

1 Minutes of the Centerville City Council special meeting held Wednesday, January 2, 2019 at
2 5:30 p.m. at Centerville City Hall, 250 North Main Street, Centerville, Utah.

3
4 **MEMBERS PRESENT**

5
6 Mayor Clark Wilkinson

7
8 Council Members Tamilyn Fillmore
9 William Ince
10 Stephanie Ivie
11 George McEwan
12 Robyn Mecham

13
14 **STAFF PRESENT**

15 Steve Thacker, City Manager
16 Lisa Romney, City Attorney
17 Jacob Smith, Management Services Director
18 Cory Snyder, Community Development Director
19 Bruce Cox, Parks and Recreation Director
20 Paul Child, Centerville Police Chief
21 Katie Rust, Recording Secretary

22 **VISITORS**

23 Stuart Adams, Utah State Senate
24 Todd Weiler, Utah State Senate
25 Tim Hawkes, Utah State House of Representatives
26 Interested Citizens

27 **DISCUSSION WITH LEGISLATORS**

28
29 **Sales Tax**

30
31 Senator Adams stated that, generally speaking, the percent of income citizens pay in
32 sales tax has been decreasing, in part due to society moving away from purchasing as many
33 large items (e.g. a motor bike), and toward buying experiences that often do not generate sales
34 tax revenue for the State. He said there would be winners and losers among cities if the sales
35 tax base were broadened. Senator Adams commented that this is not an easy issue politically,
36 and he applauds the Governor for including the issue this Legislative Session. He stated that
37 Legislators are sensitive to municipal concerns, and added that it will be important for
38 municipalities to be at the table to represent their views and concerns.

39
40 **Transportation Funding**

41
42 Many local officials in Davis County are encouraging the County Commissioners to
43 impose the 3rd quarter cent local option sales tax that is still available under State law for
44 transportation funding. Aside from the question of whether to impose the 3rd quarter cent sales
45 tax is the issue of whether State law should be amended to allow that money to be used for
46 road maintenance in addition to the current eligible uses. Senator Adams expressed the
47 personal opinion that the State will not be able to keep up with the transportation needs of a
48 growing population with current plans and funding. He said he would like to see a more detailed
49 unified plan for what is going to happen to solve some of the problems. He commented that
50 more will need to be done to solve transportation problems for the State to continue with strong
51 economic development. He suggested that transportation sales tax revenue should be shared

1 per capita rather than by county. When asked about a Salt Lake County inland port, Senator
2 Weiler expressed confidence in the area's capacity to absorb transportation impacts. Senator
3 Adams pointed out that companies coming to Salt Lake to be near the inland port will bring
4 more jobs to Utah.

5
6 Affordable Housing
7

8 Councilwoman Mecham expressed frustration with State affordable housing
9 requirements. Representative Hawkes agreed that certain housing prices cannot be
10 guaranteed, but a mix of housing types can be expected – something he said Centerville has
11 done fairly well. Senator Adams said it is important to be sensitive to quality of life concerns,
12 but also important to continue to grow the economy. Councilwoman Mecham said she is
13 concerned with the ability to handle the impacts of the many companies that will come with the
14 inland port. Councilman McEwan stated that an important question is how much property
15 owners are willing to pay in property tax to maintain the desired quality of life – to keep
16 Centerville's identity as a single-family residential community. Senator Adams commented that
17 land-use planning is difficult. He expressed a desire for the State to partner with municipalities
18 to put together statutes to accomplish a vision. He said he would prefer to incentivize
19 participation rather than penalize.

20
21 Accessory Dwelling Units
22

23 Councilwoman Mecham explained that the City Council backed off of putting an
24 Accessory Dwelling Unit (ADU) ordinance in place because of the requirement to follow State-
25 adopted building codes, and the financial burden that requirement would place on homeowners
26 wanting to use part of their homes for an ADU. Representative Hawkes said there has been
27 some discussion of changing some of the requirements. Councilwoman Fillmore pointed out
28 that the current requirements are interpreted differently by each city, and suggested that a more
29 clear State statute is needed. She said she knows the ULCT is working on language, and she
30 would love to see the issue addressed this Legislative Session.

31
32 The Legislators were excused at 7:10 p.m.
33

34 MINUTES REVIEW AND ACCEPTANCE
35

36 The minutes of the December 18, 2018 City Council meeting and work session were
37 reviewed. Councilman Ince made a **motion** to accept both sets of minutes. Councilwoman
38 Mecham seconded the motion, which passed by unanimous vote (5-0).
39

40 REQUEST FOR USE OF CITY HALL FOR FREE TAX RETURN PREPARATION
41 ASSISTANCE
42

43 DeVon Steiner of AARP has requested the use of City Hall on Wednesday afternoons
44 for several volunteers to help others with preparation of tax returns before the 2019 filing
45 deadline in April. This includes a request for waiver of the normal building rental fees.
46 Councilman McEwan said he is willing to approve a fee waiver, but would not want the City to
47 take on the responsibility or liability of providing a secure internet connection. Councilman Ince
48 explained they should be able to provide a secure system for themselves. Councilman Ince
49 made a **motion** to approve a City Hall rental fee waiver for the AARP tax group, on the
50 condition they provide their own internet protection. Councilman McEwan seconded the motion,
51 which passed by unanimous vote (5-0).

PROPOSED RENOVATION FOR CITY HALL

Jake Smith, Management Services Director, explained proposed changes to City Hall to improve employee security in the business office area. Councilman McEwan commented that not many government offices are glassed off, and asked why staff is suggesting the change is needed. He said he does not want to make a decision based on fear; he wants to make a decision based on reasonableness of accommodation. Police Chief Child said staff is trying to strike a balance between being open and community oriented and protecting employees and sensitive information in the business office. He said he has been concerned for years about the existing setup of the business office entrance due to the fact that anyone could walk back to any of the offices. He suggested that, even if glass is not installed, there at least needs to be some type of barrier to prevent individuals from walking back to the offices unencumbered. Chief Child recommended at minimum moving the counter in the front office forward to the existing pole/beam, and making the door/gate that blocks entry to the back offices tall enough to be difficult to go over, but still meet ADA requirements.

Councilman Ince said he has been in many offices with the type of security proposed, and he has a hard time thinking things have progressed to a level that the City business office needs that type of security. Councilman McEwan stated that when the government armors itself against its citizenry for the perception of protection, a lot of negativity is caused. Councilman McEwan asked why City employees feel they are under threat, and said he is concerned about the message the proposed precautions would send. Councilman McEwan stated that if something goes wrong it is tragic, but there are parts of the government interface that cannot be secured.

Mayor Wilkinson said he attended a seminar at the ULCT Conference regarding remodeling to make municipal offices more community friendly. Councilwoman Fillmore said she would be in favor of getting an expert opinion on how to remodel the business office to both increase security and reach out to the community. Mayor Wilkinson suggested a balance could be found between providing more office space, improving security, and being more community friendly. Chief Child agreed that there is a need for additional office space for the employees. Councilman Ince said he believes there should be an electronic lock on access to the business offices. Councilwoman Ivie commented there are also security concerns at the Whitaker Museum.

UPDATE REGARDING COMPENSATION STUDY AND CITY MANAGER RECRUITMENT

Mr. Thacker reported that 15 applications have been received for the City Manager position. The position is posted as open through January 11. Mr. Thacker asked if the Council would like to extend that deadline. Mayor Wilkinson said he believes at least 10 more applications will be received in the next nine days. Councilman Ince said he would like to have at least 25 candidates to consider. A majority of the Council agreed with authorizing the Mayor to decide whether to extend the application deadline.

City Manager Thacker recommended postponing the work session regarding the compensation study currently scheduled for January 8th. The Council agreed to reschedule the work session to January 22nd at 6:00 p.m.

POTENTIAL CHANGES TO SOUTH MAIN STREET OVERLAY ZONE REGULATIONS

Cory Snyder, Community Development Director, provided a packet that summarizes components of the South Main Street Corridor (SMSC) regulations and development standards (attached). He pointed out that changes made over time by the Council have marginalized components of the SMSC Overlay. Problems with the Overlay cannot be fixed without looking at how the changes will affect the General Plan. The General Plan sets the tone for development 20-30 years in the future. Mr. Snyder described the original intended personalities of the different zones in the SMSC. The public space plan was intended to begin reflecting the different personalities with some unifying elements. Councilwoman Fillmore commented that if the Council is not committed to the 30-year vision of the General Plan, the vision should be replaced with something to which the Council and community can commit. Mr. Snyder stated that a short-term view of the plan compromises the long-term value. He explained that form-based code can be adapted to fit a variety of visions.

Councilwoman Fillmore pointed out that many of the lots along the SMSC are small and shallow, which can limit what is possible. She suggested that one of the greatest barriers to redevelopment is how difficult it is to coordinate buying more than one parcel at a time. Councilwoman Mecham said she is more comfortable with the existing codes now that the maximum density has been changed.

Mr. Snyder expressed the opinion that the community response against previously proposed development of the Obrien property was a big move against the SMSC plan. He stated that in the last four years Centerville has established a reputation of not being flexible with rezoning, densities, and housing. That reputation would have to be overcome to maintain the existing SMSC plan with a lean toward residential. Councilman Ince said he does not think the existing General Plan statement, "the overall vision of the South Main Street Corridor plan is to return Main Street to center-stage as the civic, cultural, and community heart of Centerville City", is a valid statement on which to base the Main Street plan. Mr. Snyder commented that Centerville has historically been a city in-between – it has never really had a downtown.

Councilman McEwan stated that, rather than try to regionally compete with retail or commercial, perhaps Centerville could have more of a residential identity. Councilman Ince said he believes that once commercial is started in an area, it will not completely reverse. He said he has a hard time believing that pockets of commercial within the SMSC will become residential. Councilman McEwan pointed out that the Council recently approved residential redevelopment in the middle of the Pages Lane Commercial Area, and said he thinks it will be 10 years or less before some of the remaining commercial in that Area changes to residential. He suggested the success of residential on Main Street would depend on the direction the homes face. Councilman Ince agreed, but said he has heard citizens ask that the Council not approve residential properties with backyards and fences lining Main Street.

Councilwoman Mecham said she wonders if the City would be hurting some of the property/business owners who have made Main Street what it is by approving and bringing in incompatible uses. She said she thinks the SMSC should have commercial that is compatible with neighboring residential, and the Council should be careful approving additional uses. Councilwoman Fillmore emphasized the need to decide a direction and put a plan in place so the property owners know what they can do. Councilwoman Ivie commented that a majority of the Council agrees with Councilman Ince that the General Plan statement is not accurate.

1 Councilman Ince asked if there is anything the City could do to incentivize residential on
2 Main Street. Lisa Romney, City Attorney, responded that she does not think residential needs
3 to be incentivized because the market need is already there. Councilman Ince pointed out that
4 the Council has single-family residential in mind, not multi-family residential. Mr. Snyder
5 commented that a single-family look can be achieved with six-units per acre with the right
6 design requirements. The Council and staff discussed different housing types, as well as the
7 need to consider uses in general rather than the individual applicants in any situation. Mr.
8 Snyder stated if the Council chooses a tone for Main Street, there needs to be a commitment to
9 follow through with that tone.

10
11 Mr. Snyder said staff will put together a recommended plan of action to present to the
12 Council. Councilwoman Fillmore suggested making it clear that the density is fixed and is not
13 going to change. The Council discussed a desire to be substantially done with the issue by
14 June, 2019.

15
16 **ADJOURNMENT**

17
18 At 10:26 p.m., Councilwoman Fillmore made a **motion** to adjourn the meeting.
19 Councilwoman Mecham seconded the motion, which passed by unanimous vote (5-0).

20
21
22
23 Mackenzie Wood
24 Mackenzie Wood, City Recorder

25
26
27 1/15/2019
28 Date Approved

29
30
31
32 Katie Rust
Katie Rust, Recording Secretary



12.48.140 Corridor Regulating Plan

* The SMSC Overlay Zone Regulating Plan consists of the Subdistrict Map, the Building Form and Site Layout Envelope Standards, and the Public Space Standards. The map of the SMSC Overlay Zone designates the boundary extents of the six Subdistricts within the SMSC Overlay Zone, where each Subdistrict has associated building form and site envelope standard(s) and its related public space elements, is set forth in CZC 12.48.300.

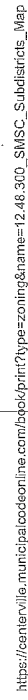
The regulating plan is the key to show the locations of the different building sites and how they relate to the SMSC Overlay Zone in which they are located and its relation to other lots and subdistricts along the corridor.

The map may be amended from time to time pursuant to and in conjunction with any application for an amendment to the Zoning Map regarding the SMSC Overlay Zone location. The Building Form and Site Envelope and Public Space Standards may be amended from time to time pursuant to an application for a Zoning Code amendment.

HISTORY

Adopted by Ord. 2016-20 on 7/15/2016

SMSC OVERLAY DISTRICT
Sub-District Illustration Map 12-48-1



12.48.150 Building Form And Site Envelope Standards

1. The following regulations and standards establish the parameters that guide the form of building within the SMSC Overlay Zone, including the site envelope for building placement. They direct and control the building envelope and site in regard to configuration, orientation, function, and features that define and shape the public realm. The technique of the standards is to use private buildings to define and shape the public space in a manner that makes it attractive. The standards are designed to use a minimum level of control to meet this goal.
2. The Regulating Plan identifies six specific Subdistricts within the overall SMSC Overlay Zone. Within these Subdistricts, seven unique lot types have been identified and development regulations established for each unique type. Unique lot types within the SMSC Overlay Zone are as follows:
 1. Corner Gateway Lot
 2. Civic/Cultural Lot
 3. City Center Main Street Lot
 4. Traditional Main Street Lot
 5. Traditional House Lot
 6. TND/Mixed-Use Lot
 7. Brownstone/Live-Work Lot
3. Unique lot types may occur in more than one of the six SMSC Overlay Zone Subdistricts, and the building envelope standards for each lot type shall apply to all such lots within the SMSC Overlay Zone. The various lot types and related development standards allowed for each of the Subdistricts are defined in the Lot Type Illustrations set forth in CZC 12.48.350. The development specifications for the various lot types include provisions for Height, Siting, and other Elements. Additionally, "Character Examples" are provided to depict simply context of the style and not the actual design height, or exterior materials of buildings. The development specifications for each lot type are designed to address the following:
 1. Height:
 1. The height of the principal building is measured in stories, with the maximum height indicated in feet.
 2. The maximum height is measured from the Main Street grade (i.e. top back of curb) to the top of the roof.
 3. Street wall or landscaping heights are relative to the adjacent sidewalk, or the ground elevation when not fronting a sidewalk.
 2. Siting:
 1. Buildings shall only occupy the specified area of the lot, as indicated on the site plans and in relation to the required building range and setbacks.
 2. The street frontage for corner lots shall apply to that portion of the building facing Main Street only.
 3. Elements:
 1. The primary or main wall portion of the building's street façade that is required to be built to the Required Building Range (RBR) shall be composed as a simple plane, with interruptions only by windows, stoops or front porches, balconies, and storefronts. Recessed entry doorways are also acceptable and count toward the required built-to percentage.
 2. Off-street parking for vehicles shall not occupy any space in front of a building on the building lot. Parking areas located to the side of a structure where space allows shall be located at least 10 feet back from the back of the sidewalk.

HISTORY

Adopted by Ord. 2016-20 on 7/15/2016

12.48.330 Lot Types Allowed By Subdistricts

Lot Type	South Main Street Corridor Subdistricts					Pages Lane Mixed Use
	North Gateway Mixed-Use	Civic/Cultural	Traditional Main Street	City Center Main Street	Residential Boulevard	
Traditional Main Street Lot	Yes	Yes	Yes	---	---	Yes
City Center Lot	Yes	---	---	Yes	---	Yes
Corner Gateway Lot	Yes	---	---	---	---	Yes
Civic/Cultural Lot	---	Yes	Yes	---	Yes	---
Traditional House Lot	Yes	Yes	Yes	---	Yes	---
TND/	Yes	---	---	---	---	Yes
Mixed-Use Lot						
Brownstone/ Live-Work Lot	Yes	---	Yes	---	---	Yes
HISTORY						
Adopted by Ord. <u>2016-20</u> on 7/15/2016						

Corner Gateway Lot

Building Envelope Specifications:

Height: 1.5 to 2 stories, 28' maximum
First Floor: 10' clear height (minimum 50% of floor)
Upper Floor: 8' clear height
Front of Lot: Req'd Build-to Range (RBR) 10' to 15'
Sides of Lot: No setback required
Rear of Lot: 15' setback to building
Lot Width: 25' to 190'
Building Frontage: Minimum 75% of lot width
Street Façade: Minimum 75% in the RBR

Building Use & Element Specifications:

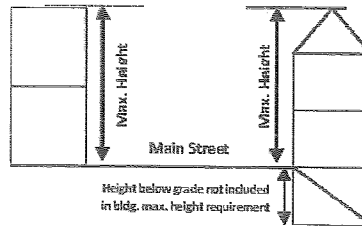
Solid to Void: 60% openings (voids) are required for the street level on all street facing facades. Upper levels shall have 30 openings on all street facing facades. Blank walls with no openings are not allowed in lengths that exceed 20 feet on any side.

Uses: Ground floor uses shall be non-residential, such as office or retail, on street-side portion of the building. Residential uses may occupy the rear portion (up to 50%) of the ground floor. Upper floor uses may be residential, office, retail.

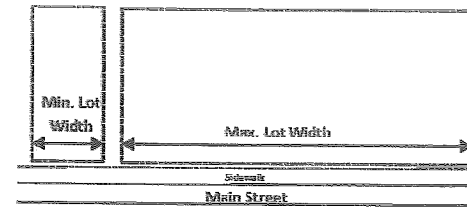


Character Examples

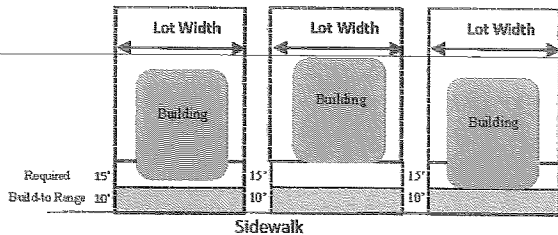
Building Height
28 feet from grade of Main Street



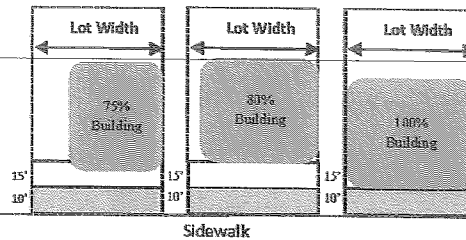
Lot Width
(25' Min. to 190' Max.)



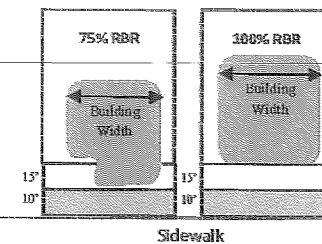
Required Build-to Range
(10' to 15' from Back of Sidewalk)



Building Frontage %
(75% to 100% of Lot Width)



% of Building within RBR
(75 to 100%)



MAIN STREET

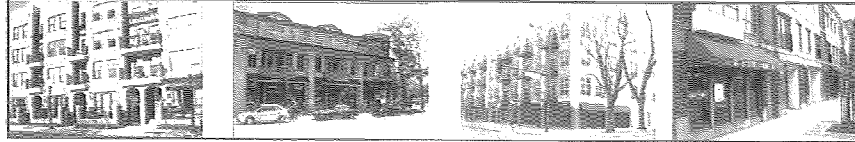
TND/ Mixed Use Lot

Building Envelope Specifications:

Height: 2 to 3 stories, 35' maximum
First Floor: 12' clear height (minimum 50% of floor)
Upper Floor: 8' clear height
Front of Lot: Req'd Build-to Range (RBR) 10' to 15'
Sides of Lot: 0' to 10' max.
Rear of Lot: 15' setback to building
Lot Width: 25' min. no max.
Building Frontage: Minimum 80% of lot width
Street Façade: Minimum 75% in the RBR

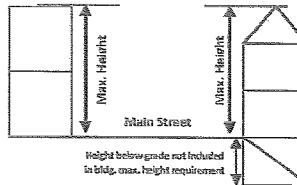
Building Use & Element Specifications:

Solid to Void: 60% openings (voids) are required for the street level on all street facing facades. Upper levels shall have 30% openings on all street facing facades. Blank walls with no openings are not allowed in lengths that exceed 20 feet on any side.
Uses: Ground floor uses shall be non-residential, such as office or retail, on street-side portion of the building. Residential uses may occupy the rear portion (up to 50%) of the ground floor. Upper floor uses may be residential, office, retail
Arcade: An arcade or Galleria may project into the sidewalk easement if constructed as part of a contiguous street frontage of at least 200 feet in length.

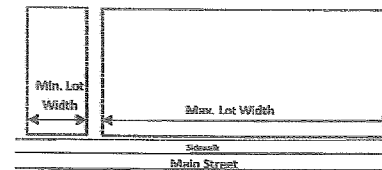


Character Examples

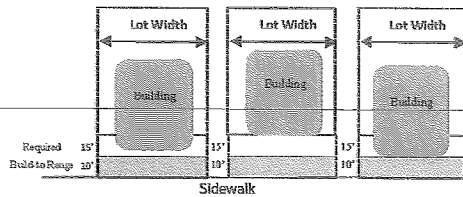
Building Height
35 feet from grade of Main Street



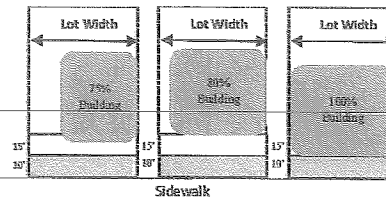
Lot Width
(25' Min. to No Max.)



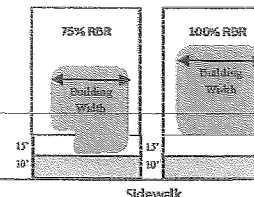
Required Build-to Range
(10' to 15' from Back of Sidewalk)



Building Frontage %
(80% to 100% of Lot Width)



% of Building within RBR
(75 to 100%)



MAIN STREET

City Center Main Street Lot

Building Envelope Specifications:

Height: East Side – 1.5/2 stories – 30' Max.
West Side – 1.5/3 stories – 35' Max. w/ CUP
First Floor: 12' clear height (minimum 50% of floor)
Upper Floor: 8' clear height
Front of Lot: Req'd Build-to Range (RBR) 10' to 15'
Sides of Lot: 0' to 10' max.
Rear of Lot: 15' setback to building
Lot Width: 18' to 120'
Building Frontage: Minimum 80% of lot width
Street Façade: Minimum 75% in the RBR

Building Use & Element Specifications:

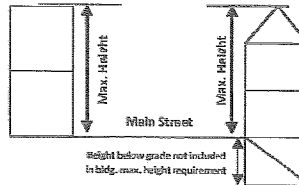
Solid to Void: 80% openings (voids) are required for the street level on all street facing facades. Upper levels shall have 30 to 70% openings on all street facing facades. Blank walls with no openings are not allowed in lengths that exceed 20 feet on any side.
Uses: Ground floor uses shall be non-residential, such as office or retail, on street-side portion of the building. Residential uses may occupy the rear portion (up to 50%) of the ground floor. Upper floor uses may be residential, office, retail.
Arcade: An arcade or galleria may project into the sidewalk easement if constructed as part of a contiguous street frontage of at least 200 feet in length.



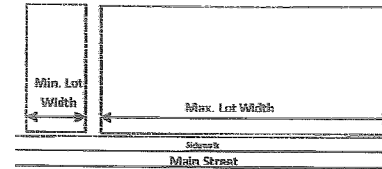
Character Examples

Building Height

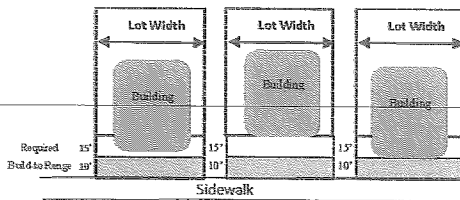
30 feet from grade – East Side
35 feet from grade – West Side



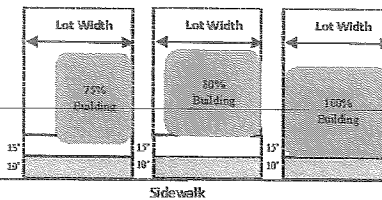
Lot Width
(18' Min. to 120' Max.)



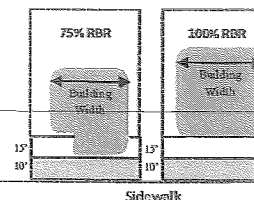
Required Build-to Range (10' to 15' from Back of Sidewalk)



Building Frontage % (80% to 100% of Lot Width)



% of Building within RBR (75 to 100%)



MAIN STREET

Traditional Main Street Lot

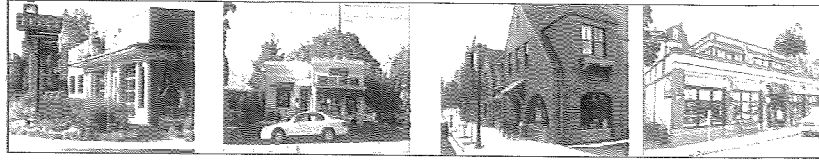
Building Envelope Specifications:

Height: East Side – 1.5/2 stories – 30' Max.
West Side – 1.5/3 stories – 35' Max. w/ CUP
First Floor: 10' clear height (minimum 50% of floor)
Upper Floor: 8' clear height
Front of Lot: Req'd Build-to Range (RBR) 10' to 15'
Sides of Lot: No setback required
Rear of Lot: 15' setback to building
Lot Width: 25' to 260'
Building Frontage: Minimum 75% of lot width
Street Façade: Minimum 75% in the RBR

Building Use & Element Specifications:

Solid to Void: 60% openings (voids) are required for the street level on all street facing facades. Upper levels shall have 30 to 60% openings on all street facing facades. Blank walls with no openings are not allowed in lengths that exceed 20 feet on any side.

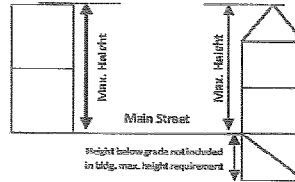
Uses: Ground floor uses shall be non-residential, such as office or retail, on street-side portion of the building. Residential uses may occupy the rear portion (up to 50%) of the ground floor. Upper floor uses may be residential, office, retail.



Character Examples

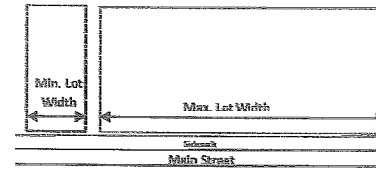
Building Height

30 feet from grade – East Side
35 feet from grade – West Side

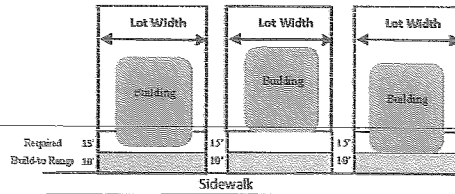


Lot Width

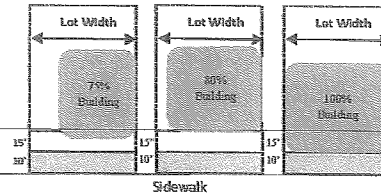
(25' Min. to 260' Max.)



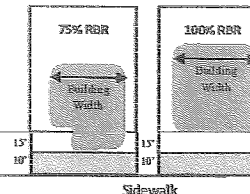
Required Build-to Range (10' to 15' from Back of Sidewalk)



Building Frontage % (75% to 100% of Lot Width)



% of Building within RBR (75 to 100%)



MAIN STREET

Civic/Cultural Lot

Building Envelope Specifications:

Height: 2 or 3 stories, 40' maximum
First Floor: 12' clear height (minimum 50% of floor)
Upper Floor: 9' clear height
Front of Lot: Req'd Build-to Range (RBR) 30' to 50'
Sides of Lot: 5' min.
Rear of Lot: 15' setback to building
Lot Width: 50' to no max.
Building Frontage: Minimum 60% of lot width
Street Façade: Minimum 75% in the RBR

Building Use & Element Specifications:

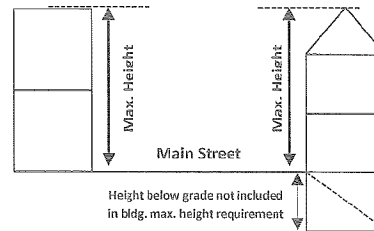
Solid to Void: 15% openings (voids) are required for the street level on all street facing facades. Upper levels shall have 30% openings on all street facing facades. Blank walls with no openings are not allowed in lengths that exceed 20 feet on any side.

Uses: Civic uses shall occupy a minimum of 50% of the ground floor space. Office or community service-related uses may occupy the remainder of the ground floor and upper floors.

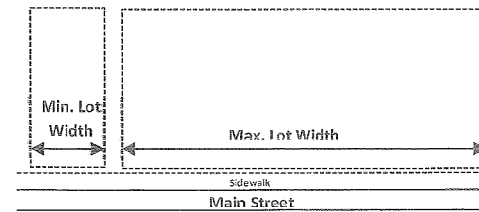


Character Examples

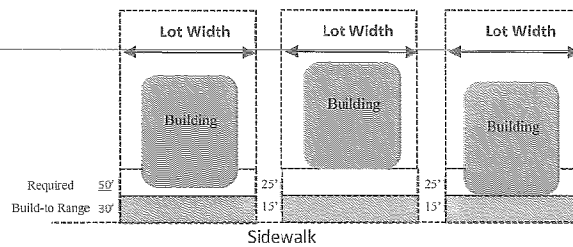
Building Height
 40 feet from grade of Main Street



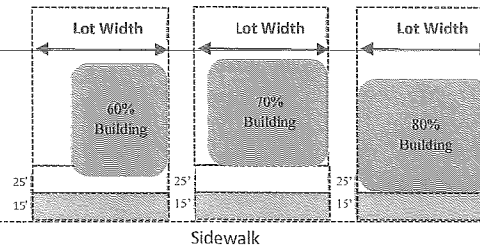
Lot Width
 (50' Min. to No Max.)



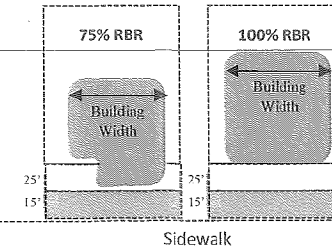
Required Build-to Range
 (15' to 25' from Back of Sidewalk)



Building Frontage %
 (60% to 80% of Lot Width)



% of Building within RBR
 (75 to 100%)



MAIN STREET

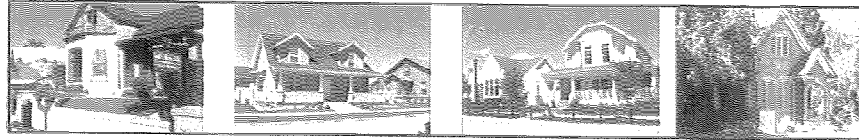
Traditional house Lot

Building Envelope Specifications:

Height: 1 or 2 stories, 28' maximum
First Floor: 9' clear height (minimum 75% of floor)
Upper Floor: 8' clear height
Front of Lot: Req'd Build-to Range (RBR) 15' to 25'
Sides of Lot: 5' min.
Rear of Lot: 15' setback to building
Lot Width: 25' to 120'
Building Frontage: 40 to 70% of lot width
Street Façade: Minimum 75% in the RBR

Building Use & Element Specifications:

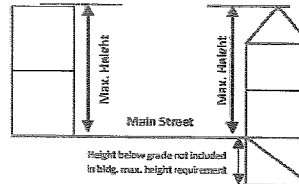
Solid to Void: 30 to 60% openings (voids) are required on all street facing façades. Blank walls with no openings are not allowed in lengths that exceed 20 feet on any side.
Uses: The ground level may be used for a small office or business as associated with a home business.
Access: A rear drive or alley is allowed for access to garages and/or accessory dwelling units at the rear of the lot.
Fencing: Fencing, not to exceed 36 inches in height, is allowed on either street facing façade.



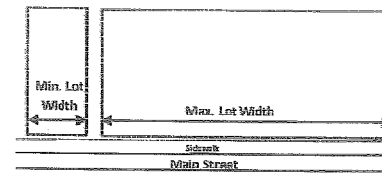
Character Examples

Building Height

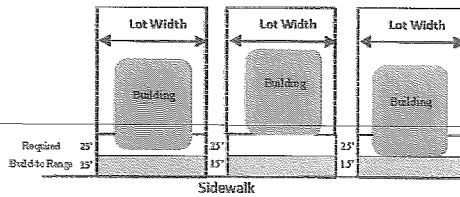
28 feet from grade of Main Street



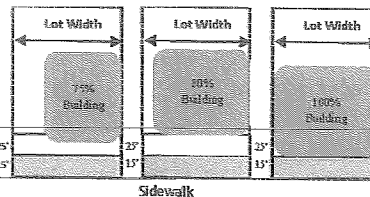
Lot Width (25' Min. to 120' Max.)



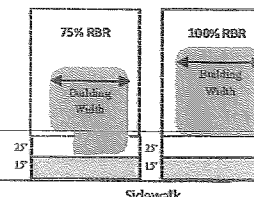
Required Build-to Range (15' to 25' from Back of Sidewalk)



Building Frontage % (40% to 70% of Lot Width)



% of Building within RBR (75 to 100%)



Brownstone/ Live-Work Lot

Building Envelope Specifications:

Height: 2 or 3 stories, 35' maximum
First Floor: 10' clear height (minimum 75% of floor)
Upper Floor: 8' clear height
Front of Lot: Req'd Build-to Range (RBR) 10' to 15'
Sides of Lot: 0' min
Rear of Lot: 15' setback to building
Lot Width: 32' to 50'
Building Frontage: Minimum 75% of lot width
Street Façade: Minimum 66% in the RBR

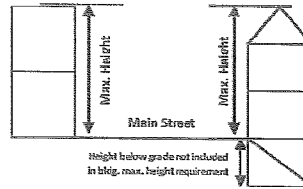


Character Examples

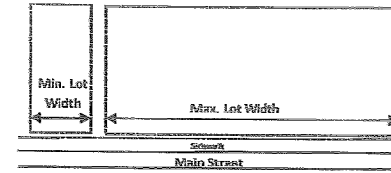
Building Use & Element Specifications:

Solid to Void: 30-60% openings (voids) are required for the street level on all street facing façades. Blank walls with no openings are not allowed in lengths that exceed 20 feet on any side.
Uses: The ground level may be used for a small office or business as associated with a live-work unit.
Units: A minimum of two units shall be constructed adjacent to one another. This may take place on the same lot or on adjoining lots.
Fencing: Fencing, not to exceed 36 inches in height, is allowed on either street facing façade.

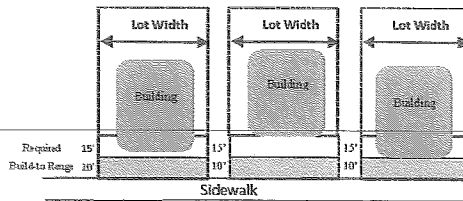
Building Height 35 feet from grade of Main Street



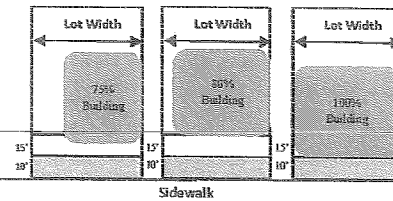
Lot Width (32' Min. to 50' Max.)



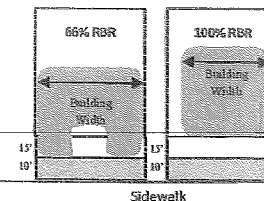
Required Build-to Range (10' to 15' from Back of Sidewalk)



Building Frontage % (75% to 100% of Lot Width)



% of Building within RBR (66 to 100%)



MAIN STREET

12.48.340 Lot Size And Dimension Requirements

Lot Types	Height		First Floor (min)	Upper Floors (min)	Setbacks			Siting Lot Width (min/max)	% of Building at RBL	Building % of Lot Frontage
	Total	Stories (min/max)			Front	Side	Rear			
Corner Gateway Lot	28'	1.5/2	10'	8'	10' to 15'	0	15'	25'/185'	75%	75%
TND/ Mixed-Use Lot	35'	2/3	12'	8'	10' to 15'	0/10' max	15'	25'/no max	75%	80% to 100%
City Center Lot a. East Side b. West Side	30'	1.5/2	12'	8'	10' to 15'	0/10' max	15'	18'/120'	75%	80% to 100%
	35'	1.5/3 ¹	12'	8'	10' to 15'	0/10' max	15'	18'/120'	75%	80% to 100%
Traditional Main Street Lot a. East Side b. West Side	30'	1.5/2	10'	8'	10' to 15'	0	15'	25'/240'	75%	75%
	35'	1.5/3 ¹	10'	8'	10' to 15'	0	15'	25'/240'	75%	75%
Civic/Cultural Lot	40'	2/3	12'	9'	15' to 25'	5'	15'	50'/no max	75%	60%
Traditional House Lot	28'	1/2	9'	8'	15' to 25'	5'	10'	25'/120'	75%	40% to 70%
Vehicle Storage Lot					15'	5'	5'	56'/150'		
Brownstone/Live-Work Lot	35'	2/3 ²	10'	8'	10' to 15'	0	15'	32'/50'	66%	75%

1. For Traditional Main Street and City Center Lot Types a third story height shall be subject to Condition Use Permit approval and limited to West Side Only.
2. If lot type is used in the Traditional Main Street District, building heights shall comply with the east/west requirements for Traditional Main Street Lot Type.

HISTORY

Adopted by Ord. 2016-20 on 7/15/2016

12.48.100 General Development Standards

1. Development within the SMSC Overlay Zone shall be as follows:

1. Dimensional requirements for each lot type shall be as set forth in CZC 12.48.340, and other applicable requirements of this Title and the Centerville Municipal Code.
2. Buildings shall be constructed substantially with rock, brick, and/or decorative concrete block for the first floor level as viewed from Main Street. Upper floors may be accented with other maintenance free materials compatible with the base floor design.
3. At least 25% of the primary building façade facing Main Street shall have upgraded architectural features, such as columns, pillars, archways, canopies, balconies, or other treatments.
4. At least 15% of a secondary façade facing another non-primary street frontage shall be of upgraded architectural features.
5. At least 5% of all other façade shall be of upgraded architectural features.
6. Each building on a lot with Main Street frontage shall have an entrance facing Main Street. Entrances shall be accessible to the public as a regular building entry from the public sidewalk.
7. In the Traditional Main Street and City Center Subdistricts, entrances allowing public access from the sidewalk shall be provided as follows:
 1. Traditional Main Street Lot Type. Entrances shall be provided at intervals of at least 50 feet to maximize street activity and pedestrian access opportunities and to minimize expanses of inactive building wall.
 2. All Other Lot Types. Buildings shall have at least one at-grade entry door leading to Main Street and/or another fronting street (e.g. Corner Lots).
8. The percentage of building frontage required along the lot width may be reduced to accommodate site plan approved pedestrian plazas located between buildings. Building frontage percentage shall not be reduced to further accommodate parking beyond what is allowed according to CZC 12.48.160. Access to such pedestrian plazas shall be provided from the sidewalk.
9. Pedestrian breezeways between buildings shall be a minimum of five feet in width.
10. A portion of the building frontage may be setback beyond the required build-to range (RBR) up to an additional 20 feet if the space is utilized as a site plan approved courtyard or entryway that is open and accessible to the public sidewalk, limited to the following:
 1. All Lot Types. This portion may be up to 40% of the actual building frontage and shall not be used for parking area, with the following exception set forth in Subsection (B).
 2. Civic/Cultural Lot Types. This portion may be up to 75% of the actual building frontage and shall not be used for public or employee parking area, but for courtyards, greenspaces, and other approved design elements.
11. The use of front yard areas for commercial type development shall be oriented towards the pedestrian and is to include related amenities such as entrance walks, plazas, benches, bike racks, raised flower boxes, or other such features.
12. Required Building Frontage shall be the percentage of the total width of the lot that is required to be used as a building wall. A porte cochere may be counted as a building wall even though it has no front or rear wall.
13. Each building shall have separate walls to support all loads independently of any walls located on an adjacent lot. Buildings with side-facing windows shall provide necessary light and air shafts within their own lot without relying on the side yard of an adjacent lot.
14. Front porches, balconies, or stoops may extend up to 10 feet into front yards provided that walls, screened areas, or railings that are within the front yard do not exceed 42 inches in height above the floor of the porch, balcony, or stoop.
15. Parking shall be located to the rear of the building or in a side yard as allowed by the lot width and building frontage percentage requirements of the applicable lot type.
16. Side areas that exceed 15 feet in width shall not be located to another side area that exceeds 15 feet in width unless the areas are used as a unified public gathering area or