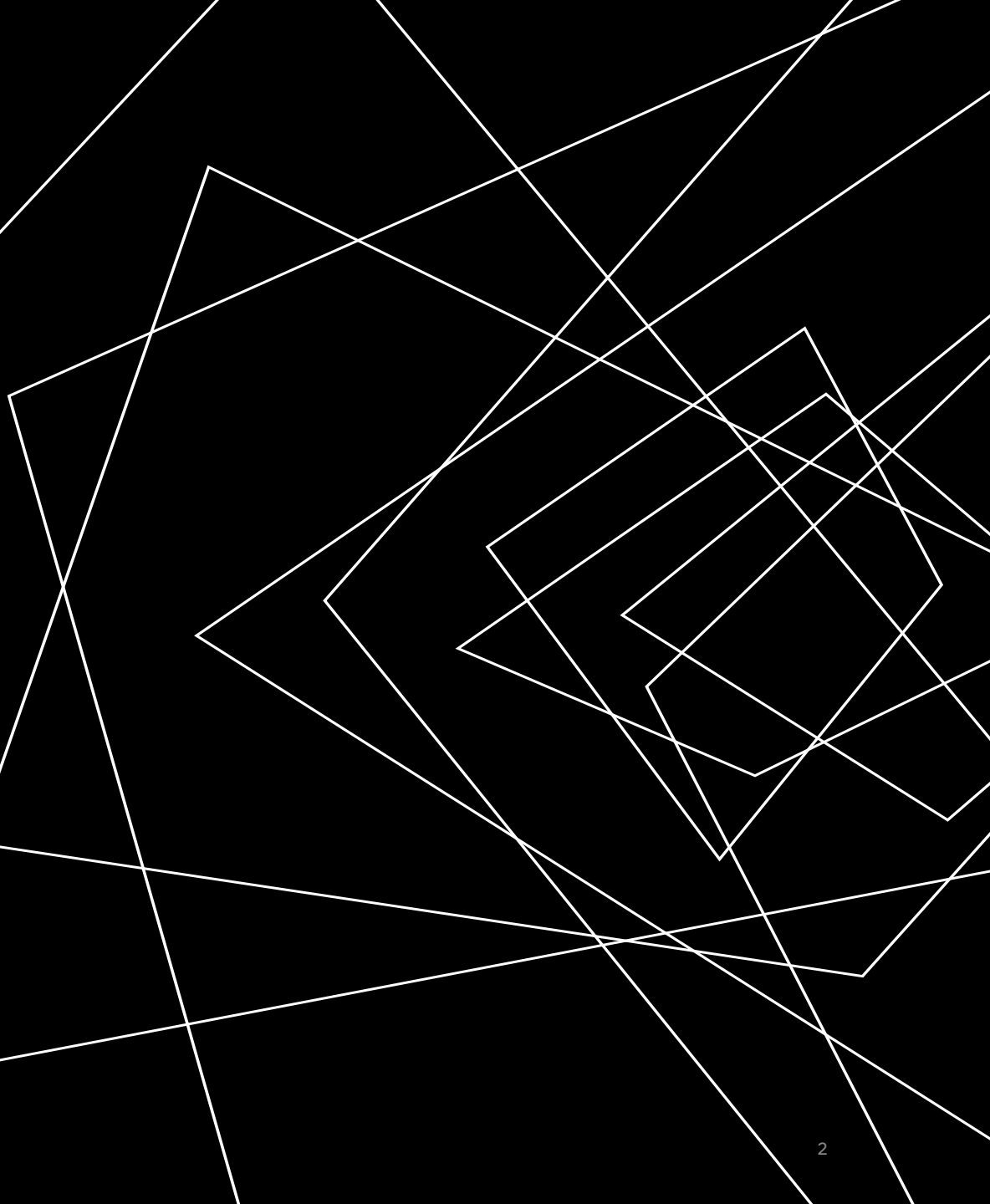


FLEX ZONE







6026 S Fashion Pointe Dr
South Ogden, Utah
Google Street View
Jun 2019 See more dates



FASHION POINTE DR., SOUTH OGDEN -THE BUILDING ON THE RIGHT HAS A SMALL 5' SETBACK.



25TH STREET IN OGDEN



J. FISHER CO. – SKY LANDING PROJECT NORTH SALT LAKE.
20%-25% WINDOW COVERAGE



BOUNTIFUL FLEX SPACE WITH ROUGHLY 20-25% WINDOWS.



STATION PARK, FARMINGTON – 0’ SETBACK USED TO CREATE A PEDESTRIAN SCALE AND INCREASED ARCHITECTURAL DESIGN.



ARTICLE G. FLEX ZONE (FL)

DRAFT May 17, 2024

SECTION:

[10-5R-1](#): Description And General Limitation

[10-5R-2](#): Commercial Development Over One Acre

[10-5R-3](#): Architectural Site Plan Review

[10-5R-4](#): Permitted Uses

[10-5R-5](#): Conditional Uses

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[10-5R-7](#): Location Of Structures

[10-5R-8](#): Maximum Structure Height

[10-5R-9](#): Off Street Parking And Loading

[10-5R-10](#): Permitted Signs And Lighting

[10-5R-11](#): Special Provisions And Limitations

[10-5R-12](#): Landscaping Requirements

[10-5R-13](#): Private Rights-Of-Way

10-5R-1: DESCRIPTION AND GENERAL LIMITATION:

Zone FL has been established to designate appropriate locations where commercial businesses with minimal objectionable characteristics may be established and maintained. The regulations of this district are designed to promote a high level of environmental quality by uses which do not contribute to the deterioration of environmental quality.

FL Districts may be located generally on higher traffic streets rather than on main arterial highways. Such districts are almost always small in size, its area being determined by the size of the neighborhood it is designed to serve. Characteristically, it is surrounded by residential districts.

10-5R-2: COMMERCIAL DEVELOPMENT OVER ONE ACRE:

A. Conditional Use: Because of the possible adverse impacts of large-scale commercial developments on surrounding neighborhoods, in terms of site design and layout, traffic control, as well as visual appearance, all FL developments greater than one acre shall fall under the conditional use permit procedure pursuant to chapter 7 of this title.

B. Subdivided Parcels: In the event commercial parcels are subdivided and retained under single ownership or sold separately and the total sum of all the commercial properties was greater than one acre at the time of adoption of the ordinance codified herein, then each commercial development must be approved as a conditional use.

10-5R-3: ARCHITECTURAL AND SITE PLAN REVIEW:

All proposed developments in the FL Zone shall meet the requirements of chapter 12 of this title and the following flex building standards.

A) Materials

1) Primary Materials shall include:

- a) Natural or synthetic stone;**
- b) Integral color CMU;**
- c) High-quality pre-stressed concrete systems;**
- d) Finished and treated tilt-up concrete panels; or**
- e) Float finish EIFS.**
- f) Cementitious material and architectural metal paneling are both materials that are typical for these buildings.**

2) Secondary Materials. Additional Secondary Materials shall include:

- a) Architectural metal paneling;**
- b) Unfinished or untreated tilt-up concrete panels; or**
- c) Standard single-tee or double-tee concrete systems.**

B) Façades. All Buildings shall incorporate wall recesses or projections along the Primary Façade at least every 60 feet (60') or for each primary entrance, whichever is greater. Recesses or projections shall be a minimum depth of two feet (2'). In addition, at least two of the following design elements are required:

- 1) Variations in roof form and parapet height;**
- 2) Distinct changes in texture and color of wall surfaces; or**
- 3) Vertical accents or focal points.**

C) Windows. The following window design standards apply to all flex buildings and supersede the general, non-residential, minimum window percentages contained in this Chapter.

- 1) Each Façade that fronts a Street shall have a minimum of 40% windows.**
- 2) Each Façade that fronts a Street may have a minimum of 15% windows if the following are met:**
 - a) The building is setback 100 feet or more from the property line,**
 - b) Landscaping is upgraded to screen the building, and**
 - c) Additional architectural elements are added for visual relief.**
- 3) All Façades shall have a minimum of 5% windows.**

D) All Buildings shall employ pedestrian Scale design along the ground floor consisting of a variety of Architectural Elements and architectural detail to break up large walls and enhance visual quality.

10-5R-4: PERMITTED USES:

Permitted uses shall be in accordance with Chapter 1, Section 10A of this title and shall have meanings as defined in accordance with Chapter 1, Section 10 of this title.

10-5R-5: CONDITIONAL USES:

Conditional uses shall be in accordance with Chapter 1, Section 10A of this title and shall have meanings as defined in accordance with Chapter 1, Section 10 of this title. Conditions for approval shall be made in accordance with the provisions of chapter 7 of this title.

10-5R-6: BUILDING LOT REQUIREMENTS:

All buildings shall be constructed on legal parcels of land or lots comply with the provisions of this section, except those exempted as provided in chapter 11 of this title.

- A. Lot width: No minimum lot width is required.
- B. Lot area: No minimum lot area is required.

10-5R-7: LOCATION OF STRUCTURES:

Structures	Front Setback	Side Setback	Rear Setback
Main and accessory structures	10 feet	No requirement 10 feet, except 10 feet minimum for sides fronting on street	No requirement 10 feet, except that 20 feet shall be provided where the lot line is coterminous with any residential zone boundary
Temporary structures	10 feet	10 feet	30 feet

10-5R-8: MAXIMUM STRUCTURE HEIGHT:

Main buildings and structures maximum building height shall be two and one-half (2^{1/2}) stories or thirty five feet (35'). Temporary structures, one story in height. (1989 Code § 12-8-008; amd. Ord. 2021-06, 5-25-2021)

10-5R-9: OFF STREET PARKING AND LOADING:

Each flex development shall provide 3.5 parking spaces for every 1,000 square feet based on the development's total square footage. All other Pprovisions of chapter 8 of this title shall apply and shall be in full force and effect in this zone, except in the case of a bona fide temporary use.

10-5R-10: PERMITTED SIGNS AND LIGHTING ¹ :

Class 4 signs shall be permitted. (Ord. 2004-04, 6-22-2004; amd. Ord. 2021-06, 5-25-2021)

Notes¹ 1. See also chapter 9 of this title.

10-5R-11: SPECIAL PROVISIONS AND LIMITATIONS:

Where accessory living quarters are provided as permitted herein, no window shall be permitted in any wall of the same which is located within eight feet (8') of a side property line. (1989 Code § 12-8-011; amd. Ord. 2021-06, 5-25-2021)

10-5R-12: LANDSCAPING REQUIREMENTS:

A. General Landscaping: At least fifteen percent (15%) of the total site shall be thoroughly landscaped, including an irrigation system to maintain such landscaping. Landscaping shall meet the requirements of chapter 15 of this title. For use of exceptional design and materials, as determined by the Planning Commission, the landscaping may be reduced to ten percent (10%) of the total site.

B. Buffer Yard Landscaping: A buffer yard shall be required between the FL Zone and all residential zones and shall meet the requirements of chapter 15 of this title.

C. Park Strip Landscaping: Park strip landscaping shall meet the requirements of chapter 15 of this title. (Ord. 18-05, 8-14-2018; amd. Ord. 2021-06, 5-25-2021)

10-5R-13: PRIVATE RIGHTS-OF-WAY:

A. Private rights-of-way shall be permitted in compliance with [11-4-4](#) and Public Works Standard Drawings - Private Roadway Street Section A.

B. On-street parking shall not be permitted. (Ord. 2021-14, 1-11-2022)

10-1-10A: LAND USE MATRIX:

P = Permitted Use

C = Conditional Use

Uses in this matrix which have no designation for a particular zone are not permitted in that zone.

Uses not defined in this matrix/code section are not permitted.

*Subject to unique legal requirements

**Uses mandated as allowed by State law

CONSTRUCTION SERVICES:

An establishment which primarily sells services constituting the construction, remodeling or maintenance of buildings or grounds; or sells wholesale goods to companies engaged in providing these services. This definition includes general, electrical, plumbing, heating or air conditioning, roofing, landscaping, pest control, etc. ~~This use also includes lumberyards.~~

Wind Energy Systems, Large						P								
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