

CHAPTER 12-12 COMMERCIAL/RESIDENTIAL TRANSITION (CRT) ZONE

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12-12-101. Purpose.

The purpose of the Commercial Residential Transition (CRT) Zone is to allow a mix of commercial and residential uses that provide a well-designed transition between adjacent commercial and residential uses, as indicated in the General Plan.

- (a) All development within this zone should provide well-designed and effective transitions between more intensive adjacent commercial (C-3 and C2-A zones) and adjacent residential neighborhoods, should have effective and efficient transitions between uses within the zone, and should encompass a mix of smaller-scale commercial uses and a range of residential uses and types.
- (b) Commercial and residential uses in this zone can be mixed vertically (with commercial and office uses located on the ground floor and residential uses above) or horizontally, with each building containing a separate use.¹ Special

¹ Vertical mixed-use allows for a combination of different uses in the same building and most frequently the non-residential uses occupy the bottom portion of the building, with the residential use above. Horizontal mixed-use allows distinct uses on separate parcels or in separate structures to be combined in

design and implementation considerations are necessary to ensure that each commercial/residential neighborhood develops as envisioned and that negative effects in transition areas along boundaries are mitigated.

- (c) Approved projects should incorporate a high level of urban amenities, including parks, plazas, street furnishings, trails and open space connections, and should be carefully designed with attention to parking that can be hidden between or behind buildings and developed in a comprehensive fashion.
- (d) The CRT Zone is characterized by attractive and well-maintained uses, buildings and residences, discernible and hierarchical street systems, well-landscaped parking lots and public spaces, and good transitions with adjacent uses and zoning districts.
- (e) Detailed master plans supported by design and implementation guidelines are required to ensure the overall vision of this zone is captured and maintained. Special design guidelines are provided to ensure individual developments result in pedestrian-friendly places. Well-designed streetscapes, parking areas and public spaces are envisioned, incorporating generous landscaping and tree plantings to help create an aesthetically pleasing and environmentally friendly place.

12-12-102. Effective Transitions.

- (a) Commercial uses shall be most predominant along major roadways and near boundaries that abut commercial zones; residential uses shall be predominant in proximity to adjacent residential zones.
- (b) Residential Compatibility. Uses which are adjacent to a residential zone or a residential use, or which are on the opposite side of the street from a residential zone or use, shall incorporate the following to minimize the impact of the commercial uses on residences:
 - (1) Loading zones, loading docks and utilities which create noise and vibration such as air conditioners, garbage bins, and other nuisance creating conditions/objects shall be set back from the residential property lines by a landscaped area at least thirty-feet (30') deep and planted with dense evergreen shrubbery and/or evergreen trees along the residential lot lines. A sight obscuring fence or wall of at least 6 feet in height shall be installed at the property line.
 - (2) Commercial or mixed-use buildings adjacent to residential uses shall require a six-foot (6') sight-obscuring fence or wall at the property boundary designed and constructed from materials similar to the building façade, and a fifteen-foot (15') landscaped area planted with dense evergreen shrubbery and/or evergreen trees adjacent to residential lot lines.

a particular development, area or district. This helps avoid the complexities of combining uses that may have different safety or regulatory requirements in a single building.

- (3) Rooftop utilities and antenna equipment shall be screened with parapet walls.

12-12-103. Approval Process.

Final approval of developments under this Chapter shall be made by the City Council. An application for development, including the development master plan, shall be filed for initial review by the Director, who may make recommendations or suggestions to ensure that the purposes of this zone are met. The planning director shall prepare a recommendation for review by the Planning Commission. The Planning Commission shall review all materials submitted by an applicant and shall approve, deny or require modifications as a condition of its recommendation for approval by the City Council. Any person who is aggrieved by a decision of the City may appeal to the hearing officer as provided in Chapter 12-2 of this Title.

12-12-104. Development Standards – Residential Uses.

- (a) Development Master Plan. In addition to the other requirements of this Title, an application for residential development in the CRT Zone shall be accompanied by a development master plan, that is consistent with the development standards of the SFRT Zone. See 12-8-104.
- (b) Garages and Parking. As provided in the SFRT Zone. See 12-8-104.
- (c) Parking Access and Driveways. As provided in the SFRT Zone. See 12-8-104.
- (d) Patio Home Developments, Green Court Home Developments and Townhome Developments. As provided in the SFRT Zone. See 12-8-104. However, greater densities in townhome developments may be achieved by allowing up to eight (8) attached units.

12-12-105. Development Standards – Commercial and Mixed Commercial-Residential Developments.

- (a) Development Master Plan. In addition to the other requirements of this Title, an application for commercial or mixed commercial-residential development in the CRT Zone shall be accompanied by a development master plan that clearly demonstrates:
 - (1) the development will be built with a consistent, but not necessarily uniform, character; compatible architectural styles;
 - (2) use of high-quality exterior materials that are consistent with the Building Materials requirements of the C2-A Zone. See 12-15-111(9);
 - (3) inclusion of front-facing architectural features such as cupolas, dormers, front porches, awnings, alcoves, decorative covered door stoops, and similar features;
 - (4) overall control during the development process by a single development entity;

- (5) if there are to be multiple owners of structures or property in the development, establishment of an owners' association with responsibility to enforce conditions, covenants and restrictions to ensure continuing quality and appearance of the development; and
- (6) design and implementation guidelines to ensure the overall vision is captured and maintained.

The contents of the development master plan shall include a draft copy of property owners' association documents/conditions covenants and restrictions and, at minimum, the following drawings and depictions: Streetscapes; building elevations; detailed materials descriptions and depictions; preliminary site plan; building placement within the development; park, trail and open space connections; and other materials deemed appropriate by the Director or Planning Commission.

- (b) Architectural Design. Commercial and Mixed Commercial-Residential uses in this zone shall comply, generally, with the architectural design requirements of the C2-A Zone. See 12-15-111.
 - (1) Design Vision Statement. The Commercial and Mixed Commercial-Residential uses in this zone should serve the daily commercial needs of the community and provide well designed residential uses in upper floors of commercial buildings or separate horizontally-designed mixed-use commercial/residential structures or developments. The layout and design of such developments shall include measures to integrate the mixed commercial and residential uses and mitigate any negative impacts thereof. Mitigation should generally be accomplished by separate entries, well planned parking facilities and other appropriate measures. As with adjacent commercial zones, the design of structures shall draw inspiration from the site and the nearby Great Salt Lake setting. Architectural designs shall ensure that the materials, form, mass and other specific details of new buildings result in a genuine interpretation of the space and its aesthetic and functional needs.



Examples of architecturally-unified commercial and vertically-mixed commercial/residential buildings.

- (2) Architectural design elements shall comply, generally, with the requirements of the C2-A Zone, 12-15-111. These elements include: architectural unity; physical characteristics building orientation; building form; building mass; human scale; building style; building materials; building color; building height; building width; roof design; exterior facade elements and treatments; street storefronts; exterior windows and doors; canopies and awnings; multiple entryways; and treatment of mechanical equipment.

- (3) The building footprint/floor area limitation for commercial and mixed commercial-residential structures in the CRT zone shall be a minimum of 1,000 square feet and a maximum of 30,000 square feet.

- (4) The first-floor uses shall be reserved for retail, commercial, business and professional services. Upper floor uses shall have the option of all first floor uses as well as residential uses.
- (c) Commercial and mixed commercial-residential uses shall not be located within one hundred feet (100') of any adjacent residential zone boundary.

12-12-106. Furnishing and Common Areas.

Commercial and Mixed Commercial-Residential uses in this zone shall comply, generally, with the furnishing and common area requirements of the C2-A Zone. See 12-15-112.

12-12-107. Area Density Requirements.

There shall be no minimum lot area requirements for commercial and mixed commercial/residential uses in the CRT Zone except as may be dictated by meeting off-street parking, circulation, landscaping and property site utilization needs and requirements.

Developments of patio homes and green court homes shall meet the density requirements of the SFRT Zone. Townhome development densities may be more than provided in the SFRT Zone.

12-12-108. Commercial/Residential Mixed-Use Lot Frontage.

Each commercial and mixed commercial/residential parcel or lot of land in the CRT zone shall abut a public street for a minimum distance of 100 ft.

Developments of, patio homes, green court homes and townhomes shall meet the lot frontage requirements of the SFRT Zone.

12-12-109. Commercial/Residential Mixed-Use Lot Coverage.

No commercial or mixed-use commercial-residential building, structure or group of buildings with their accessory buildings shall cover more than 60% of the lot or parcel.

12-12-110. Commercial/Residential Mixed-Use Structures – Minimum Lot Standards.

The following minimum yard requirements shall apply to all commercial and mixed commercial/residential uses:

- (1) Front Yard Minimum of five (5) feet for a landscape area adjacent to the public right of way, public areas such as patios and parking areas.
- (2) Side Yard None; provided however that when adjacent to a residential zone, the side yard shall be not less than thirty-feet (30'). Said area shall be landscaped as required by this Title. The perimeter property line shall include a six-foot (6') high opaque fence or wall.

- (3) Side Yard-Corner Lots Subject to the City's site-line requirements for safe vehicular and pedestrian travel, five feet (5'); provided however, that when adjacent to a residential zone, the side yard shall be not less than twenty-feet (20'). Said area shall be landscaped as required by this Title.
- (4) Rear Yard Minimum five feet (5'). Subject to the parking and loading requirements of this Title, each lot or parcel land in the CRT Zone shall have a rear yard of not less than fifteen-feet (15') and not less than thirty-feet (30') when located adjacent to a residential zone. Said area shall be landscaped as required by this Title. The perimeter property line shall include a six-foot (6') high opaque fence or wall.

12-12-111. Residential Lot Standards.

All residential uses consisting of patio homes, green court homes and townhomes shall maintain lot standards consistent with the SFRT Zone. See 12-8-106.

12-12-112. Building Height.

No lot or parcel of land in the CRT zone shall have a building or structure which exceeds the height of 3 stories, not to exceed 45 ft.

12-12-113. Off-Street Parking, Loading, and Access.

The requirements of Chapter 12-24 OFF STREET PARKING AND LOADING of this Title shall apply to this zone.

In addition to the requirements of Chapter 12-24, all Commercial and Mixed Commercial-Residential developments shall comply with the Parking and Circulation requirements of the C2-A Zone. See 12-15-113.

12-12-114. Signs.

- (a) Signage requirements in Chapter 12-27 apply. If discrepancies exist between those requirements and this chapter, the more restrictive shall apply.
- (b) Each development shall provide pedestrian and traffic directional signs as appropriate to direct traffic in an efficient and safe manner.

12-12-115. Site Plan Review.

The requirements of Chapter 12-23 SITE PLAN REVIEW of this Title shall apply to this zone shall apply to all development (Commercial, Mixed Commercial-Residential and Residential) in this zone.

12-12-116. Fencing.

The Fencing requirements of this Title shall apply to this zone.

12-12-117. Approval Standards for Multi-lot Master Planned Commercial/Mixed Commercial-Residential Developments.

To comply with requirements of C2-A Zone. See 12-15-122.

12-12-118. Storage/Merchandise – Commercial and Mixed Commercial-Residential.

To comply with requirements of C2-A Zone. See 12-15-121 and, as applicable, 12-15-112(4).

12-12-119. Storage/Trash/Outdoor Loading – Commercial & Mixed Commercial-Residential.

To comply with requirements of C2-A Zone regulations. See 12-15-112(4).

12-12-120. Storage/Trash – Residential (only) Developments.

To comply with SFRT Zone regulations. See 12-8-112.

12-12-121. Landscaping.

The requirements of Chapter 12-25 LANDSCAPE STANDARDS and Chapter 12-26 WATER EFFICIENT LANDSCAPE AND IRRIGATION STANDARDS of this Title shall apply to this zone.

In addition, all Commercial and Mixed Commercial-Residential developments must meet the Landscape Design requirements of the C2-A Zone. See 12-15-114.

12-12-122. Grading and Drainage.

All grading, storm water and stormwater systems within a development shall comply with applicable City requirements, including the requirement that all stormwater shall be detained or retained on site.

12-12-123. Open Ditches and Canals.

To meet requirements of SFRT Zone. See 12-8-113.

12-12-124. Utilities.

Residential developments must meet requirements of SFRT Zone. See 12-8-114. Commercial and Mixed Commercial-Residential developments must meet the requirements of the C2-A Zone. See 12-15-118.

12-12-125. Lighting.

Residential developments must meet the requirements of the SFRT Zone. See 12-8-115.

Commercial and Mixed Commercial-Residential developments must meet the requirements of the C2-A Zone. See 12-15-112(5).

12-12-126. Parks and Open Space.

The City's General Plan provides that a community park will be located in or near this zone. The area of this zone may be subject to future regulations that address the development of the park.