

Purpose Statements:

Commercial Districts

21A.26.010 General Provisions:

A. **Statement Of Intent:** The commercial districts are intended to provide controlled and compatible settings for office and business/commerce developments, to enhance employment opportunities, to encourage the efficient use of land, to enhance property values and the tax base, to ensure high quality of design, and to help implement officially adopted master plans.

21A.26.040 CS Community Shopping District:

A. **Purpose Statement:** The purpose of the CS community shopping district is to provide an environment for vibrant, efficient and attractive shopping center development at a community level scale while promoting compatibility with adjacent neighborhoods through design standards. This district provides economic development opportunities through a mix of land uses, including retail sales and services, entertainment, office and residential. This district is appropriate in areas where supported by applicable master plans, along City and State arterial streets and where the mass and scale of development is compatible with adjacent land uses. Development is intended to be oriented towards the pedestrian while accommodating other transportation modes.

21A.26.050 CC Corridor Commercial District:

A. **Purpose Statement:** The purpose of the CC corridor commercial district is to provide an environment for efficient and attractive ~~automobile-oriented~~ commercial development with a local and regional market area along arterial and major collector streets while promoting compatibility with adjacent neighborhoods through design standards. This district provides economic development opportunities through a mix of land uses, including retail sales and services, entertainment, office and residential. While development in this zone is primarily accessed by the automobile, safe pedestrian connections to adjacent streets and neighborhoods is necessary. This district is appropriate in areas where supported by applicable master plans. The standards are intended to promote a safe and aesthetically pleasing environment to all users.

21A.26.060 CSHBD Sugar House Business District (CSHBD1 And CSHBD2):

In this chapter and the associated zoning map, the CSHBD zone is divided into two (2) subareas for the purpose of defining design criteria. In other portions of this text, the CSHBD1 and CSHBD2 zones are jointly referred to as the CSHBD zone because all other standards in the zoning ordinance are the same.

A. **Purpose Statement:** The purpose of the CSHBD Sugar House business district is to promote a walkable community with a transit oriented, mixed use town center that can support a twenty four (24) hour population. The CSHBD provides for residential, commercial and office use opportunities, with incentives for high density residential land use in a manner compatible with the existing form and function of the Sugar House master plan and the Sugar House business district.

21A.26.070 CG General Commercial District:

A. **Purpose Statement:** The purpose of the CG general commercial district is to provide an environment for a variety of commercial uses, some of which involve the outdoor display/storage of merchandise or materials. This district provides economic development opportunities through a mix of land uses, including retail sales and services, entertainment, office, residential, heavy commercial and low intensities of manufacturing and warehouse uses. This district is appropriate in locations where supported by applicable master plans and along major arterials. While development in this zone is primarily accessed by the automobile, safe pedestrian and bicycle connections to adjacent streets and neighborhoods are necessary. The standards are intended to create a safe and aesthetically pleasing commercial environment for all users.

21A.26.077 TC-75 Transit Corridor District:

A. **Purpose Statement:** The purpose of the TC-75 transit corridor district is to create transit oriented neighborhoods near stations along major transit corridors with a high residential density that promotes commercial and economic growth, increases transit rider ship and improves the vitality of the community. provide an environment for efficient and attractive transit and pedestrian oriented commercial, residential and mixed use development along major transit corridors. ~~The primary focus is to increase residential density through development that takes advantage of the proximity to transit and creates a sustainable, transit oriented neighborhood. The design guidelines standards for the district are intended to create a pedestrian friendly environment and to emphasize that pedestrian and mass transit access is the primary focus of development.~~