

# MEMO



To: Planning Commission

From: Aspen Elmer, Planner

Date: January 16, 2026

RE: **Code Amendment Removing the Central Business District (CBD)**

---

It is proposed that the Planning Commission and City Council consider removing the Central Business District (CBD) of the Main Street Business District (MBD) zone from Santaquin City Code (SCC) 10.20.190 and 10.48.040 due to restrictive regulations that continue to prevent commercial development. In addition, Main Street/US Highway 6 have changed significantly preventing the intent of the CBD "to create a mixed-use shopping and financial center... [with] an intensity of uses". The vision of a pedestrian friendly mixed use area may be better suited in another area.

Below are the proposed changes to Santaquin City Code.

## **10.20.190 MAIN STREET BUSINESS DISTRICTS ZONE**

A. Definition, Objectives And Characteristics: The Main Street Business Districts Zone consists of ~~the Central Business District (CBD)~~, the Main Street Commercial District (MSC), and the Main Street Residential District (MSR). The objective of the Main Street Business Districts Zone (district) is to create a mixed use shopping and financial center for the City and surrounding territory which is often characterized as "the center of town". The intensity of uses within this area should increase with proximity to the intersection of Center Street and Main Street. Though this district is applied to areas which have developed as "strip commercial", it shall not be used to promote or establish areas in which such development can be promulgated or encouraged.

Developments on the southern half of the blocks between Main Street and 100 South or the northern half of the blocks between Main Street and 100 North should complement the businesses facing Main Street. These developments may include professional services, offices, mixed use developments and multi-family residential.

Characteristics of the district should include:

1. A mixed use shopping and financial center for Santaquin and surrounding territory; and
2. Business interests should be balanced with the interests of adjacent neighborhoods; and
3. The integrity and viability of the adjacent residential neighborhoods will be maintained while expanding development opportunities by permitting multifamily residential uses within the district when combined with commercial uses (mixed use); and
4. The Main Street corridor's significance to the region and area history will be preserved and highlighted through site and building design; and

5. The district will demonstrate and promote appropriate urban scale, walkability, pedestrian orientation, business viability and success, streetscape, community character, and the limiting of negative effects on adjacent residential properties. (Ord. 08-02-2008, 8-20-2008, eff. 8-21-2008)

B. Permitted Uses: General land uses within the Main Street Business Districts shall complement the Main Street overlay map found in the economic element of the City's General Plan.

Abbreviations and alphabetic use designations in the matrix and throughout this chapter have the following meanings:

<b>CBD</b>	<b>The area represented as the Central Business District.</b>
MSC	The area represented as the Main Street Commercial District.
MSR	The area represented as the Main Street Residential District .
P	The listed use is a permitted use within the represented area, based on City development standards and ordinances.
C	The listed use requires a conditional use permit within the represented area in addition to complying with all applicable development standards and ordinances.
A	The listed use is only permitted as an accessory use within the represented area.
N	The listed use is a prohibited use within the represented area.

(Ord. 08-02-2008, 8-20-2008, eff. 8-21-2008)

Use	<b>CBD</b>	<b>MSC</b>	<b>MSR</b>
Accessory building	A	A	A
Adult daycare	N	P	P
Alcoholic beverage class A Establishment	P	P	N
Alcoholic beverage class B Establishment	C	C	N
Alcoholic beverage class C Establishment	P	C	N
Alcoholic beverage class D Establishment	P	P	N
Alcoholic beverage class E Establishment	N	C	N
Arcade	A	A	N
Art gallery	P	P	P
Automotive car wash service	N	P	N
Automotive service and repair	N	P	N
Automotive service station	C	P	N
Bakery, commercial	C	P	C

Bed and breakfast home	N	C	P
Brewpub	P	C	N
Commercial, ancillary	P	P	P
Commercial, convenience store	C	P	N
Commercial, cosmetology	P	P	P
Commercial, heavy	N	N	N
Commercial, recreation	P	P	C
Commercial, retail sales and services	P	P	N
Conference and convention facility	C	N	N
Dance hall, discotheque	C	C	N
Daycare center	A	P	C
Drive-in retail	N	P	N
Dwelling, Accessory Unit Attached	N	N	A
Dwelling, Accessory Unit Detached	N	N	A
Dwelling, Bachelor	N	N	P
Dwelling, Bunkhouse	N	N	A
Dwelling, caretaker	N	N	A
Dwelling, multiple-family	C	C	C
Dwelling, single-family detached	N	N	P
Feedlot	N	N	N
Healthcare facility, assisted living facilities	N	P	P
Hotel	P	P	C
Impound Yard	N	N	N
Institutions	P	P	P
Junkyard	N	N	N
Mixed use development	C	C	C
Mobile Home Park	N	N	N
Mortuary, funeral home	N	P	C
Park	P	P	P
Parking lot	N	P	P
Permanent makeup establishment	P	P	P
Private club	P	C	N
Professional office or financial services	P	P	P

Public buildings	P	P	P
Recreational vehicle court (RV parks)	N	N	N
Religious center	P	P	P
Residential facility for persons with a disability See 10.60	N	N	P
Residential facility for the elderly See 10.56	N	N	P
Residential support facility	N	N	C
Restaurant	P	P	C
Restaurant, drive-through	N	P	N
School, commercial	P	P	C
School, public or quasi-public	C	C	C
Sexually oriented business See 3.24	N	N	N
Slaughterhouse	N	N	N
Social or reception center	P	C	C
Storage Units Facilities	N	N	N
Street vendors	P	P	N
Tattoo parlor	C	P	N
Temporary Uses See 10.16.300	C	P	N
Telecommunications sites. See SCC 10.16.340 paragraph D			
Tobacco specialty shop in accordance with Utah State Code	P	C	N
Transitional treatment home - large	N	N	C
Transitional treatment home - small	N	N	C
Truck stop	N	N	N
Veterinary hospital, large animal	N	N	N
Veterinary hospital, small animal	N	P	C
Wedding chapels	P	P	C

(Ord. 09-01-2007, 9-5-2007, eff. 9-7-2007; amd. Ord. 08-02-2008, 8-20-2008, eff. 8-21-2008; Ord. 02-01-2010, 2-17-2010, eff. 2-18-2010; Ord. 07-02-2010, 7-21-2010; Ord. 07-01-2011, 7-27-2011, eff. 7-28-2011; Ord. 03-02-2014, 4-16-2014, eff. 4-17-2014; Ord. 07-01-2016, 7-6-2016, eff. 7-7-2016; Ord. 02-01-2018, 2-7-2018, eff. 2-8-2018)

C. Scope Of Development Standards: The development standards of this district shall apply to all new developments for office, commercial, multi-family, mixed use or service oriented properties on the blocks adjacent to Main Street between 500 West and 400 East.

These standards shall be applied to redevelopment, or exterior modifications including, but not limited to, building additions, facade alterations or changes to exterior materials or colors. When projects involve only a partial redevelopment such as a facade improvement, parking lot reconfiguration, or other rehabilitation, these standards shall apply to the

particular portion of the project being changed. However, when a cumulative increase in development square footage (buildings or parking) as of the date of adoption of this section of at least forty percent (40%) occurs, all of the district standards shall apply.

These standards shall not be applied when general maintenance and upkeep of existing buildings or properties is being performed. (Ord. 09-01-2007, 9-5-2007, eff. 9-7-2007)

D. Application Of Standards: Within this district, all Santaquin City ordinances, policies, regulations and plans shall apply. Where conflicts occur regarding development requirements in this zone, these standards shall supersede those of the general Santaquin development standards.

These standards shall be considered the minimum for all new or redevelopment within the zone. The Santaquin Architectural Review Committee shall be the Land Use Authority for determining compliance with the architectural standards set forth below. The Santaquin Development Review Committee (DRC) shall be the Land Use Authority for determining compliance with all site standards set forth in this Code. Appeals of final decisions based upon these standards or the underlying zone shall be subject to Appeal Authority review in accordance with the procedures of the Santaquin City zoning and Appeal Authority ordinances, as appropriate. (Ord. 07-01-2016, 7-6-2016, eff. 7-7-2016)

E. Site Layout Standards: The location and orientation of buildings, pedestrian walkways and parking areas helps define the street edge, promote a pedestrian oriented street environment for walking and shopping, and limits impacts of taller buildings on the adjacent residences north or south of the district. (Ord. 08-02-2008, 8-20-2008, eff. 8-21-2008)

FIGURE 1 Appropriate building design and placement in Boulder, Colorado (picture taken by George Shaw).



(Ord. 09-01-2007, 9-5-2007, eff. 9-7-2007)

1. Building Locations And Setbacks:

1. Buildings on corner parcels should be adjacent to both street fronts to help frame intersections. Architectural consideration should be given to corner visibility areas.
2. Buildings fronting Main Street should utilize party walls or zero setbacks along side property lines. Parking areas and drive accesses should not disrupt the continuity of storefronts; however, plazas, green spaces or pedestrian connections may be appropriate.
3. Setbacks:

	<del>CBD</del>	MSC	MSR
Front and Street Side:			
Minimum Building <sup>1</sup>	<del>10'</del>	10'	10'
Maximum Building <sup>1</sup>	<del>Main Street 10'</del>	10'	15'
	<del>Center Street 10'</del>	n/a	n/a
	<del>Other streets 10'</del>	10'	15'
Parking	<del>10'</del>	10'	10'
Side:			
Minimum Building <sup>2</sup>	0' or 8' if not built to the property line if mixed use or nonresidential structure with building code rated firewall	10' to nonresidential or mixed use structures	
	8' if nonrated firewall with windows		
	5' accessory buildings and structures		
	10' loading dock, with approved screening		
Maximum Building <sup>2</sup>	<del>0' or 8' if not built to the property line</del>	None	None
Parking <sup>2</sup>	<del>5'</del>	5'	5'
Rear:			
Minimum Building <sup>2</sup>	0' if building code rated firewall	20' to primary structure	
	20' if nonrated firewall with windows		

	5' accessory buildings and structures		
	10' loading dock, with approved screening		
Parking <sup>2</sup>	5'	5'	5'

4. Note:

<sup>1</sup>~~In the CBD area 90 percent of the primary building must fall on the build-to-line (front setback). Architectural elements such as pilasters, columns, cornices, box or bay windows, or other typical ornamentations may protrude into the required setback a maximum of 2 feet. However, primary building wall planes are not allowed to extend or be cantilevered into the required setbacks.~~

<sup>2</sup>~~If property is adjacent to a residential zone, an additional five-foot (5') setback is required for all structures.~~

5. Open areas between buildings shall be designed as a public plaza, business access areas, courtyards, etc., to enhance and better utilize business properties. (Ord. 07-01-2016, 7-6-2016, eff. 7-7-2016)
2. Pedestrian Connectivity: Sites shall be designed to allow for safe pedestrian access from parking areas to the associated building, between buildings, to adjacent developments and public sidewalks. Pedestrian connections within and between sites should follow the following standards:
  1. Pedestrian walks and crossings should be located to minimize the number of interruptions by creating a continuous walking environment along and between buildings. Where pedestrian crossing areas exist, minimize the distance across the street, drive aisle, or similar walking interruption by use of extended sidewalks, bulb outs, etc.
  2. Pedestrian walkways across internal drive aisles shall be distinguished from driving surfaces with durable, low maintenance materials. Examples include: pavers, bricks, scored concrete, raised walkways, or other materials that provide a similar texture and character.
  3. Sites shall be designed to minimize the need to walk within the parking lot among cars.

FIGURE 2 Interrupted pedestrian routes.

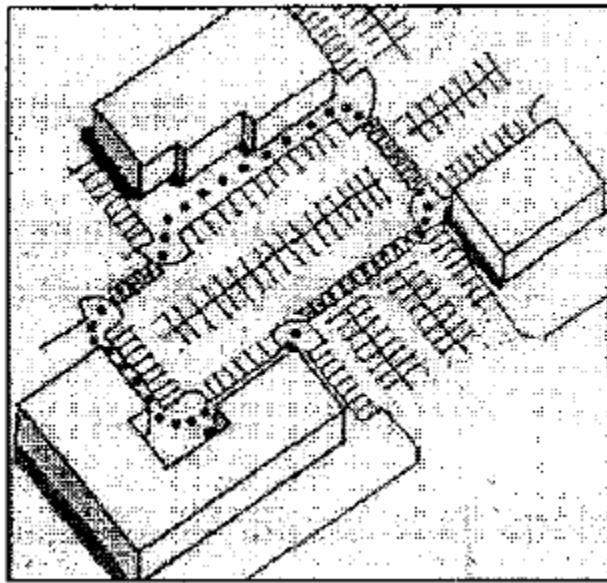
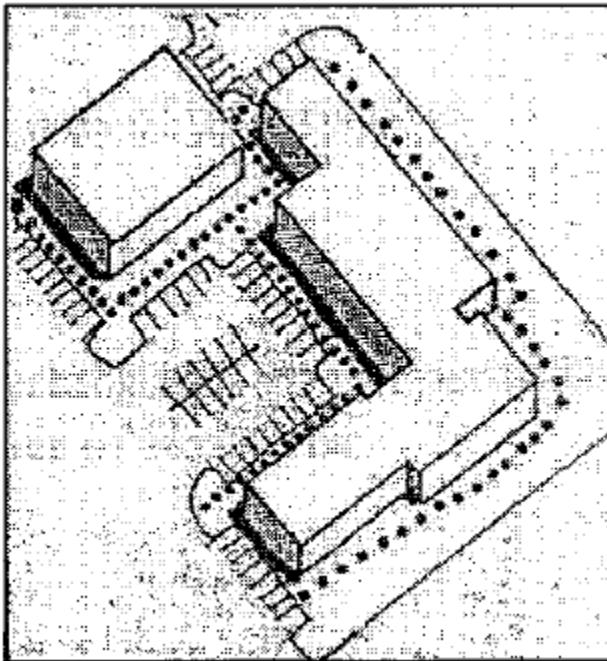


FIGURE 3 Appropriate pedestrian connectivity.



(Ord. 09-01-2007, 9-5-2007,  
eff. 9-7-2007)

3. Building Entrances: Primary structures shall be oriented with their main entrance facing the street to which the site fronts. The main building entrance shall be on a street-facing wall and relate to top back of curb elevations. (Ord. 08-02-2008, 8-20-2008, eff. 8-21-2008)
- F. Parking Standards:
  1. Location Of Parking Areas: **Within the CBD area, parking should be located to the rear of the building. Other development parcels MSC and MSR** should locate parking to the sides and/or rear of buildings. Use of underground parking is strongly encouraged, especially where daylight basements can be reasonably constructed

based on site topography. (Ord. 08-02-2008, 8-20-2008, eff. 8-21-2008)

2. **Boundaries:** Parking areas for different uses should be interconnected with boundaries defined with landscaped areas, rather than become one large parking area. Parking areas shall be located to encourage shared use.
3. **Barriers:** Barriers that limit circulation between developments and parking lots are not permitted. Examples include fences, walls, topographic changes, or other similar types of obstructions.
4. **Landscaping:** Landscaping within and around parking areas shall be consistent with SCC 10.52. (Ord. 09-01-2007, 9-5-2007, eff. 9-7-2007)
5. **Number Of Parking Stalls:**
  1. **Vehicular Parking:**
    1. Required number of parking stalls per use, including ADA stalls, shall be as listed in SCC 10.48. Spaces required for the residential units shall be the same as for multi-family dwellings. Additional parking shall be required for the nonresidential uses in accordance with specified ratios in SCC 10.48 and such shall be visibly designated for only commercial tenant customer parking during regular business hours.
    2. Mixed use developments may have shared parking facilities based on the city's review criteria in SCC 10.48. However, allowable building floor area increases may be granted up to thirty percent (30%) based on use of underground parking or parking structures which complement the surrounding buildings.
    3. For review purposes only, any parking required for residential uses must be provided off street with nonresidential uses being allowed to be on street where permitted in accordance with SCC 10.48.
  2. **Bicycle Parking:**
    1. Buildings whose primary use consists of medical or other professional services, general business offices, financial services, or general business services shall provide parking space for at least two (2) bicycles for every twenty thousand (20,000) square feet or fraction over thereof, not to exceed twelve (12) parking stalls.
    2. Buildings whose primary use consists of retail, eating and drinking or personal services shall provide parking space for at least three (3) bicycles for every twenty five thousand (25,000) square feet or fraction over thereof, not to exceed twelve (12) parking stalls.
    3. Bicycle parking shall consist of decorative bicycle racks which permit the locking of the bicycle frame and one wheel to the rack, and which support the bicycle in a stable position without damage to wheels, frame or components.

FIGURE 4 Bicycle racks in front of retail.



(Ord. 07-01-2016, 7-6-2016, eff. 7-7-2016)

6. **Ground Floor Storefronts Encouraged:** If parking structures are utilized, ground floor storefronts along elevations adjacent to public streets are highly encouraged. (Ord. 09-01-2007, 9-5-2007, eff. 9-7-2007)
7. **Secondary Access Points:** Developments having parking lots which accommodate more than ten (10) equivalent residential units (ERU) must provide a secondary access point for ingress/egress. Connection through adjacent properties to a public road would be appropriate, but connection to or stubbing a drive aisle to adjacent properties would not be considered a secondary access point. (Ord. 07-01-2016, 7-6-2016, eff. 7-7-2016)

**G. Landscaping And Streetscape Standards:**

1. **Site Landscaping:**
  1. Special consideration shall be given to impacts of new development on adjacent properties. Site landscaping standards are listed in SCC 10.52.
  2. Each nonresidential or mixed use development shall have at least twenty percent (20%) of the site landscaped.
  3. There shall be a minimum sixty (60) square feet of additional usable open space per residential unit. This open space may be private area attached to each unit, such as a patio or balcony area, or consolidated open area for the use and enjoyment of all building tenants. Patio or balcony areas must have a minimum of forty (40) square feet.
  4. Mixed use developments having residential tenants may provide playground and site amenities as outlined in paragraph K.3. (Ord. 07-01-2016, 7-6-2016, eff. 7-7-2016)
2. **Streetscapes:** The streetscapes within the district will consist of urban and suburban designs. Developments in the district shall work proportionally with the city to implement these streetscapes in order to maintain continuity of elements and appropriate locations for features such as lighting, sidewalks, street furniture, etc.
  1. **~~Urban Streetscape: Within the CBD area of the zone, developments shall install an urban design consistent with city and, where applicable, UDOT standards. The design shall be broken down into zones specifically identified as the "display zone", "clear zone", and "furniture zone". Developments in this area must consider the following design features:~~** (Ord. 08-02-2008, 8-20-2008, eff. 8-21-2008)

~~FIGURE 5 Urban streetscape in Durango, CO.~~

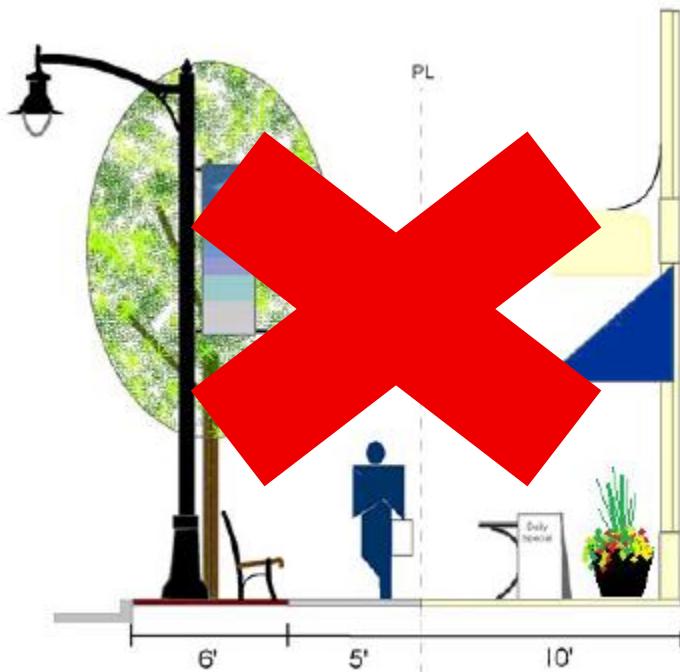


~~FIGURE 6 Urban streetscape in Ephraim, UT.~~



~~(Ord. 09-01-2007, 9-5-2007, eff. 9-7-2007)~~

FIGURE 7 Urban streetscape cross section.



1. **Display zone (minimum 10 feet adjacent to buildings):**
  1. ~~Display of goods, special sales, promotions, decorations for festivals, holidays, etc.~~
  2. ~~Outdoor seating or eating areas, as appropriate.~~
  3. ~~Approved newspaper racks, community bulletin boards, etc.~~
  4. ~~Limited greenscape, i.e., potted plants, foundation plantings, water wise plantings, etc.~~
  5. ~~First floor canopy/awning overhangs meeting building code minimum clearance standards.~~
  6. ~~Access to store entrances from sidewalk grade. (Ord. 07-01-2016, 7-6-2016, eff. 7-7-2016)~~
2. **Clear zone (minimum 5 feet):**
  1. ~~Walking zone for pedestrians.~~
  2. ~~No obstacles.~~
3. **Furniture zone (6 feet next to curb line):**
  1. ~~Street trees with tree wells or ground covers.~~
  2. ~~Streetlights with banner attachments.~~
  3. ~~Street furniture, e.g., benches, trash receptacles, bike racks, drinking fountains.~~
  4. ~~Additional outdoor seating or eating areas, as appropriate.~~
  5. ~~Other limited greenscape, i.e., potted plants and water conservation plantings, etc.~~
2. **Suburban Streetscape:** In the MSC and MSR areas a suburban design shall be utilized. This streetscape is greener in its appearance, having a park strip behind street curb, a sidewalk, and a landscape buffer between any parking or buildings and the sidewalk.

1. Landscaping within the park strip and buffer areas shall be in accordance with the city's adopted landscaping standards.
2. Street furniture (e.g., benches, bike racks, flowerpots, etc.) is encouraged within green spaces. (Ord. 09-01-2007, 9-5-2007, eff. 9-7-2007)

FIGURES 8 AND 9 Suburban streetscapes in Santaquin.



(Ord. 07-01-2016, 7-6-2016, eff. 7-7-2016)

3. Other Provisions: Those roads not specified above shall utilize the street cross sections approved in the city's standard specifications and drawings. (Ord. 09-01-2007, 9-5-2007, eff. 9-7-2007)

H. Building Massing: Building massing and architecture should complement the pedestrian environment to create a lasting image for Main Street. The intent of this section is to create an 1890-1920 period Americana Main Street architectural experience. Characteristics of the period included human scale, attention to detail, and materials and colors that related to the

natural features of the region. The following architectural standards are established to realize the community's desire for high quality architecture, materials, and character as well as limit the impacts of building mass on nearby residential properties.

1. Floor Area Ratios (FARs): FARs are an acceptable ratio of constructed building area (i.e., occupiable space above ground) to the lot area. The FAR is calculated by dividing the constructed building area by the lot area. These help to establish appropriate massing of buildings in relation to sites and their surroundings.

~~Properties in the CBD area should have FARs that range between 0.70 to 1.00.~~

Properties within the MSC and MSR areas should have FARs that range between 0.35 and 0.80.

2. Building Height: Heights are measured from the average sidewalk elevation along the frontage of the adjacent major road to the midpoint of the roof on sloped roofs or to the highest point of a parapet. Roof midpoints shall be measured halfway between the highest ridgeline of the roof and the top of the fascia. Small architectural elements such as finials, cupolas, etc., may exceed heights listed. Steeples and towers shall be considered based on relational size and design. The following table outlines minimum and maximum building heights in the ~~CBD~~, MSC and MSR areas of the zone:

	Use	<del>CBD</del>	MSC	MSR
	Minimum height:			
	Nonresidential	<del>30 feet</del>	25 feet	20 feet
	Mixed use developments	<del>40 feet</del>	20 feet	20 feet
	Multi-family	<del>n/a</del>	20 feet	20 feet
	Townhomes	<del>n/a</del>	20 feet	20 feet
	Maximum height:			
	Nonresidential	<del>60 feet</del>	60 feet	40 feet
	Mixed use developments	<del>60 feet</del>	60 feet	50 feet
	Multi-family	<del>n/a</del>	50 feet	50 feet
	Townhomes	<del>n/a</del>	40 feet	40 feet

3. (Ord. 08-02-2008, 8-20-2008, eff. 8-21-2008)
4. Bulk Plane: To ensure that new buildings adequately relate in scale to adjacent neighborhoods and the street, bulk plane lines are implemented (see figure 10 of this section). The following standards apply:
  1. Neighborhood Facing: A bulk plane of forty five degrees ( $45^\circ$ ) will be used for multi-story nonresidential and mixed use structures. The bulk plane will

be measured from the property line of the adjacent residential use.

2. Street Facing: A bulk plane of sixty degrees ( $60^\circ$ ) measured at the minimum street facing setback, thirty feet (30') above the curb is recommended.
3. Multi-Family Developments: Multi-family developments may not exceed two (2) stories within thirty feet (30') of an adjacent single-family dwelling.

**FIGURE 10 Graphic representation of bulk plane standards.**

(Ord. 09-01-2007, 9-5-2007, eff. 9-7-2007)

I. Mixed Use/Nonresidential Architectural Standards:

1. Architectural Theme: The architectural standards of the Main Street zones are intended to evoke a downtown reminiscent of late 1800 period architectural forms. This area should provide residents and visitors an inviting and pleasing environment in which to shop, stroll, experience, and enjoy a small town central business area. Careful attention to detail at a pedestrian viewing scale rather than an auto oriented application of simplistic design shall be utilized. Building designers should consider the natural colors and materials of the surrounding area in concert with historic agrarian, craftsman, and other similar rural forms when preparing plans for new building construction. The following standards should serve as the minimum to which new developments can adhere and designers are encouraged to incorporate other elements which may further the city's desires and intent.
2. Building Facade: Facades should not be long expanses of blank walls. They should create a human scale and provide a pedestrian friendly shopping environment. All sides of a building must receive equal architectural consideration of the following:
  1. Visual Breaks: Building facades and walls must have visual breaks every thirty feet (30') in width at a maximum. Examples of visual breaks include the use of three-dimensional architectural features such as columns, projecting windows, a minimum twelve inch (12") change in plane or an equivalent element that articulates the wall. See figure 11 of this section.

**FIGURE 11 Facade articulation in Ogden, UT (picture taken by Bill Wright).**



2. Building Entrances: By creating a clearly identified system of entry points, the pedestrian environment and the vehicular environment will be enhanced.
  1. Entrances must be well defined from access drives, pedestrian links, public plazas and major parking areas with one or more of the following:
    1. Canopy, awnings, overhang or arch above the entrance (columns and pillars),
    2. Recesses or projections in the building facade surrounding the entrance,
    3. Display windows surrounding the entrance,
    4. Coved entrances.
  2. Secondary entrances on the rear or side of buildings should be given architectural consideration equal to the primary entrances.
  3. Fenestration: The design and amount of window area on a building can minimize the expanse of blank walls and encourage a pedestrian friendly atmosphere. The following standards shall apply:

FIGURE 12 Building in Ephraim, UT. Appropriate use of entry points and window area.



1. Ground floor facades:

1. Facades that face public streets or provide a primary entry to the building shall have display windows or similar transparent area comprising forty (40) to seventy five percent (75%) of the first floor facade area.

Facade area is calculated by multiplying the facade length by the ground floor height. Transparency ratio equals the total ground floor transparent area divided by ground floor facade area.

2. Shopping windows or other expanses of glass on the ground floor should begin no more than 2.5 feet above adjacent grade and should have a traditional kick plate under them. Maximum horizontal spacing between windows and doors is ten feet (10') (see figure 13 of this section).

FIGURE 13 Shopping windows in Richfield, UT.

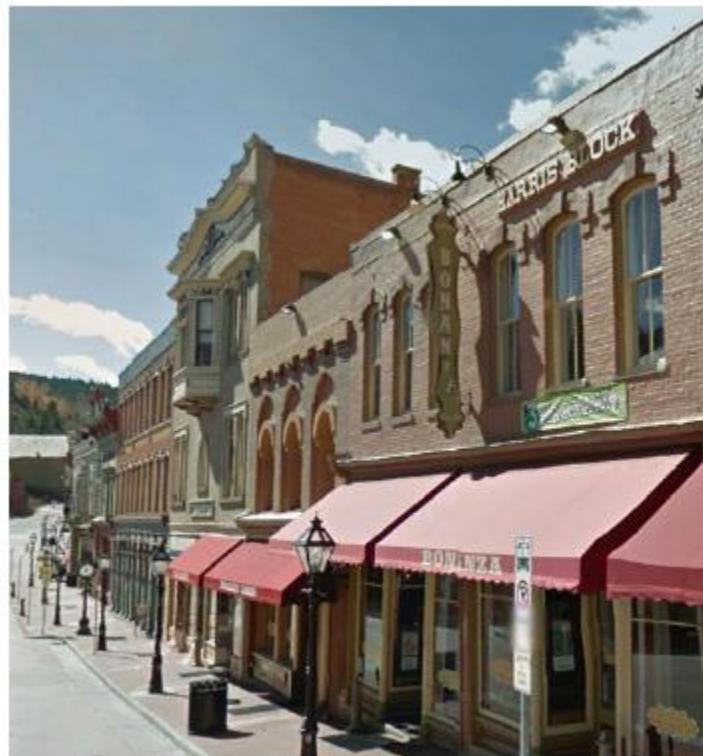


2. Upper floor facades:

1. Facades above the ground floor shall be thirty (30) to sixty percent (60%) transparent using a similar calculation method as for ground floor areas.
2. Windows above ground floors should be designed with three-dimensional relief. Finish work around the windows should accent the location and provide visual breaks to the facade of

the building (see figures 14 and 24 of this section). Varying window designs, such as bay windows, corner windows, circle tops, or windows having grille patterns, shutters, etc., should be utilized to add visual interest and character to buildings.

FIGURE 14 Use of three-dimensional treatments around windows and varied window styles to provide character and facade relief; Central City, CO.



4. Distinct Ground Floor: The ground level of the primary structure shall be visually distinct from upper stories (see figures 15 and 17 of this section). This separation may be provided by a cornice above the ground level, an arcade, changes in material and texture or other means.
  1. Ground floor spaces shall have a minimum floor to ceiling height of eleven feet (11'). First floor transom and clerestory windows are encouraged.
  2. Careful attention to human scale and detail shall be provided. This may include ornamental masonry patterns and/or woodwork and finishes, etc. (see figure 13 of this section).
  3. No HVAC equipment or other air venting elements shall be permitted at street level nor readily visible on the building from the adjacent public right of way. Below surface systems may be permitted within front setbacks.
  4. Building foundations should terminate no more than thirty six inches (36") above grade. Exposed foundation walls must be finished with appropriate brick, stone, or other primary materials noted below (see

figures 15 and 16 of this section).

FIGURES 15, 16 AND 17 Appropriate foundation design and ground floor distinction.

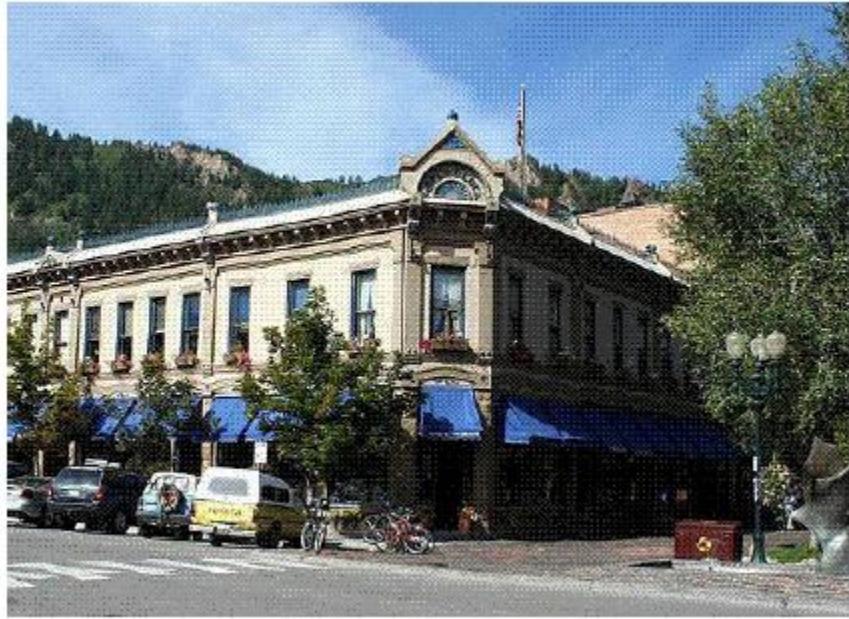


3. Use Of Awnings And Canopies: Awnings and canopies shall be designed to fit within the architecture of the buildings to which they are attached and serve to enhance the exterior of the building as an articulation and aesthetic element, not as an advertising medium.

FIGURE 18 Appropriate use of awnings in South Jordan, UT.



FIGURE 19 Appropriate use of awnings in Aspen, CO.



1. Awnings or canopies must function as true awnings or canopies by being placed over a doorway or window and under certain circumstances over a walkway or outdoor seating area. All awnings or canopies must be attached to a vertical wall. Canopies must lead to a bona fide business entrance.
2. Awnings or canopies shall project at least 4.0 feet from the building when located over a pedestrian traffic area and no less than two feet (2') otherwise.
3. Awnings or canopies shall maintain a minimum clearance above sidewalk grade of eight feet (8') to the bottom of the framework when located over a pedestrian traffic area. The bottom of the framework shall not be more than eight feet (8') above covered grade or the maximum height of the protected window, door, or recessed building entry otherwise.
4. The top of the framework may not extend above a vertical wall terminus nor cover any architectural elements.
5. All awnings that do not contain sign copy shall be made of woven cloth or architectural metal materials. Backlighting of awnings is not permitted. Design, color, and materials shall be compatible with the building to which it is attached.

4. Roof Designs And Parapets:
  1. Flat roofs shall be screened with parapets on all sides of the building adjacent to or visible from the street. The parapet shall be of height sufficient to screen all rooftop mechanical equipment (e.g., HVAC units). If no rooftop mechanical equipment exists, the parapet shall be a minimum of thirty six inches (36") in height.
  2. All parapets shall feature three-dimensional architrave, frieze and cornice treatments (see figures 21 through 24 of this section).
  3. Hipped roofs without a gabled end are not allowed. Mansard roofs are only allowed with buildings having three (3) or more stories. Mansard roofs must contain fenestration with dormered or other window finishes appropriate to the architecture of the building.

4. Gabled ends shall face toward adjacent public streets.

FIGURE 20 Window treatments on a mansard roof.



FIGURES 21, 22 AND 23 Parapets in Spanish Fork, UT (left), and Aspen, CO.



FIGURE 24 Parapets in Provo, UT.



5. Building Materials:

1. Primary Exterior Materials:

1. Primary exterior finish materials shall make up at least the percentages of building elevations shown in the table below, after the transparent area, defined in this section, is deducted:

Building Area/Elevations	CBD	MSC	MSR
Single-family main floor facing a public street	n/a	n/a	50%
Single-family upper floors facing a public street	n/a	n/a	30%
Multi-family main floor	n/a	100%	100%
Multi-family upper floors	n/a	30%	30%
Commercial single-story buildings	n/a	50%	50%
Ground floor of a mixed use or commercial multi-story building	80%	80%	80%
Upper floors of a mixed use or commercial building visible from public rights-of-way	50%	30%	30%
Upper floors of a mixed use or commercial building not visible from public rights-of-way	30%	30%	30%

2. Primary exterior finish materials shall be low reflectance, have natural textures, and utilize natural earth tone colors. Examples of permitted materials include: brick, stone, natural split faced block, or cut stone. The use of all glass exterior, smooth faced concrete block, prefabricated steel panels, corrugated metal, and EIFS (stucco) shall be prohibited as primary building materials. Nonmasonry siding is prohibited.
3. Concrete siding products (i.e., hardie board) is considered a primary exterior finish but can only cover a maximum of 75% of each elevation, or 75% of the area defined in the table above, and must be accompanied by at least one other primary exterior finish.
2. Secondary Materials And Trim Materials: Secondary materials and trim materials shall complement the primary materials in texture and scale and provide enough contrast to be visible. EIFS materials may only be utilized for accents.
3. Accessory Structures: Accessory structures, such as gasoline pump canopies, utilities (gas, electric), trash enclosures and other accessory structures shall use the same architectural elements and types of materials and colors as the primary structure.
4. Material Colors: Material colors should consist of earth tones, e.g., muted shades of red or brown. The use of high intensity colors, primary colors, metallic colors, black or fluorescent colors is not permitted for primary

exterior materials. Secondary materials and trim materials shall complement the primary material colors.

5. Wrapping: Where the two (2) sides of an extruding corner element are visible, materials and design elements shall wrap the visible corner and may only terminate at an interior corner location or the terminus of the visible wall plane.
6. Tenant Space Design:
  1. All ground floor tenant spaces for nonresidential uses shall have a minimum of eight hundred (800) square feet. Live/work units with residential areas on a separate floor from the business entrance must have at least one thousand six hundred (1,600) square feet.
  2. Each tenant space should be provided distinction from adjacent tenant spaces through use of differing colors, materials, signage, design elements or combinations of such.
  3. Residential units shall comply with the multi-family requirements outlined below.
  4. All sides of a building or buildings within a larger development, which face a public street must be designed to accommodate nonresidential tenants on the ground floor. (Ord. 07-01-2016, 7-6-2016, eff. 7-7-2016)
  5. All buildings within the Central Business District and Main Street Commercial areas must include non-residential use(s). If a building includes residential use(s), all tenant spaces on the ground floor, must be reserved for non-residential use(s) and shall have a minimum floor to ceiling height of eleven feet (11'). Non-residential use(s) must have independent access and may be directly accessible by residential tenants in the development. (Ord. 09-03-2017, 9-6-2017, eff. 9-7-2017)
7. Building Lighting: All lighting on the exterior of buildings shall be shielded and directed downward. The intent of this is to limit the amount of light spill and night sky pollution. (Ord. 07-01-2016, 7-6-2016, eff. 7-7-2016)

J. Signs: The intent of district sign regulations is to reduce visual clutter on buildings, enhance the street environment and views by encouraging smaller signs constructed of similar, high quality materials used on the primary structures, and treat signs as architecture, not as an afterthought.

1. Sign Integration: Signage is encouraged to be integrated into the architectural design of the buildings. Stick on signs (signs that clearly cover architectural features of the building) will not be allowed.
2. Sign Areas: Sign "areas" shall be designated on building elevations (for elevations that will utilize signs) to show that signage has been taken into account in the overall design of the building facade. (Ord. 09-01-2007, 9-5-2007, eff. 9-7-2007)
3. Sign Types: Regulations stated in SCC 10.44, "Sign Regulations", apply as appropriate, with the following additional standards:
  1. ~~Wall signs within the CBD area are to be constructed of individual lettering and be externally illuminated by direct system with no direct light spill occurring off the sign (see figure 25 of this section). All lighting must be directed downward. Internal illumination is not appropriate; however, halo illumination is permissible.~~ Wall signs in the MSC or MSR shall comply with the city's sign regulations, but may not have exposed or visible neon tubing.

FIGURE 25 Externally illuminated wall signs.



2. Any monument sign must be set back at least three feet (3') from the public right of way or drive aisle and not impede visibility at intersections or driveways. The maximum size of any monument sign shall be fifty (50) square feet ~~outside of the CBD area in the MSC and MSR. Monument signs in the CBD area may not exceed twenty four (24) square feet but may exceed the maximum height limits up to eight feet (8')~~. Each project may only have one sign per street frontage with the intent that multiple tenant centers will share the sign space. (Ord. 07-01-2016, 7-6-2016, eff. 7-7-2016)
3. Signs on awnings shall be limited to street level businesses only (see figure 26 of this section). Signage on an awning shall be limited to forty percent (40%) of the awning face. The signage on the awning and other permanent business signage on the same elevation shall not exceed fifteen percent (15%) of that elevation. Translucent letters or accents sewn into opaque canvas or acrylic awnings are permitted. Any illumination under awnings shall be for safety lighting under the sign and not for backlighting of the awning.

#### **10.48.040 NUMBER OF PARKING SPACES REQUIRED**

C. On Street Parking: Businesses located within the Main Street Business District Zones (i.e., ~~CBD~~, MSC, MSR) or fronting on 100 South, may petition the Land Use Authority for a reduction in required on premises parking and the use of on street parking as a fraction of their required parking. Approvals of such request must be based on the following:

1. There is no parking between the associated building and the public street.
2. Due to site constraints, the total required parking cannot be provided on the associated property.
3. On street parking will only be counted where adjacent to the business property.
4. The location of on street parking is constructed to City standards and the street

cross section provides for parking adjacent to the business's property.

5. For mixed use developments, all required parking for residential units must be accommodated on site. Dedicated parking for nonresidential customers shall be provided in accordance with SCC 10.20.190 paragraph F. (Ord. 07-01-2016, 7-6-2016, eff. 7-7-2016)

The attached draft ordinance has the proposed code amendment. The Planning Commission's responsibility is to hold a public hearing and forward a recommendation to the City Council.

**Motion:** "Motion to recommend (approval/denial) of the proposed code amendment to remove the Central Business District (CBD) from the Main Street Business District (MBD) Zone."

## **ORDINANCE NO. DRAFT**

### **AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO REMOVE THE CENTRAL BUSINESS DISTRICT OF THE MAIN STREET BUSINESS DISTRICT ZONE, PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER'S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE FOR THE ORDINANCE.**

**WHEREAS**, the City of Santaquin is a fourth-class city of the state of Utah; and

**WHEREAS**, the City Council has specific authority pursuant to Title 10, Chapter 9a Utah Code Ann. (1953 as amended) to adopt a zoning plan including an ordinance and map which divide the municipality into districts or zones and within such districts to regulate the erection, construction, reconstruction, alteration, repair and uses of buildings and structures and the uses of land; and

**WHEREAS**, the state legislature has granted general welfare power to the City Council, independent, apart from, and in addition to, its specific grants of legislative authority, which enables the city to pass ordinances which are reasonably and appropriately related to the objectives of that power, i.e. providing for the public safety, health, morals, and welfare; and

**WHEREAS**, the City Council desires to amend Santaquin City Code (SCC) 10.20.190 and 10.48.04 to remove the Central Business District (CBD) of the Main Street Business District (MBD) zone; and

**WHEREAS**, the Santaquin City Planning Commission held a public hearing on January 27, 2026, which hearing was preceded by the posting of public notice in at least three public places within the City limits of Santaquin City; and

**WHEREAS**, after the noted public hearing, the Santaquin City Planning Commission forwarded a recommendation to the City Council;

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of Santaquin City, State of Utah, as follows:

#### **Section I. Amendments**

**Title 10 Chapter 20 Section 190 is amended as follows:** (underlined text is added, stricken text is deleted)

#### **10.20.190 MAIN STREET BUSINESS DISTRICTS ZONE**

- A. Definition, Objectives And Characteristics: The Main Street Business Districts Zone consists of ~~the Central Business District (CBD)~~, the Main Street Commercial District (MSC), and the Main Street Residential District (MSR). The objective of the Main Street Business Districts Zone (district) is to create a mixed use shopping and financial center for the City and surrounding territory which is often characterized as "the center of town". The intensity of uses within this area should increase with proximity to the

intersection of Center Street and Main Street. Though this district is applied to areas which have developed as "strip commercial", it shall not be used to promote or establish areas in which such development can be promulgated or encouraged.

Developments on the southern half of the blocks between Main Street and 100 South or the northern half of the blocks between Main Street and 100 North should complement the businesses facing Main Street. These developments may include professional services, offices, mixed use developments and multi-family residential.

Characteristics of the district should include:

1. A mixed use shopping and financial center for Santaquin and surrounding territory; and
2. Business interests should be balanced with the interests of adjacent neighborhoods; and
3. The integrity and viability of the adjacent residential neighborhoods will be maintained while expanding development opportunities by permitting multifamily residential uses within the district when combined with commercial uses (mixed use); and
4. The Main Street corridor's significance to the region and area history will be preserved and highlighted through site and building design; and
5. The district will demonstrate and promote appropriate urban scale, walkability, pedestrian orientation, business viability and success, streetscape, community character, and the limiting of negative effects on adjacent residential properties.

(Ord. 08-02-2008, 8-20-2008, eff. 8-21-2008)

B. Permitted Uses: General land uses within the Main Street Business Districts shall complement the Main Street overlay map found in the economic element of the City's General Plan.

Abbreviations and alphabetic use designations in the matrix and throughout this chapter have the following meanings:

<b>CBD</b>	<del>The area represented as the Central Business District.</del>
MSC	The area represented as the Main Street Commercial District.
MSR	The area represented as the Main Street Residential District .
P	The listed use is a permitted use within the represented area, based on City development standards and ordinances.
C	The listed use requires a conditional use permit within the represented area in addition to complying with all applicable development standards and ordinances.
A	The listed use is only permitted as an accessory use within the represented area.
N	The listed use is a prohibited use within the represented area.

(Ord. 08-02-2008, 8-20-2008, eff. 8-21-2008)

Use	CBD	MSC	MSR
Accessory building	A	A	A
Adult daycare	N	P	P
Alcoholic beverage class A Establishment	P	P	N
Alcoholic beverage class B Establishment	C	C	N
Alcoholic beverage class C Establishment	P	C	N
Alcoholic beverage class D Establishment	P	P	N
Alcoholic beverage class E Establishment	N	C	N
Arcade	A	A	N
Art gallery	P	P	P
Automotive car wash service	N	P	N
Automotive service and repair	N	P	N
Automotive service station	C	P	N
Bakery, commercial	C	P	C
Bed and breakfast home	N	C	P
Brewpub	P	C	N
Commercial, ancillary	P	P	P
Commercial, convenience store	C	P	N
Commercial, cosmetology	P	P	P
Commercial, heavy	N	N	N
Commercial, recreation	P	P	C
Commercial, retail sales and services	P	P	N
Conference and convention facility	C	N	N
Dance hall, discotheque	C	C	N
Daycare center	A	P	C
Drive-in retail	N	P	N
Dwelling, Accessory Unit Attached	N	N	A
Dwelling, Accessory Unit Detached	N	N	A
Dwelling, Bachelor	N	N	P
Dwelling, Bunkhouse	N	N	A
Dwelling, caretaker	N	N	A
Dwelling, multiple-family	C	C	C

Dwelling, single-family detached	N	N	P
Feedlot	N	N	N
Healthcare facility, assisted living facilities	N	P	P
Hotel	P	P	C
Impound Yard	N	N	N
Institutions	P	P	P
Junkyard	N	N	N
Mixed use development	C	C	C
Mobile Home Park	N	N	N
Mortuary, funeral home	N	P	C
Park	P	P	P
Parking lot	N	P	P
Permanent makeup establishment	P	P	P
Private club	P	C	N
Professional office or financial services	P	P	P
Public buildings	P	P	P
Recreational vehicle court (RV parks)	N	N	N
Religious center	P	P	P
Residential facility for persons with a disability See 10.60	N	N	P
Residential facility for the elderly See 10.56	N	N	P
Residential support facility	N	N	C
Restaurant	P	P	C
Restaurant, drive-through	N	P	N
School, commercial	P	P	C
School, public or quasi-public	C	C	C
Sexually oriented business See 3.24	N	N	N
Slaughterhouse	N	N	N
Social or reception center	P	C	C
Storage Units Facilities	N	N	N
Street vendors	P	P	N
Tattoo parlor	C	P	N
Temporary Uses See 10.16.300	C	P	N
Telecommunications sites. See SCC 10.16.340 paragraph D			

Tobacco specialty shop in accordance with Utah State Code	P	C	N
Transitional treatment home - large	N	N	C
Transitional treatment home - small	N	N	C
Truck stop	N	N	N
Veterinary hospital, large animal	N	N	N
Veterinary hospital, small animal	N	P	C
Wedding chapels	P	P	C

(Ord. 09-01-2007, 9-5-2007, eff. 9-7-2007; amd. Ord. 08-02-2008, 8-20-2008, eff. 8-21-2008; Ord. 02-01-2010, 2-17-2010, eff. 2-18-2010; Ord. 07-02-2010, 7-21-2010; Ord. 07-01-2011, 7-27-2011, eff. 7-28-2011; Ord. 03-02-2014, 4-16-2014, eff. 4-17-2014; Ord. 07-01-2016, 7-6-2016, eff. 7-7-2016; Ord. 02-01-2018, 2-7-2018, eff. 2-8-2018)

C. Scope Of Development Standards: The development standards of this district shall apply to all new developments for office, commercial, multi-family, mixed use or service oriented properties on the blocks adjacent to Main Street between 500 West and 400 East.

These standards shall be applied to redevelopment, or exterior modifications including, but not limited to, building additions, facade alterations or changes to exterior materials or colors. When projects involve only a partial redevelopment such as a facade improvement, parking lot reconfiguration, or other rehabilitation, these standards shall apply to the particular portion of the project being changed. However, when a cumulative increase in development square footage (buildings or parking) as of the date of adoption of this section of at least forty percent (40%) occurs, all of the district standards shall apply.

These standards shall not be applied when general maintenance and upkeep of existing buildings or properties is being performed. (Ord. 09-01-2007, 9-5-2007, eff. 9-7-2007)

D. Application Of Standards: Within this district, all Santaquin City ordinances, policies, regulations and plans shall apply. Where conflicts occur regarding development requirements in this zone, these standards shall supersede those of the general Santaquin development standards.

These standards shall be considered the minimum for all new or redevelopment within the zone. The Santaquin Architectural Review Committee shall be the Land Use Authority for determining compliance with the architectural standards set forth below. The Santaquin Development Review Committee (DRC) shall be the Land Use Authority for determining compliance with all site standards set forth in this Code. Appeals of final decisions based upon these standards or the underlying zone shall be subject to Appeal Authority review in accordance with the procedures of the Santaquin City zoning and Appeal Authority ordinances, as appropriate. (Ord. 07-01-2016, 7-6-2016, eff. 7-7-2016)

E. Site Layout Standards: The location and orientation of buildings, pedestrian walkways

and parking areas helps define the street edge, promote a pedestrian oriented street environment for walking and shopping, and limits impacts of taller buildings on the adjacent residences north or south of the district. (Ord. 08-02-2008, 8-20-2008, eff. 8-21-2008)

FIGURE 1 Appropriate building design and placement in Boulder, Colorado (picture taken by George Shaw).



(Ord. 09-01-2007, 9-5-2007, eff. 9-7-2007)

1. Building Locations And Setbacks:

1. Buildings on corner parcels should be adjacent to both street fronts to help frame intersections. Architectural consideration should be given to corner visibility areas.
2. Buildings fronting Main Street should utilize party walls or zero setbacks along side property lines. Parking areas and drive accesses should not disrupt the continuity of storefronts; however, plazas, green spaces or pedestrian connections may be appropriate.
3. Setbacks:

	<b>CBD</b>	<b>MSC</b>	<b>MSR</b>
Front and Street Side:			
Minimum Building <sup>1</sup>	10'	10'	10'
Maximum Building <sup>1</sup>	Main Street 10'	10'	15'
	Center Street 10'	n/a	n/a

	<del>Other streets 10'</del>	10'	15'
Parking	<del>10'</del>	10'	10'
Side:			
Minimum Building <sup>2</sup>	0' or 8' if not built to the property line if mixed use or nonresidential structure with building code rated firewall	10' to nonresidential or mixed use structures	
	8' if nonrated firewall with windows		
	5' accessory buildings and structures		
	10' loading dock, with approved screening		
Maximum Building <sup>2</sup>	<del>0' or 8' if not built to the property line</del>	None	None
Parking <sup>2</sup>	<del>5'</del>	5'	5'
Rear:			
Minimum Building <sup>2</sup>	0' if building code rated firewall	20' to primary structure	
	20' if nonrated firewall with windows		
	5' accessory buildings and structures		
	10' loading dock, with approved screening		
Parking <sup>2</sup>	<del>5'</del>	5'	5'

4. Note:

<sup>1</sup>~~In the CBD area 90 percent of the primary building must fall on the build to line (front setback). Architectural elements such as pilasters, columns, cornices, box or bay windows, or other typical ornamentations may protrude into the required setback a maximum of 2 feet. However, primary building wall planes are not allowed to extend or be cantilevered into the required setbacks.~~

<sup>2</sup>~~If property is adjacent to a residential zone, an additional five-foot (5') setback is required for all structures.~~

5. Open areas between buildings shall be designed as a public plaza, business access areas, courtyards, etc., to enhance and better utilize business properties. (Ord. 07-01-2016, 7-6-2016, eff. 7-7-2016)

2. Pedestrian Connectivity: Sites shall be designed to allow for safe pedestrian access from parking areas to the associated building, between buildings, to adjacent developments and public sidewalks. Pedestrian connections within and

between sites should follow the following standards:

1. Pedestrian walks and crossings should be located to minimize the number of interruptions by creating a continuous walking environment along and between buildings. Where pedestrian crossing areas exist, minimize the distance across the street, drive aisle, or similar walking interruption by use of extended sidewalks, bulb outs, etc.
2. Pedestrian walkways across internal drive aisles shall be distinguished from driving surfaces with durable, low maintenance materials. Examples include: pavers, bricks, scored concrete, raised walkways, or other materials that provide a similar texture and character.
3. Sites shall be designed to minimize the need to walk within the parking lot among cars.

FIGURE 2 Interrupted pedestrian routes.

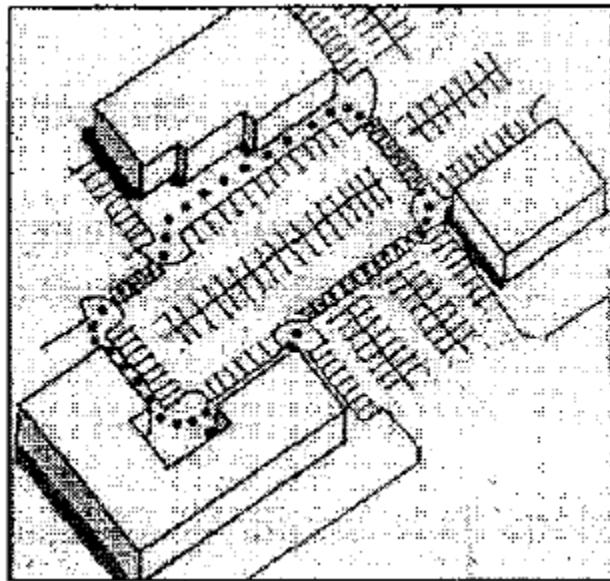
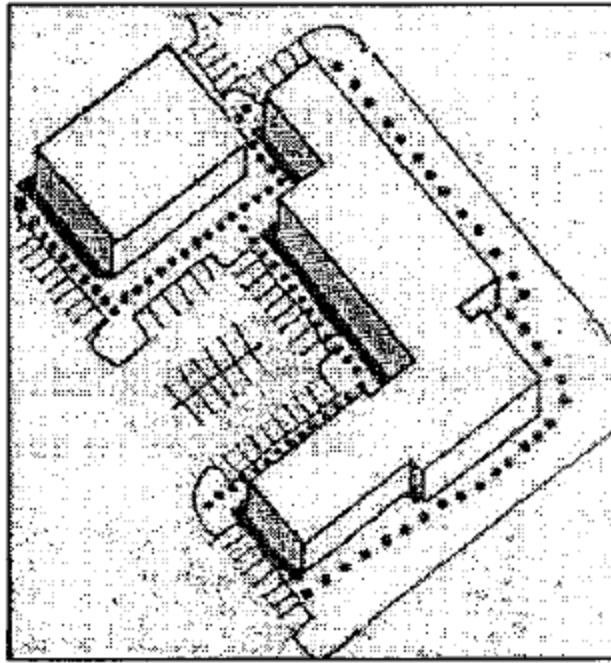


FIGURE 3 Appropriate pedestrian connectivity.



(Ord. 09-01-2007, 9-5-

2007, eff. 9-7-2007)

3. Building Entrances: Primary structures shall be oriented with their main entrance facing the street to which the site fronts. The main building entrance shall be on a street-facing wall and relate to top back of curb elevations. (Ord. 08-02-2008, 8-20-2008, eff. 8-21-2008)

**F. Parking Standards:**

1. Location Of Parking Areas: **Within the CBD area, parking should be located to the rear of the building. Other development parcels MSC and MSR** should locate parking to the sides and/or rear of buildings. Use of underground parking is strongly encouraged, especially where daylight basements can be reasonably constructed based on site topography. (Ord. 08-02-2008, 8-20-2008, eff. 8-21-2008)
2. Boundaries: Parking areas for different uses should be interconnected with boundaries defined with landscaped areas, rather than become one large parking area. Parking areas shall be located to encourage shared use.
3. Barriers: Barriers that limit circulation between developments and parking lots are not permitted. Examples include fences, walls, topographic changes, or other similar types of obstructions.
4. Landscaping: Landscaping within and around parking areas shall be consistent with SCC 10.52. (Ord. 09-01-2007, 9-5-2007, eff. 9-7-2007)
5. Number Of Parking Stalls:
  1. Vehicular Parking:
    1. Required number of parking stalls per use, including ADA stalls, shall be as listed in SCC 10.48. Spaces required for the residential units shall be the same as for multi-family dwellings. Additional parking shall be required for the nonresidential uses in accordance with specified ratios in SCC 10.48 and such shall be visibly designated for only commercial tenant customer parking during

regular business hours.

2. Mixed use developments may have shared parking facilities based on the city's review criteria in SCC 10.48. However, allowable building floor area increases may be granted up to thirty percent (30%) based on use of underground parking or parking structures which complement the surrounding buildings.
3. For review purposes only, any parking required for residential uses must be provided off street with nonresidential uses being allowed to be on street where permitted in accordance with SCC 10.48.

2. Bicycle Parking:

1. Buildings whose primary use consists of medical or other professional services, general business offices, financial services, or general business services shall provide parking space for at least two (2) bicycles for every twenty thousand (20,000) square feet or fraction over thereof, not to exceed twelve (12) parking stalls.
2. Buildings whose primary use consists of retail, eating and drinking or personal services shall provide parking space for at least three (3) bicycles for every twenty five thousand (25,000) square feet or fraction over thereof, not to exceed twelve (12) parking stalls.
3. Bicycle parking shall consist of decorative bicycle racks which permit the locking of the bicycle frame and one wheel to the rack, and which support the bicycle in a stable position without damage to wheels, frame or components.

FIGURE 4 Bicycle racks in front of retail.



(Ord. 07-01-2016, 7-6-2016, eff. 7-7-2016)

6. Ground Floor Storefronts Encouraged: If parking structures are utilized, ground floor storefronts along elevations adjacent to public streets are highly encouraged. (Ord. 09-01-2007, 9-5-2007, eff. 9-7-2007)
7. Secondary Access Points: Developments having parking lots which accommodate more than ten (10) equivalent residential units (ERU) must provide a secondary access point for ingress/egress. Connection through adjacent properties to a public

road would be appropriate, but connection to or stubbing a drive aisle to adjacent properties would not be considered a secondary access point. (Ord. 07-01-2016, 7-6-2016, eff. 7-7-2016)

G. Landscaping And Streetscape Standards:

1. Site Landscaping:
  1. Special consideration shall be given to impacts of new development on adjacent properties. Site landscaping standards are listed in SCC 10.52.
  2. Each nonresidential or mixed use development shall have at least twenty percent (20%) of the site landscaped.
  3. There shall be a minimum sixty (60) square feet of additional usable open space per residential unit. This open space may be private area attached to each unit, such as a patio or balcony area, or consolidated open area for the use and enjoyment of all building tenants. Patio or balcony areas must have a minimum of forty (40) square feet.
  4. Mixed use developments having residential tenants may provide playground and site amenities as outlined in paragraph K,3. (Ord. 07-01-2016, 7-6-2016, eff. 7-7-2016)
2. Streetscapes: The streetscapes within the district will consist of urban and suburban designs. Developments in the district shall work proportionally with the city to implement these streetscapes in order to maintain continuity of elements and appropriate locations for features such as lighting, sidewalks, street furniture, etc.
  1. ~~Urban Streetscape: Within the CBD area of the zone, developments shall install an urban design consistent with city and, where applicable, UDOT standards. The design shall be broken down into zones specifically identified as the "display zone", "clear zone", and "furniture zone". Developments in this area must consider the following design features:~~ (Ord. 08-02-2008, 8-20-2008, eff. 8-21-2008)

~~FIGURE 5 Urban streetscape in Durango, CO.~~

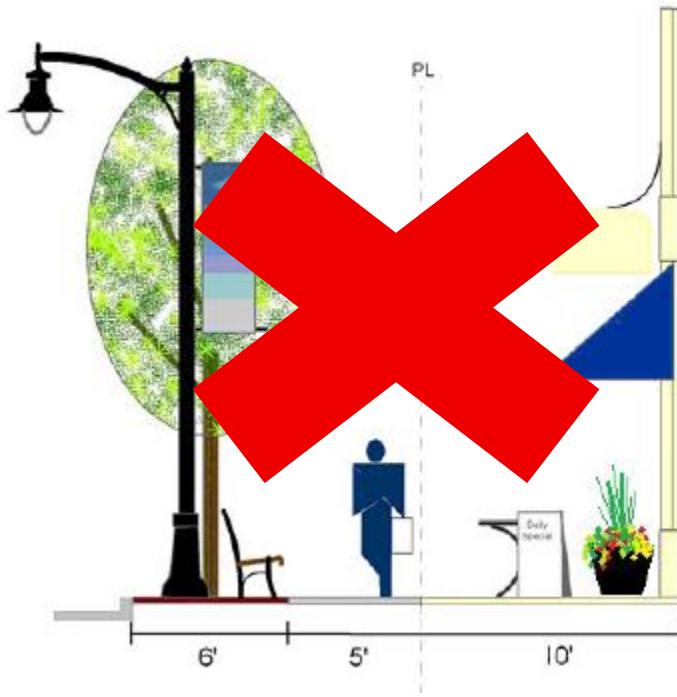


~~FIGURE 6 Urban streetscape in Ephraim, UT.~~



~~(Ord. 09-01-2007, 9-5-2007, eff. 9-7-2007)~~

**FIGURE 7** Urban streetscape cross section.



**1. Display zone (minimum 10 feet adjacent to buildings):**

1. ~~Display of goods, special sales, promotions, decorations for festivals, holidays, etc.~~
2. ~~Outdoor seating or eating areas, as appropriate.~~
3. ~~Approved newspaper racks, community bulletin boards, etc.~~
4. ~~Limited greenscape, i.e., potted plants, foundation plantings, water wise plantings, etc.~~
5. ~~First floor canopy/awning overhangs meeting building code minimum clearance standards.~~
6. ~~Access to store entrances from sidewalk grade. (Ord. 07-01 2016, 7-6-2016, eff. 7-7-2016)~~

**2. Clear zone (minimum 5 feet):**

1. ~~Walking zone for pedestrians.~~
2. ~~No obstacles.~~

**3. Furniture zone (6 feet next to curb line):**

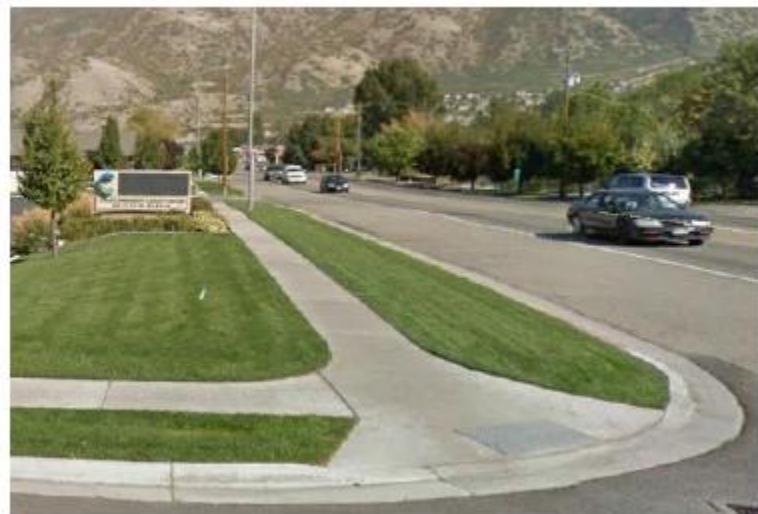
1. ~~Street trees with tree wells or ground covers.~~
2. ~~Streetlights with banner attachments.~~
3. ~~Street furniture, e.g., benches, trash receptacles, bike racks, drinking fountains.~~
4. ~~Additional outdoor seating or eating areas, as appropriate.~~
5. ~~Other limited greenscape, i.e., potted plants and water conservation plantings, etc.~~

2. Suburban Streetscape: In the MSC and MSR areas a suburban design shall be utilized. This streetscape is greener in its appearance, having a park

strip behind street curb, a sidewalk, and a landscape buffer between any parking or buildings and the sidewalk.

1. Landscaping within the park strip and buffer areas shall be in accordance with the city's adopted landscaping standards.
2. Street furniture (e.g., benches, bike racks, flowerpots, etc.) is encouraged within green spaces. (Ord. 09-01-2007, 9-5-2007, eff. 9-7-2007)

FIGURES 8 AND 9 Suburban streetscapes in Santaquin.



(Ord. 07-01-2016, 7-6-2016, eff. 7-7-2016)

3. Other Provisions: Those roads not specified above shall utilize the street cross sections approved in the city's standard specifications and drawings. (Ord. 09-01-2007, 9-5-2007, eff. 9-7-2007)

H. Building Massing: Building massing and architecture should complement the pedestrian

environment to create a lasting image for Main Street. The intent of this section is to create an 1890-1920 period Americana Main Street architectural experience. Characteristics of the period included human scale, attention to detail, and materials and colors that related to the natural features of the region. The following architectural standards are established to realize the community's desire for high quality architecture, materials, and character as well as limit the impacts of building mass on nearby residential properties.

1. Floor Area Ratios (FARs): FARs are an acceptable ratio of constructed building area (i.e., occupiable space above ground) to the lot area. The FAR is calculated by dividing the constructed building area by the lot area. These help to establish appropriate massing of buildings in relation to sites and their surroundings.  
~~Properties in the CBD area should have FARs that range between 0.70 to 1.00.~~  
Properties within the MSC and MSR areas should have FARs that range between 0.35 and 0.80.
2. Building Height: Heights are measured from the average sidewalk elevation along the frontage of the adjacent major road to the midpoint of the roof on sloped roofs or to the highest point of a parapet. Roof midpoints shall be measured halfway between the highest ridgeline of the roof and the top of the fascia. Small architectural elements such as finials, cupolas, etc., may exceed heights listed. Steeples and towers shall be considered based on relational size and design. The following table outlines minimum and maximum building heights in the ~~CBD~~, MSC and MSR areas of the zone:

Use	<del>CBD</del>	MSC	MSR
Minimum height:			
Nonresidential	<del>30 feet</del>	25 feet	20 feet
Mixed use developments	<del>40 feet</del>	20 feet	20 feet
Multi-family	<del>n/a</del>	20 feet	20 feet
Townhomes	<del>n/a</del>	20 feet	20 feet
Maximum height:			
Nonresidential	<del>60 feet</del>	60 feet	40 feet
Mixed use developments	<del>60 feet</del>	60 feet	50 feet
Multi-family	<del>n/a</del>	50 feet	50 feet
Townhomes	<del>n/a</del>	40 feet	40 feet

3. (Ord. 08-02-2008, 8-20-2008, eff. 8-21-2008)
4. Bulk Plane: To ensure that new buildings adequately relate in scale to adjacent

neighborhoods and the street, bulk plane lines are implemented (see figure 10 of this section). The following standards apply:

1. Neighborhood Facing: A bulk plane of forty five degrees ( $45^\circ$ ) will be used for multi-story nonresidential and mixed use structures. The bulk plane will be measured from the property line of the adjacent residential use.
2. Street Facing: A bulk plane of sixty degrees ( $60^\circ$ ) measured at the minimum street facing setback, thirty feet (30') above the curb is recommended.
3. Multi-Family Developments: Multi-family developments may not exceed two (2) stories within thirty feet (30') of an adjacent single-family dwelling.

~~FIGURE 10 Graphic representation of bulk plane standards.~~

(Ord. 09-01-2007, 9-5-2007, eff. 9-7-2007)

I. Mixed Use/Nonresidential Architectural Standards:

1. Architectural Theme: The architectural standards of the Main Street zones are intended to evoke a downtown reminiscent of late 1800 period architectural forms. This area should provide residents and visitors an inviting and pleasing environment in which to shop, stroll, experience, and enjoy a small town central business area. Careful attention to detail at a pedestrian viewing scale rather than an auto oriented application of simplistic design shall be utilized. Building designers should consider the natural colors and materials of the surrounding area in concert with historic agrarian, craftsman, and other similar rural forms when preparing plans for new building construction. The following standards should serve as the minimum to which new developments can adhere and designers are encouraged to incorporate other elements which may further the city's desires and intent.
2. Building Facade: Facades should not be long expanses of blank walls. They should create a human scale and provide a pedestrian friendly shopping environment. All sides of a building must receive equal architectural consideration of the following:
  1. Visual Breaks: Building facades and walls must have visual breaks every thirty feet (30') in width at a maximum. Examples of visual breaks include the use of three-dimensional architectural features such as columns, projecting windows, a minimum twelve inch (12") change in plane or an equivalent element that articulates the wall. See figure 11 of this section.

FIGURE 11 Facade articulation in Ogden, UT (picture taken by Bill Wright).



2. Building Entrances: By creating a clearly identified system of entry points, the pedestrian environment and the vehicular environment will be enhanced.
  1. Entrances must be well defined from access drives, pedestrian links, public plazas and major parking areas with one or more of the following:
    1. Canopy, awnings, overhang or arch above the entrance (columns and pillars),
    2. Recesses or projections in the building facade surrounding the entrance,
    3. Display windows surrounding the entrance,
    4. Coved entrances.
  2. Secondary entrances on the rear or side of buildings should be given architectural consideration equal to the primary entrances.
  3. Fenestration: The design and amount of window area on a building can minimize the expanse of blank walls and encourage a pedestrian friendly atmosphere. The following standards shall apply:

FIGURE 12 Building in Ephraim, UT. Appropriate use of entry points and window area.



1. Ground floor facades:

1. Facades that face public streets or provide a primary entry to the building shall have display windows or similar transparent area comprising forty (40) to seventy five percent (75%) of the first floor facade area.

Facade area is calculated by multiplying the facade length by the ground floor height. Transparency ratio equals the total ground floor transparent area divided by ground floor facade area.

2. Shopping windows or other expanses of glass on the ground floor should begin no more than 2.5 feet above adjacent grade and should have a traditional kick plate under them. Maximum horizontal spacing between windows and doors is ten feet (10') (see figure 13 of this section).

FIGURE 13 Shopping windows in Richfield, UT.

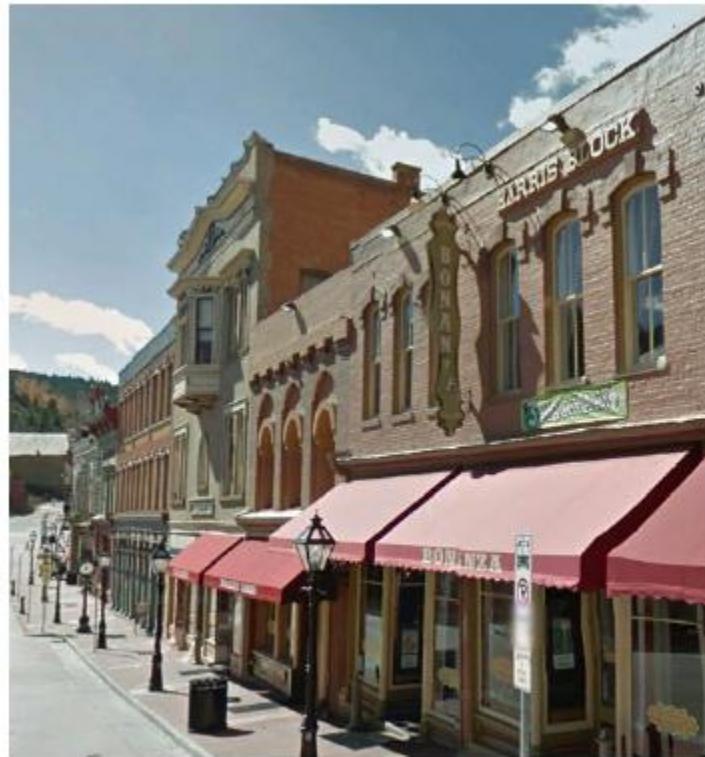


2. Upper floor facades:

1. Facades above the ground floor shall be thirty (30) to sixty percent (60%) transparent using a similar calculation method as for ground floor areas.
2. Windows above ground floors should be designed with three-dimensional relief. Finish work around the windows should accent the location and provide visual breaks to the

facade of the building (see figures 14 and 24 of this section). Varying window designs, such as bay windows, corner windows, circle tops, or windows having grille patterns, shutters, etc., should be utilized to add visual interest and character to buildings.

FIGURE 14 Use of three-dimensional treatments around windows and varied window styles to provide character and facade relief; Central City, CO.



4. **Distinct Ground Floor:** The ground level of the primary structure shall be visually distinct from upper stories (see figures 15 and 17 of this section). This separation may be provided by a cornice above the ground level, an arcade, changes in material and texture or other means.
  1. Ground floor spaces shall have a minimum floor to ceiling height of eleven feet (11'). First floor transom and clerestory windows are encouraged.
  2. Careful attention to human scale and detail shall be provided. This may include ornamental masonry patterns and/or woodwork and finishes, etc. (see figure 13 of this section).
  3. No HVAC equipment or other air venting elements shall be permitted at street level nor readily visible on the building from the adjacent public right of way. Below surface systems may be permitted within front setbacks.
  4. Building foundations should terminate no more than thirty six

inches (36") above grade. Exposed foundation walls must be finished with appropriate brick, stone, or other primary materials noted below (see figures 15 and 16 of this section).

FIGURES 15, 16 AND 17 Appropriate foundation design and ground floor distinction.

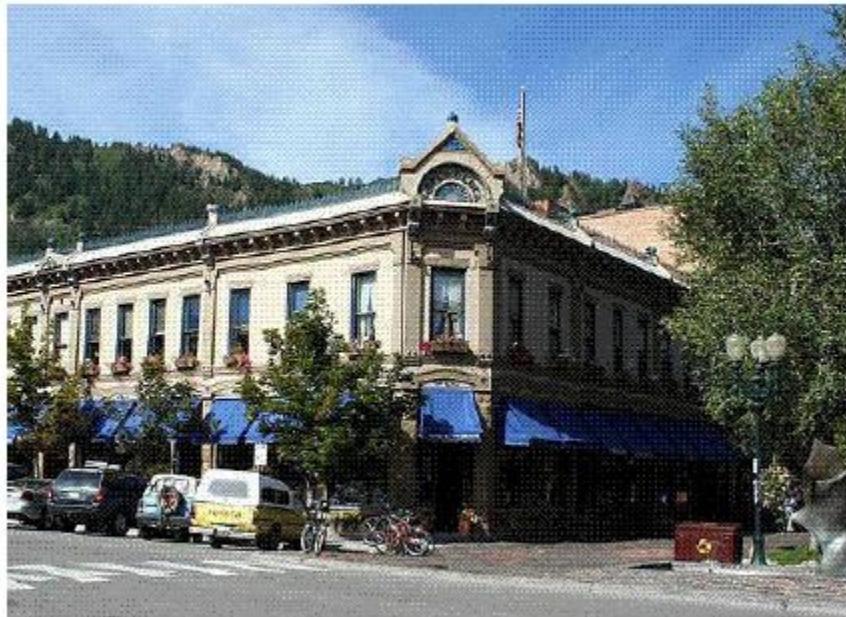


3. Use Of Awnings And Canopies: Awnings and canopies shall be designed to fit within the architecture of the buildings to which they are attached and serve to enhance the exterior of the building as an articulation and aesthetic element, not as an advertising medium.

FIGURE 18 Appropriate use of awnings in South Jordan, UT.



FIGURE 19 Appropriate use of awnings in Aspen, CO.



1. Awnings or canopies must function as true awnings or canopies by being placed over a doorway or window and under certain circumstances over a walkway or outdoor seating area. All awnings or canopies must be attached to a vertical wall. Canopies must lead to a bona fide business entrance.
2. Awnings or canopies shall project at least 4.0 feet from the building when located over a pedestrian traffic area and no less than two feet (2') otherwise.
3. Awnings or canopies shall maintain a minimum clearance above sidewalk grade of eight feet (8') to the bottom of the framework when located over a pedestrian traffic area. The bottom of the framework shall not be more than eight feet (8') above covered grade or the maximum height of the protected window, door, or recessed building entry otherwise.
4. The top of the framework may not extend above a vertical wall terminus nor cover any architectural elements.
5. All awnings that do not contain sign copy shall be made of woven cloth or architectural metal materials. Backlighting of awnings is not permitted. Design, color, and materials shall be compatible with the building to which it is attached.
4. Roof Designs And Parapets:
  1. Flat roofs shall be screened with parapets on all sides of the building adjacent to or visible from the street. The parapet shall be of height sufficient to screen all rooftop mechanical equipment (e.g., HVAC units). If no rooftop mechanical equipment exists, the parapet shall be a minimum of thirty six inches (36") in height.

2. All parapets shall feature three-dimensional architrave, frieze and cornice treatments (see figures 21 through 24 of this section).
3. Hipped roofs without a gabled end are not allowed. Mansard roofs are only allowed with buildings having three (3) or more stories. Mansard roofs must contain fenestration with dormered or other window finishes appropriate to the architecture of the building.
4. Gabled ends shall face toward adjacent public streets.

FIGURE 20 Window treatments on a mansard roof.



FIGURES 21, 22 AND 23 Parapets in Spanish Fork, UT (left), and Aspen, CO.



FIGURE 24 Parapets in Provo, UT.



5. Building Materials:

1. Primary Exterior Materials:

1. Primary exterior finish materials shall make up at least the percentages of building elevations shown in the table below, after the transparent area, defined in this section, is deducted:

Building Area/Elevations	CBD	MSC	MSR
Single-family main floor facing a public street	n/a	n/a	50%
Single-family upper floors facing a public street	n/a	n/a	30%
Multi-family main floor	n/a	100%	100%
Multi-family upper floors	n/a	30%	30%
Commercial single-story buildings	n/a	50%	50%
Ground floor of a mixed use or commercial multi-story building	80%	80%	80%
Upper floors of a mixed use or commercial building visible from public rights-of-way	50%	30%	30%
Upper floors of a mixed use or commercial building not visible from public rights-of-way	30%	30%	30%

2. Primary exterior finish materials shall be low reflectance, have natural textures, and utilize natural earth tone colors. Examples of permitted materials include: brick, stone, natural split faced block, or cut stone. The use of all glass exterior, smooth faced concrete

block, prefabricated steel panels, corrugated metal, and EIFS (stucco) shall be prohibited as primary building materials. Nonmasonry siding is prohibited.

3. Concrete siding products (i.e., hardie board) is considered a primary exterior finish but can only cover a maximum of 75% of each elevation, or 75% of the area defined in the table above, and must be accompanied by at least one other primary exterior finish.
2. Secondary Materials And Trim Materials: Secondary materials and trim materials shall complement the primary materials in texture and scale and provide enough contrast to be visible. EIFS materials may only be utilized for accents.
3. Accessory Structures: Accessory structures, such as gasoline pump canopies, utilities (gas, electric), trash enclosures and other accessory structures shall use the same architectural elements and types of materials and colors as the primary structure.
4. Material Colors: Material colors should consist of earth tones, e.g., muted shades of red or brown. The use of high intensity colors, primary colors, metallic colors, black or fluorescent colors is not permitted for primary exterior materials. Secondary materials and trim materials shall complement the primary material colors.
5. Wrapping: Where the two (2) sides of an extruding corner element are visible, materials and design elements shall wrap the visible corner and may only terminate at an interior corner location or the terminus of the visible wall plane.
6. Tenant Space Design:
  1. All ground floor tenant spaces for nonresidential uses shall have a minimum of eight hundred (800) square feet. Live/work units with residential areas on a separate floor from the business entrance must have at least one thousand six hundred (1,600) square feet.
  2. Each tenant space should be provided distinction from adjacent tenant spaces through use of differing colors, materials, signage, design elements or combinations of such.
  3. Residential units shall comply with the multi-family requirements outlined below.
  4. All sides of a building or buildings within a larger development, which face a public street must be designed to accommodate nonresidential tenants on the ground floor. (Ord. 07-01-2016, 7-6-2016, eff. 7-7-2016)
  5. All buildings within the Central Business District and Main Street Commercial areas must include non-residential use(s). If a building includes residential use(s), all tenant spaces on the ground floor, must be reserved for non-residential use(s) and shall have a minimum floor to ceiling height of eleven feet (11'). Non-residential use(s) must have independent access and may be directly accessible by residential tenants in the development. (Ord. 09-03-2017, 9-6-2017, eff. 9-7-2017)
7. Building Lighting: All lighting on the exterior of buildings shall be shielded and directed downward. The intent of this is to limit the amount of light spill and night

sky pollution. (Ord. 07-01-2016, 7-6-2016, eff. 7-7-2016)

J. Signs: The intent of district sign regulations is to reduce visual clutter on buildings, enhance the street environment and views by encouraging smaller signs constructed of similar, high quality materials used on the primary structures, and treat signs as architecture, not as an afterthought.

1. Sign Integration: Signage is encouraged to be integrated into the architectural design of the buildings. Stick on signs (signs that clearly cover architectural features of the building) will not be allowed.
2. Sign Areas: Sign "areas" shall be designated on building elevations (for elevations that will utilize signs) to show that signage has been taken into account in the overall design of the building facade. (Ord. 09-01-2007, 9-5-2007, eff. 9-7-2007)
3. Sign Types: Regulations stated in SCC 10.44, "Sign Regulations", apply as appropriate, with the following additional standards:
  1. ~~Wall signs within the CBD area are to be constructed of individual lettering and be externally illuminated by direct system with no direct light spill occurring off the sign (see figure 25 of this section). All lighting must be directed downward. Internal illumination is not appropriate; however, halo illumination is permissible.~~ Wall signs in the MSC or MSR shall comply with the city's sign regulations, but may not have exposed or visible neon tubing.

FIGURE 25 Externally illuminated wall signs.



2. Any monument sign must be set back at least three feet (3') from the public right of way or drive aisle and not impede visibility at intersections or driveways. The maximum size of any monument sign shall be fifty (50) square feet ~~outside of the CBD area in the MSC and MSR. Monument signs in the CBD area may not exceed twenty four (24) square feet but may exceed the maximum height limits up to eight feet (8').~~ Each project may only have one sign per street frontage with the intent that multiple

tenant centers will share the sign space. (Ord. 07-01-2016, 7-6-2016, eff. 7-7-2016)

Signs on awnings shall be limited to street level businesses only (see figure 26 of this section).

Signage on an awning shall be limited to forty percent (40%) of the awning face. The signage on the awning and other permanent business signage on the same elevation shall not exceed fifteen percent (15%) of that elevation. Translucent letters or accents sewn into opaque canvas or acrylic awnings are permitted. Any illumination under awnings shall be for safety lighting under the sign and not for backlighting of the awning.

**Title 10 Chapter 48 Section 040 is amended as follows:** (underlined text is added, stricken text is deleted)

#### **10.48.040 NUMBER OF PARKING SPACES REQUIRED**

C. On Street Parking: Businesses located within the Main Street Business District Zones (i.e., ~~CBD~~, MSC, MSR) or fronting on 100 South, may petition the Land Use Authority for a reduction in required on premises parking and the use of on street parking as a fraction of their required parking. Approvals of such request must be based on the following:

1. There is no parking between the associated building and the public street.
2. Due to site constraints, the total required parking cannot be provided on the associated property.
3. On street parking will only be counted where adjacent to the business property.
4. The location of on street parking is constructed to City standards and the street cross section provides for parking adjacent to the business's property.
5. For mixed use developments, all required parking for residential units must be accommodated on site. Dedicated parking for nonresidential customers shall be provided in accordance with SCC 10.20.190 paragraph F. (Ord. 07-01-2016, 7-6-2016, eff. 7-7-2016)

#### **Section II. Severability**

If any part of this ordinance or the application thereof to any person or circumstances shall, for any reason, be adjudged by a court of competent jurisdiction to be unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance or the application thereof to other persons and circumstances, but shall be confined to its operation to the section, subdivision, sentence or part of the section and the persons and circumstances directly involved in the controversy in which such judgment shall have been rendered. It is hereby declared to be the intent of the City Council that this section would have been adopted if such invalid section, provisions, subdivision, sentence or part of a section or application had not been included.

#### **Section III. Contrary Provisions Repealed**

Any and all other provisions of the Santaquin City Code that are contrary to the provisions of this Ordinance are hereby repealed.

#### **Section IV. Codification, Inclusion in the Code, and Scrivener's Errors**

It is the intent of the City Council that the provisions of this ordinance be made part of the Santaquin City Code as adopted, that sections of this ordinance may be re-numbered or re-lettered, and that the word ordinance may be changed to section, chapter, or other such appropriate word or phrase in order to accomplish such intent regardless of whether such inclusion in a code is accomplished. Typographical errors which do not affect the intent of this ordinance may be authorized by the City without need of public hearing by its filing a corrected or re-codified copy of the same with the City Recorder.

#### **Section V. Posting and Effective Date**

This ordinance shall become effective at 5:00 p.m. on Wednesday, February 4<sup>th</sup>, 2026. Prior to that time, the City Recorder shall deposit a copy of this ordinance in the official records of the City and place a copy of this ordinance in three places within the City.

PASSED AND ADOPTED this 3<sup>rd</sup> day of February, 2026.

---

Daniel M. Olson, Mayor

Councilmember Art Adcock	Voted <input type="text"/>
Councilmember Brian Del Rosario	Voted <input type="text"/>
Councilmember Lynn Mecham	Voted <input type="text"/>
Councilmember Jeff Siddoway	Voted <input type="text"/>
Councilmember Travis Keel	Voted <input type="text"/>

ATTEST:

---

Stephanie Christensen, City Recorder

STATE OF UTAH )  
 ) ss.  
COUNTY OF UTAH )

I, STEPHANIE CHRISTENSEN, City Recorder of Santaquin City, Utah, do hereby certify and declare that the above and foregoing is a true, full, and correct copy of an ordinance passed by the City Council of Santaquin City, Utah, on the 3<sup>rd</sup> day of February 2026, entitled

**“AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO REMOVE THE  
CENTRAL BUSINESS DISTRICT OF THE MAIN STREET BUSINESS DISTRICT  
ZONE, PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER’S  
ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE FOR THE ORDINANCE.”**

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of Santaquin City Utah this 3<sup>rd</sup> day of February 2026.

Stephanie Christensen  
Santaquin City Recorder  
(SEAL)

# AFFIDAVIT OF POSTING

STATE OF UTAH )

COUNTY OF UTAH )

I, STEPHANIE CHRISTENSEN, City Recorder of Santaquin City, Utah, do hereby certify and declare that prior to the ordinance taking effect, I posted a short summary of the ordinance on the Utah Public Notice Website as required by Utah State Code 10-3-711(1)(b) as a Class A Notice and Santaquin City Code 1-2-050(D)

I further certify that copies of the ordinance were posted online at [www.santaquin.org](http://www.santaquin.org), at the City Hall Building at 110 S. Center Street and on the State of Utah's Public Notice Website, <https://www.utah.gov/pmn/index.html>. A copy of the notice may also be requested by calling (801)754-1904.

STEPHANIE CHRISTENSEN  
Santaquin City Recorder

The foregoing instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_ 2026, by  
STEPHANIE CHRISTENSEN.

### My Commission Expires: