitted in front or corner side yards, within 10 feet of property line and between building and street	
Opaque Screen Wall ¹	Required around 3 sides of the dumpster and trash bin area	a
Screen Wall Height	Height shall be the higher of the following: 1. 6' 2. Height of use to be screened plus one foot 3. Height as determined by city to accomplish objective of the screen	
Visible Openings	Openings visible from the public way or adjacent properties must be furnished with opaque gates	b
Landscape Requirement	If refuse area is located within larger paved area, such as a parking lot, landscape islands must be located on 3 sides of the area, with at least 1 medium or large shade tree in at least 1 of the landscape areas ²	c

2. Utility Appurtenance Screening Requirements

Large Private Mechanical Equipment ³	Shall be fenced with opaque wood or brick-faced masonry on all sides facing right-of-way
Small Private Mechanical Equipment ⁴	Shall have landscape screening and a shrub bed containing shrubs spaced no more than 36" on center

Notes:

¹ Vertical structured barrier at all times such as a fence or wall

² This tree, if located within 50' of a parking space, may be utilized to meet the minimum shade requirements

³ Large private mechanical equipment is equal to or greater than 4' in height

⁴ Small private mechanical equipment is smaller than 4' in height

Table 7.7. Screening of Open Storage, Refuse and Utility Areas.

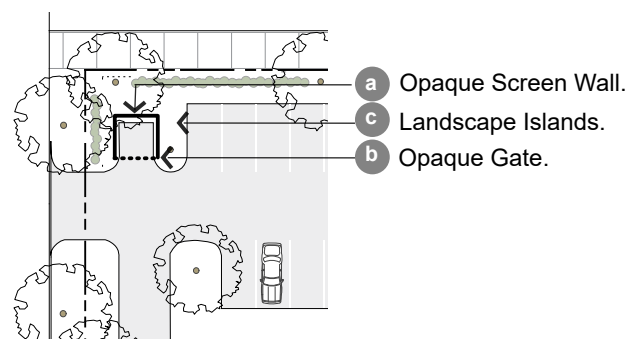


Figure 7.7. Screening of Open Storage & Refuse Areas.

8.0 Signage

8.0 Signage

1. Introduction

All signage proposed for Olympia must be compliant with Herriman City Sign Code and approved by the ARC with the exception of specific sign standards identified within this chapter.

Signs should be of high quality and complimentary to the character of the project, Commercial and Mixed-Use core areas. In general, and to promote human scale goals, the majority of signs allowed will be at or near the first floor.

All signage should be appropriate to the use it represents, with a diverse range of sign types to promote interest and vitality.

Signage should be simple and clean with thoughtful placement and application/attachment methods.

Sign design should be appropriate to the architectural style and scale of the use and should never detract from the architectural character or pedestrian experience within the project.

The Administrator may approve increases to the following allowed sign sizes by up to 25%.

1.0 Sign Types

1. Monument Signs

The following sign types may deviate from Herriman City Sign Code requirements as identified here.

- | | |
|------------------------------------|----------------|
| (1) Major Project Monument Sign | |
| (a) Maximum Height | 20 feet |
| (b) Maximum Copy | 80 square feet |
| (2) Minor Project Monument Sign | |
| (a) Maximum Height | 14 feet |
| (b) Maximum Copy | 60 square feet |
| (3) Major Commercial Monument Sign | |
| (a) Maximum Height | 20 feet |
| (b) Maximum Copy | 64 square feet |
| (4) Minor Commercial Monument Sign | |
| (a) Maximum Height | 16 feet |
| (b) Maximum Copy | 64 square feet |

2. General Requirements.

- (1) Materials used in the design of the monument base shall be compatible with the architecture of the building(s). Stone, wood, non-painted metals are thought to be the primary materials. Plastic and/or lexan are not permitted except to shield an internal light source where individual logos/lettering has been routed through a wood or metal fascia.
- (2) Monument signs may be double sided.
- (3) Monument signs shall not be situated near an intersection in such a manner so as to interfere with vehicular sight distance unless approved by the Administrator.
- (4) Monument Signs may be allowed within Public Road Rights of way if located within a round-about and proper site visibility is maintained.
- (5) All monument signs shall be located within a landscaped or plaza area. Landscaping shall be designed in a manner that minimizes the visual impact of the sign, without blocking the view of the sign from the specific area from which it is intended to be seen, or adversely affecting the safety of pedestrian and vehicular sight distance.

8.0 Signage

3. Design and construction standards

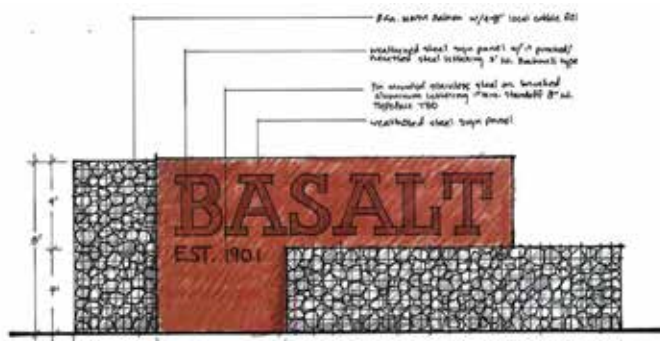
(1) Design details for the approved sign types listed above include the following (subject to Administrator review and compliance with the City Sign Ordinances):

- Primary materials for wall signs and projecting signs shall be wood, metal, concrete or stone; other materials may be considered with Administrator approval.
- Painted lettering is allowed.
- Pan channel lettering is allowed.
- Logos may be incorporated into signs.
- Plastic/plexiglass may be utilized for lettering only on wall and projecting signs, and may not be used as background surface.
- Light sources incorporated into signage should not be exposed or directly visible.
- Halo lighting may be utilized.
- Small spot lighting of sign surfaces and projecting signs may be considered.
- All signs utilizing raceways shall be eight (8) inches deep, unless otherwise approved by the Administrator.
- All bolts, fasteners and clips shall be painted to match existing building colors.
- It shall be the sign contractor's responsibility to secure the signage components in a method so as not to create a hazard to the public.
- All penetration of the fascia, wall or projecting sign attachments shall be made waterproof by using gaskets and sealant.
- No labels will be permitted on the exposed surface of a sign unless otherwise required by the City.
- White or black lettering only may be used on glass door surfaces.



Figures 8.1.(1), 8.2.(2) & 8.1.(3) Monument Sign Precedent Images.

8.0 Signage



Figures 8.1.(4 - 11) Monument Sign Precedent Images.

9.0 Appendix

9.1 Definitions.

- (1) **Agricultural Equipment and Supply** – The retail sale of equipment and supplies specific to agricultural uses.
- (2) **Alcohol & Liquor Sales** – The retail sale of beer, wine, or other alcoholic beverages for on- or off-premise consumption. It is unlawful for any person to engage in the sale of alcoholic beverages at retail within the City without first procuring a license therefor, as hereinafter provided. A separate license shall be required for each place of sale. All licenses shall comply with the provisions of the Alcoholic Beverage Control Act of Utah and the regulations of the Alcoholic Beverage Control Commission.
- (3) **Alternative Energy** – Technologies such as solar and wind power, and alternative vehicle power technologies. Includes distributed generation (e.g. rooftop solar panels, EV charging battery storage, etc.) and utility-scale (e.g. renewable procurement through the qualified entity).
- (4) **Animal Boarding** – “Animal boarding establishment” means any commercial establishment that takes in animals for the purpose of providing temporary shelter or care and charges a fee for such service.
- (5) **Apparel & Accessory Store** – Retail stores where clothing is sold, such as department stores, shoe stores, dress, hosiery, and millinery shops. Stores selling or accepting for sale clothing retail.
- (6) **Appliance & Electronic Sales & Service** – The retail sale and servicing of appliances and electronics.
- (7) **Arcade** – Any business catering to minors, containing four or more amusement devices.
- (8) **Architecture/Engineering/Design** – A firm/business with the purpose of providing architecture, engineering, or design services.
- (9) **Area** – The portion of land that is being evaluated; generally, the property or project phase being developed.
- (10) **Art & Educational Supplies** – The retail sale of art and educational supplies.
- (11) **Auto Fuel Station** – Any place where motor vehicle fuel is sold and dispensed as either a principal or incidental activity or where car washing services are sold. Where the sale and dispensing of vehicle fuel is the principal activity, accessory activities may include the retail sale of lubricants, tires, batteries, motor vehicle accessories, and supplies, including minor installation services or repairs customarily incidental thereto.
- (12) **Auto Repair** – General repair, rebuilding or reconditioning of engines, motor vehicles, or trailers, including bodywork, framework, welding, and major painting service.
- (13) **Auto Sales** – The retail sale of automobiles/vehicles.
- (14) **Automotive Supply (no service)** – A business that practices the retail sale of automotive supply but does not offer automobile sales and servicing.
- (15) **Bakery, Retail** – An establishment primarily engaged in the retail sale of baked products for consumption off-site. The products may be prepared either on or off-site. Such use may include incidental food service. A bakery shall be considered a general retail use.
- (16) **Bank or other Financial Service** – A financial institution that is open to the public and engaged in deposit banking, and that performs closely related functions such as making loans, investments, and fiduciary activities.
- (17) **Barber Shop, Beauty Salon, & Spa** – Any establishment or place of business within which the practice of barbering is engaged in or carried on by one or more barbers. Any establishment where cosmetology services are provided including hair care, nail care, and skincare on a regular basis for compensation. A place or building where active exercise and related activities are performed utilizing weight control or muscle building equipment or apparatus for the purpose of physical fitness. Also, a place or building that provides massage, exercise, and related activities with or without such equipment or apparatus.
- (18) **Bicycle Sales & Repair** – The retail sale and servicing of bicycles.
- (19) **Billiard Hall** – A primary commercial entertainment land use containing one or more pool or billiard tables, does not include the sales of alcohol.
- (20) **Block** – A contiguous group of properties bounded by multiple thoroughfares, rights-of-way, railroads, water bodies or other similar features. The block’s perimeter is formed by outer property lines of the properties within the block.
- (21) **Block Face** – The portion or side of a block that abuts a street.
- (22) **Block Length** – The length of one side of a block between two streets, or a combination of streets, alleyways or pedestrian corridors.
- (23) **Block Perimeter** – The block perimeter is defined as the length of all sides of a block added together.
- (24) **Book, Magazine, & Newspaper Store** – A retail establishment that, as its primary business, engages in the sale, rental, or other charge-for-use of books, magazines, newspapers, greeting cards, postcards, videotapes, computer software, or any other printed or electronically conveyed information or media, excluding any “adult bookstore,” “adult theater,” “theater,” or “studio theater”.
- (25) **Building Contractor (office only)** – A room or group of rooms used for conducting business affairs that does not use any exterior storage area.
- (26) **Building Massing** – The three-dimensional bulk of a building: height, width, and depth.
- (27) **Building Materials, Hardware, and Garden Supply** – Retail stores where items such as plumbing, heating, and electrical supplies, sporting goods, and paints are sold.

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- (28) **Bulb-Outs** – Infrastructure that provides additional pedestrian space at the corners of intersections and mid-block opportunities by extending sidewalks, curb, and gutter into the roadway.
- (29) **Cabinet Supply (display only)** – A retail establishment used to display and sell cabinets.
- (30) **Camera & Photo Supply Store** – A retail establishment used to sale cameras and photo supplies.
- (31) **Catering** – An establishment that serves and supplies food to be consumed off-premises.
- (32) **Charitable Institutions** – A chapter, branch, area, or office, or similar affiliate or any person soliciting contributions within the state of Utah for charitable organization that has its principal place of business outside the state of Utah. Charitable organization shall be such entities as defined below and by the Charitable Solicitation Act of the Utah Code. A charitable institution includes any person, joint venture, partnership, limited liability company, corporation, association, group, or other entity that is voluntarily performing a benevolent, educational, health-related, philanthropic, humane, patriotic, religious or eleemosynary activity; and/or is involved with social welfare or advocacy group, public health project, environmental or conservation activity, or civic organization or for the benefit of a public safety, law enforcement, or firefighter fraternal association, and established for any charitable purpose.
- (33) **City Impact Fee** – A fee that is imposed by local governments to pay for all or a portion of the costs of providing public services to a new or proposed developments costs.
- (34) **Computer Programming & Support** – The retail sale of computer programming and support services.
- (35) **Computer Software Sales & Leasing** – The retail sale and leasing of computer software.
- (36) **Context Sensitive Plan** – Development practices and standards that are sensitive to community specific values.
- (37) **Congregate Housing** – Any building which contains facilities for living, sleeping and sanitation and may include facilities for eating and cooking, for occupancy by other than a family. Congregate housing includes convents, monasteries, dormitories, boarding and rooming houses, hostels, fraternity and sorority houses.
- (38) **Convenience Store** – A small retail establishment, usually located within or associated with another use, that offers for sale convenience goods, such as prepackaged food items, tobacco, periodicals, and other household goods.
- (39) **Cul-de-sac** – A street ending in a vehicular turnaround whose roadway does not connect to other streets.
- (40) **Dark Skies** – A movement with the goal of reducing light pollution and the negative impacts associated with urban environments.
- (41) **Day Care, Adult or Child** – A facility that houses the temporary care of children and or adults.
- (42) **Dedicated Bicycle Lane** – Dedicated bicycle lanes are striped lanes on the outside of the outermost travel lanes that are designated for only bicycle use. This lane occurs on both sides of the street.
- (43) **Density** – Density is as established by Land Use Types and as shown on the Land Use plan and as referred to within Section 1. All proposed density must meet all development standards by Land Use such as setbacks, heights, access, etc.
- (44) **Department Store** – A business that practices the retail of a variety of unrelated merchandise and services.
- (45) **Designated Shared Lane** – A designated shared lane is a lane that is shared between vehicles and bicycles. This lane is typically wider than a standard vehicular lane, minimum 13 feet, in order to accommodate both types of users, and includes a painted bicycle marker combined with a double arrow (known as a “sharrow”). This improvement occurs on both directions.
- (46) **Detention Facility/Jail** – A facility that houses inmates and individuals who have been accused of or guilty of crimes.
- (47) **Drug Store/Pharmacy** – An establishment engaged in the retail sale of prescription drugs, nonprescription medicines, cosmetics, and related supplies.
- (48) **Dry Cleaning & Laundry** – An establishment that practices dry cleaning and laundry practices and services.
- (49) **Educational Services (tutor & testing)** – A business that offers education services such as tutoring and test preparation.
- (50) **Electrical Supplies** – An establishment that practices the retail sale of electrical supplies.
- (51) **Emergency Care Clinic** – A clinic that offers emergency care to individuals.
- (52) **Employment Agency** – An agency that offers the service of helping people find and procuring employment.
- (53) **Energy Efficiency** – Reducing wasteful energy practices and encouraging more sustainable practices.
- (54) **Exterminating & Disinfecting Service** – A business that offers exterminating and disinfecting services.
- (55) **Fabric & Craft Store** – Any business establishment that produces on the premise’s articles for sale of artistic quality or effect or handmade workmanship. Examples include candle making, glass blowing, weaving, pottery making, woodworking, sculpting, painting, and other associated activities.
- (56) **Facade Divisions (Vertical)** – Buildings are encouraged to use vertically oriented expression lines or forms to divide the facade into smaller increments. Elements may include a column, pilaster, or other continuous vertical ornamentation a minimum of one and a half-inch depth.

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- (57) **Facade Divisions (Horizontal)** – Buildings are encouraged to use horizontally oriented expression lines or forms to divide portions of the facade into horizontal divisions. Elements may include a cornice, belt course, molding, string courses, or other continuous horizontal ornamentation a minimum of one and a half-inch depth.
- (58) **Facility for Persons w/Disability (Residential)** – Residential facility for persons with a disability
- (59) **Fence** – An enclosure or barrier, such as wooden posts, wire, iron, etc., used as a boundary, means of protection, privacy screening or confinement, but not including hedges, shrubs, trees, or other natural growth.
- (60) **Financial & Insurance** – A business that provides financial and insurance benefits and services.
- (61) **Finished Grade (or Established Grade)** – The Grade of the land surface modified by cutting or filling existing grade and relative to the surrounding roadways, open spaces or other developed areas from which building heights are measured.
- (62) **Fitness, Dance Studio, & Gym** – A facility that offers health and fitness-related activities.
- (63) **Florist** – Retail business whose principal activity is the selling of plants which are not grown on the site and conducting business within an enclosed building.
- (64) **Framing** – A business that offers framing construction.
- (65) **Frontage (Building)** – That facade of the building that abuts the required front yard as stipulated in this zoning code.
- (66) **Funeral Home** – An establishment that provides the service of preparing the deceased for cremation or burial.
- (67) **Furnishing Zone** – A hardscape area that extends from the sidewalk to the back of curb, in which street trees, street furniture, lighting, and signage may be located. Typically used adjacent to commercial or office buildings.
- (68) **Gift, Novelty, & Souvenir Shop** – Retail stores where items such as art, antiques, jewelry books, and notions are sold.
- (69) **Government Offices** – A place that houses governmental practices that serve public needs.
- (70) **Grocery Store** – Stores where most of the floor area is devoted to the sale of food products for home preparation and consumption, which typically also offer other home care and personal care products, and which are substantially larger and carry a broader range of merchandise than convenience stores.
- (71) **Ground Story (Building)** – The story or floor in a building that is same level as the main entrance or outside ground elevation.
- (72) **Gun Shop** – A business practicing the retail sale of guns and related goods.
- (73) **Heating, Air Conditioning & Plumbing** – A business that offers services associated with heating, air conditioning, and plumbing.
- (74) **Holiday Sales** – Temporary sales no greater than thirty days.
- (75) **Home Furnishings & Accessories Sales** – The retail sale of home furnishing and accessories.
- (76) **Home Furniture & Equipment Repair** – An establishment that offers repair services on home furniture and equipment.
- (77) **Home Occupation** – An occupational use that is clearly subordinate to the principal use as a residence and does not require any alteration to the exterior of a building
- (78) **Intergovernmental Agreements** – A contractual or other formal agreement between two or more political jurisdictions that results in a cooperative action or activity.
- (79) **Irrigation (Landscaping)** – A permanent, artificial watering system designed to transport and distribute water to plants.
- (80) **Jewelry Sales & Repair** – Shops that sell new merchandise primarily and some used merchandise from estate sales or reconstitute precious metals they purchase into jewelry forms that are sold at retail on the premises.
- (81) **Landscape Buffer** – A landscaped area, often serving as a buffer between different uses.
- (82) **Landscape Zone** – A landscape area between the back of curb or edge of pavement to the sidewalk in which street trees, swales, lighting, and signage may be located. Typically used adjacent to residential buildings.
- (83) **Large Format Grocery Store** – A establishment with large physical characteristics that offers the retail sale of groceries and associated items.
- (84) **Large Format Retail** – A establishment with large physical characteristics that offers the retail sale of a variety of goods.
- (85) **Legal Services** – The business of providing legal services such as advice and representation to individuals and the public.
- (86) **Locksmith** – An individual or business that provides the retail sale and or services associated with keys and locks.
- (87) **Luggage & Leather Goods** – A business that conducts retail sales and supply of luggage and leather goods.
- (88) **Machine Sales and Rental** – A business that practices the retail sale and rental of machines.
- (89) **Mailing Services** – A commercial business which conducts the retail sale of stationery products, provides packaging and mail services (both U.S. Postal and private service), and provides mailboxes for lease.
- (90) **Management Services** – A business that provides services associated with business and management.
- (91) **Manufacturing** – The making of articles or products using manual labor or machinery, tools and biological or chemical processing or formulation; industrial production.

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- (92) **Master Development Agreement (MDA)** – An agreement between a developer and the political governing body.
- (93) **Medical & Dental with Laboratory** – A facility with a laboratory that practices the healing arts, examination, and treatment of patients seeking medical and or dental services.
- (94) **Medical Supply Store & Rental** – An establishment that offers the retail sale and rental of medical supplies.
- (95) **Merchandise Vending Machine Operators** – One who provides service to vending machines that sell merchandise.
- (96) **Microbrewery** – An establishment that practices the craft of brewing beer and retail sales on a smaller scale in comparison to large commercial breweries.
- (97) **Miniature Golf Course** – A novelty version of golf played with a putter and a golf ball on a miniature course, typically with artificial playing surfaces, and including obstacles such as bridges and tunnels.
- (98) **Mixed Use Development** – Zoning which provides a variety of uses (limited commercial, office and residential), as an appropriate transition between high-traffic arterial streets and nearby residential uses. Ensures compatibility of new development and residential conversions with existing and future residential development.
- (99) **Motorcycle & Motor Scooter Sales** – The retail sale of motorcycles and motor scooters.
- (100) **Music Store** – An establishment that practices the retail sale of music and associated goods.
- (101) **Musical Instrument Repair & Sales** – An establishment that practices repair services and the retail sale of musical instruments, related equipment, and accessories.
- (102) **Network Density** – Network density is the number of nodes per given unit of area, such as nodes per square mile. Network density is established by a maximum block length as well as maximum spacing of pedestrian paths and streets connecting outside the project to existing or future developments.
- (103) **Node** – An intersection or dead end (a cul-de-sac is considered a dead end).
- (104) **Office Supply** – An establishment that practices the retail sale of office related supplies and goods.
- (105) **Open Space** – A use of land for active or passive, public or private, outdoor space, including such uses as parks, plazas, greens, playgrounds, or community gardens. This land is preserved for the purpose of conservation, preservation, agriculture, resource enhancement, recreation, enhancing value to the public of adjacent parks or preserves, or otherwise providing a buffer to adjacent properties.
- (106) **Optical Goods** – A business with the purpose of providing goods and services related to optical goods.
- (107) **Outdoor Gun Range** – An outdoor area dedicated to practices associated with gun handling, firing, and practice.
- (108) **Outdoor Sales Lot** – An outdoor area dedicated to the sale of goods.
- (109) **Outdoor Storage (of Goods)** – Permanent outdoor storage of goods not typically housed or sold indoors, such as large-scale materials and building and landscape supplies.
- (110) **Paint & Wallpaper** – An establishment that practices the supply and retail sale of paint and wallpaper.
- (111) **Park** – A Park is a non-commercial, public or private facility or open space. Parks include programming and facilities that support active and passive recreation. Commercial uses are allowed inside parks with the approval of City Staff.
- (112) **Party Supply Shop** – A business that practices the retail sale of party supplies and associated goods.
- (113) **Pedestrian Pathway** – A hard-surfaced, ADA-compliant path reserved for pedestrian or other non-motorized use. May be privately owned but must be publicly accessible to meet pedestrian pathway connectivity requirements.
- (114) **Pet & Pet Supply** – A business that practices the sale of certain animals (pets), and pet supplies.
- (115) **Pet Grooming** – Any place or establishment, public or private, where animals are bathed, clipped, or combed for the purpose of enhancing their aesthetic value or health and for which a fee is charged.
- (116) **Photocopying & Printing** – An entity associated with the sale and service of photocopying and printing.
- (117) **Photography Studio & Supplies** – A business that offers an area for photography services and the retail sale of photography-related supplies.
- (118) **Physical Therapy/Physical Rehabilitation** – A business that provides services associated with physical therapy and physical rehabilitation.
- (119) **Power Station** – An area dedicated to the creation of power utility.
- (120) **Public Relations & Advertising** – A business that provides services associated with public relations and advertising.
- (121) **Radio & TV Studio** – An area dedicated to radio and television production.
- (122) **Recreation, Commercial Indoor** – Recreational facilities operated as a business and open to the general public for a fee, such as golf driving ranges and baseball batting ranges.

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- (123) **Recreational Vehicle Park** - a place where people with recreational vehicles can stay overnight, or longer (Maximum 14 days), in allotted spaces known as “sites” or “campsites”. The park may also provide facilities for tent camping.
- (124) **Relative Connectivity** – The relative level of connectivity means that intersections that provide a certain amount of connections among streets. For example, a 4-way intersection provides more connectivity than a 3-way intersection, and both provide more connectivity than a cul-de-sac, or other dead end, which provides no connectivity. Relative connectivity is measured primarily by the connectivity index, which is the ratio of street segments (“links”) to intersections and dead ends (“nodes”) in an area.
- (125) **Repair of Small Goods & Electronics** – A business that provides the service associated with the repair of small goods and electronics.
- (126) **Restaurants** (refer to state law for alcoholic beverage requests) – Any facility where food is prepared for immediate consumption, including but not limited to coffee shops, cafeterias, restaurants, luncheonettes, soda fountains, fast-food services or outlets and all other similar facilities. Does not include any retail establishment whose primary business function is the sale of fuel or food items for off-premise, but not immediate, consumption.
- (127) **Restricted Common Area** - those portions of the Common Area adjacent to residential or commercial units which, subject to the rights of the HOA and Declarant, are reserved for the exclusive use of the Owners of those particular Units.
- (128) **Right of Way** – A strip of land reserved for transportation, infrastructure and/or public use between the perimeter property lines of adjacent blocks.
- (129) **Roof Garden** – Green space or gardens on the roof of buildings.
- (130) **Setback (Building)** – Used to enhance the pedestrian environment on the street by placing buildings at an appropriate distance from the sidewalk. Setbacks will vary by street type and adjacent land-use.
- (131) **Sexually Oriented Business** – Adult businesses, nude entertainment business, seminude dancing bars, outcall services, and nude and seminude dancing agencies as defined by the City.
- (132) **Shared Lane** – A shared lane refers to a street that does not have bicycle lanes or a designated shared lane, but the speed and configuration of the street is such that bicycles could comfortably share lanes with traffic.
- (133) **Shoe Repair** – An individual or business that provides the service of repairing shoes.
- (134) **Shooting & Archery Ranges (indoor only)** – An indoor area to practices associated with gun and archery handling, firing, and practice.
- (135) **Short Term (Residential)** – Any dwelling or portion thereof that is available for uses or is used for accommodations or lodging of guests, paying a fee, or other compensation for a period of less than thirty consecutive days.
- (136) **Specialty Food Market (Butcher, Candy, Fish Market, Produce, etc.)** – A business associated with the retail sale of specific foods.
- (137) **Sporting Goods Sales & Rental** – A business that practices the retail sale and rental of sporting and outdoor goods.
- (138) **Stationery & Paper Store** – An establishment that practices the retail sale of stationery, paper, and related supplies.
- (139) **Storm Water** – Means stormwater runoff, snow melt runoff, surface runoff, street wash waters related to street cleaning or maintenance, infiltration, and drainage.
- (140) **Story (Building)** – the space in a building between two adjacent floor levels or between a floor and the roof. Roof top access structures, trellises, decks or other roof top amenities do not count as a story for allowed height determination.
- (141) **Stream Buffer** – A vegetated area that separates and protects a stream from other land uses.
- (142) **Street** – A public thoroughfare including roads, highways, drives, lanes, avenues, places, boulevards or any other thoroughfare dedicated for public use that affords primary access to abutting properties.
- (143) **Street Connectivity** – How well streets connect and handle differing transportation densities.
- (144) **Street Network** – System of interconnected streets that forms the framework for community development and transportation.
- (145) **Stub Street** – A street that runs from an intersection to connect to a future adjacent development.
- (146) **Surface (Impervious)** – Any hard-surfaced, man-made area that does not readily absorb or retain water, including but not limited to building roofs, parking and driveway areas, graveled areas, sidewalks, and paved recreation areas.
- (147) **Surface (Semi-impervious)** – Land surface that partially allows penetration of water.
- (148) **Tailor & Seamstress** – An individual or business that practices the service of tailoring.
- (149) **Tanning Salon** – An establishment dedicated to providing services and retail sales of items associated with artificial tanning.
- (150) **Theater** – A structure used for dramatic, operatic, motion pictures, or other performance, for admission to which entrance money is received and no audience participation or meal service allowed.
- (151) **Toy Shop** – An establishment dedicated to the retail sale of toys and related items.

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- (152) **Traffic Impact Study (TIS)** – A tool used to reduce and plan for traffic impacts created by new development. A study (or studies) conducted to quantify traffic and needed roadway improvements.
- (153) **Training Center** – An establishment with space for the conduction of training services.
- (154) **Transit** – The conveyance of persons or goods from one place to another by means of a local, public transportation system.
- (155) **Travel Agency & Tour Operator** – A business that offers services associated with travel.
- (156) **Typology (Building)** – Dictate form, glazing/transparency, and other features of a building.
- (157) **Underground Utility Station** – A station related to a utility that is placed beneath the surface grade or underground.
- (158) **Utility and Infrastructure** – An area that is primarily utilized for the City's infrastructure needs. Utility and infrastructure include such uses as electric or gas services, sewage treatment, water treatment and storage, and energy conversion systems.
- (159) **Vertical Mixed-Use Storage** – Vertical land use with mixed commercial uses on the ground street facing floor with storage options above and behind said uses.
- (160) **Veterinarian** – An establishment for the care and treatment of the diseases and injuries of animals and where animals may be boarded during their convalescence.
- (161) **Video/Games Sales & Rental** – A business that practices the retail sale or rental of videos and or games.
- (162) **Warehouse** – Facilities characterized by extensive warehousing, frequent heavy trucking activity, open storage of material, or nuisances such as dust, noise, and odors, but not involved in manufacturing or production.
- (163) **West Bench Overlay** - Land Use area within the western third of the project where the Town Center land uses have additional density and height restrictions, See the Land Use Plan legend.