

## 15-04-03 Standards Applicable to General Commercial Zone Classifications.

**B. Regional Commercial (RC) - Purpose.** The Regional Commercial District is established to stimulate economic development by allowing for a diversity of land uses in areas of Sandy City that are accessible to regional transportation facilities and developed within "Planned Commercial Centers." This district is intended to stimulate creative development and site design for highway commercial uses.

### 1. Building Height.

- a. East of State Street. For buildings within 100 feet of an R-1 residential district boundary, they may be erected to a maximum height of 40 feet. An additional height bonus of one [1] additional foot of height per additional two [2] feet from the required minimum setback may be granted up to a maximum height of sixty [60] feet. The Planning Commission may increase the required setback or require additional architectural elements for buildings taller than 35 feet from the east property line, if after due consideration, deem it necessary to mitigate any negative impacts that the proposed development may have on residential development.
- b. West of State Street. Buildings may be built to a maximum height of 75 feet. Buildings where appurtenances are constructed for the purpose of mitigating noise and/or light may be built to a maximum of 115 feet. For those developments where any portion of a building is within 100 feet of an R-1 residential district boundary, they may be erected to a maximum height of 40 feet. An additional height bonus of one [1] additional foot of height for each additional two [2] feet of setback from the required minimum setback may be granted up to a maximum height of 60 feet for any portion of the building within the 100 foot buffer area. Maximum building height shall be measured from average finish grade to the top of the roof.