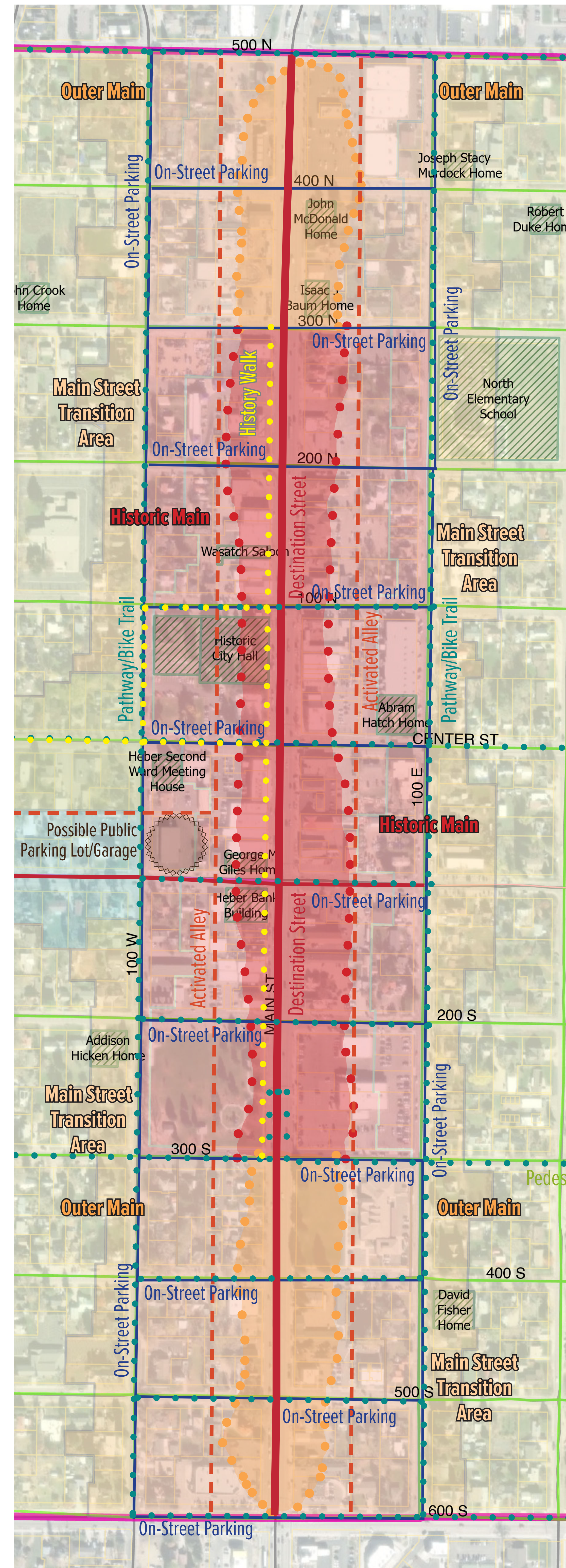


# MAIN STREET DISTRICT VISION

Main Street is characterized by a vibrant business environment and ample housing opportunities that support dining, shopping, playing, and gathering opportunities, providing a strong destination in the heart of Heber City. Historic Main (300 North to 300 South) features the richest suite of options for people to return to again and again, from restaurants and shops to inviting public spaces and streets, making the area a strong destination for residents and visitors. Alleys off Main Street as well as streets bisecting Main provide quieter spaces for shopping and dining. Outer Main (north of 300 North and south of 300 South) offers the greatest opportunities for working and living near Historic Main. The District as a whole features Main Street destination branding and beautification.



## HISTORIC MAIN | OUTER MAIN | MAIN STREET TRANSITION AREA

Historic Main = 300 North to 300 South | Outer Main = north of 300 North and south of 300 South

### Character

Highly active destination Main Street featuring live/work/play/shop/dine/gather opportunities; historic/classic architecture in Historic Main District and historic themed but more flexible architecture in Outer Main.

### Focus

Major focus on business and housing that supports shopping/dining/playing/gathering; Heber City Park, Civic Center Block, and Public Safety Block provide active park/plaza space for gathering

### Features

Walkable streets, on-street parking district wide, alley pilot project(s) behind Main Street for a quiet dining/pedestrian experience, history walk on Main Street with a major feature at Civic Center Block, publicly owned historic buildings and places preserved, active destination public space at Heber City Park, Civic Center Block, and Public Safety Block

### Placemaking

Benches, outdoor dining areas, street trees, plaza space, fire pits/heaters, bike racks, activity structures, art/sculptures, planters, attractive streetlights

### Activity Spaces to Consider

Skating ribbon/rink, farmer's market, rock climbing wall/boulders, food truck court, food hall, concert/event amphitheater, fitness stations, water feature

### Use Mix

**Historic Main & Outer Main**  
Residential & Lodging: missing middle/multifamily, hotel  
Civic  
Retail/Restaurant/Office: neighborhood retail/restaurant, neighborhood service, office  
Open Space: destination plaza/park  
Commercial use required on Main Street-facing first floor facades in Historic Main, with limited percentage allowed for residential or office access doors  
Residential allowed on Main Street-facing first floor facades in Outer Main

**Main Street Transition Area**  
Residential: single family, missing middle  
Accessory uses: home-based business, attached/detached accessory dwelling units, Open space: pocket park/plaza

### Parking

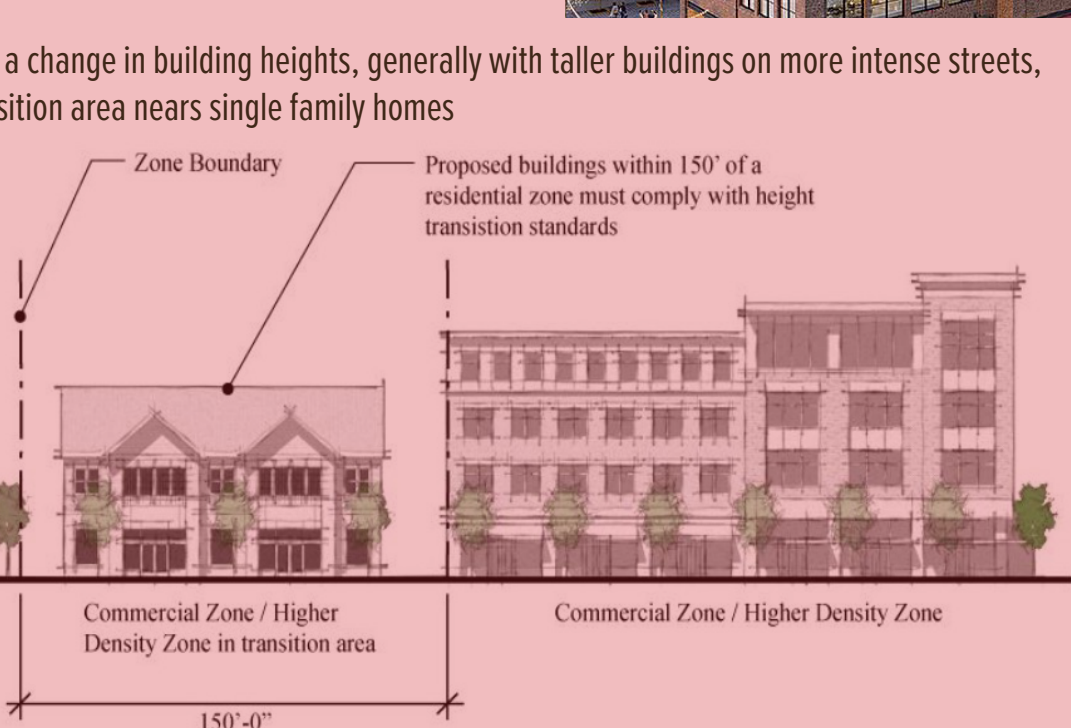
Striped on-street public parking district wide, private parking lots/garages but not fronting Main Street in Historic Main area, public parking lot/public parking garage possible in future phase

### Building Height

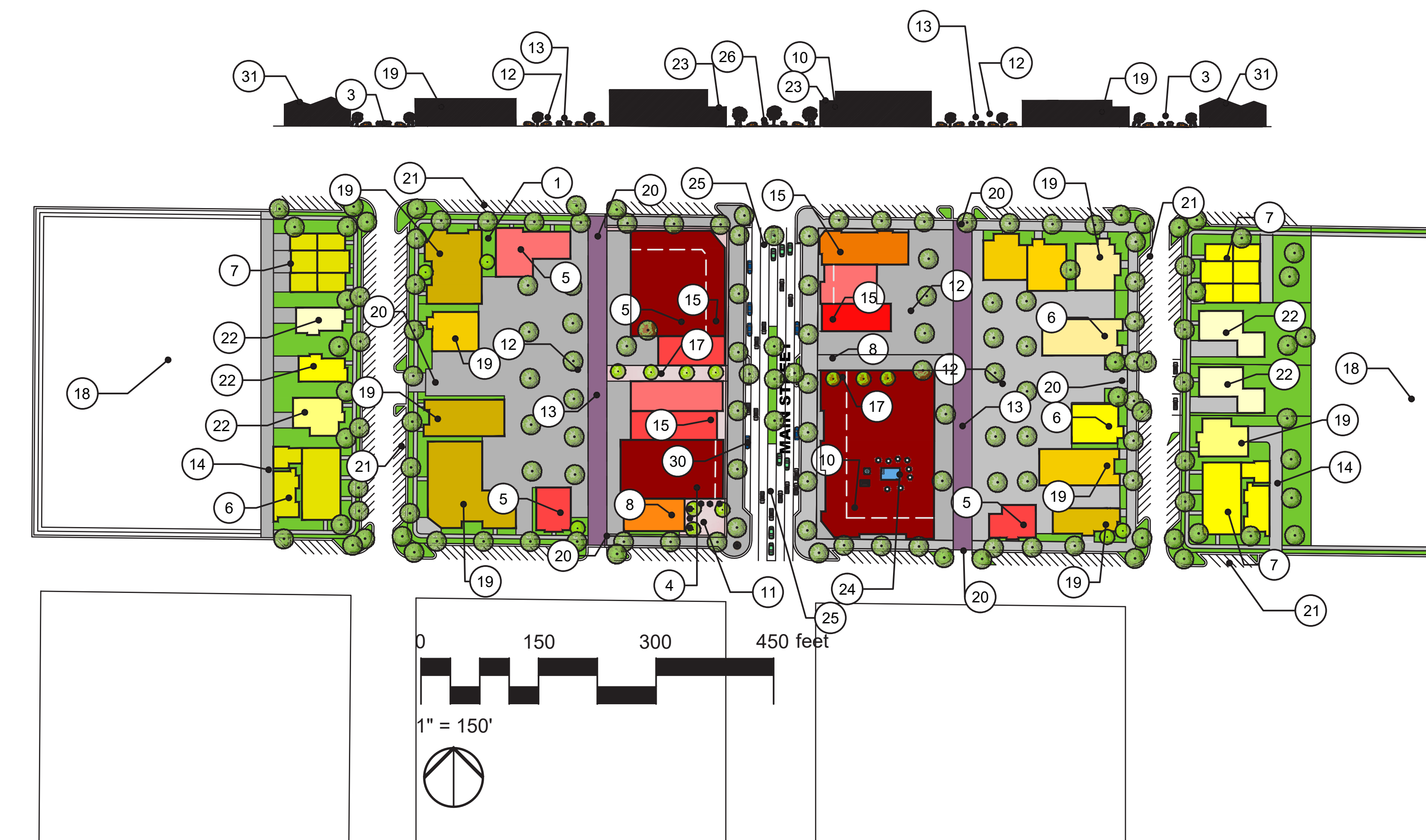
Up to three stories allowed in Historic Main; with step backs up to four stories allowed  
Up to four stories allowed in Outer Main with step backs for buildings over three stories; up to five stories allowed if incorporating additional design features and affordable housing (on site or off site)  
Step backs required for buildings over three stories on Main Street  
Step backs required for buildings over two stories adjacent to publicly-owned historic places  
Building height transition required; buildings on 100 West/100 East frontages limited to three stories or less  
Require other height-softening strategies (e.g. roofline variation, building modulation, attached features, corner cuts/plazas)

### Visual Preferences

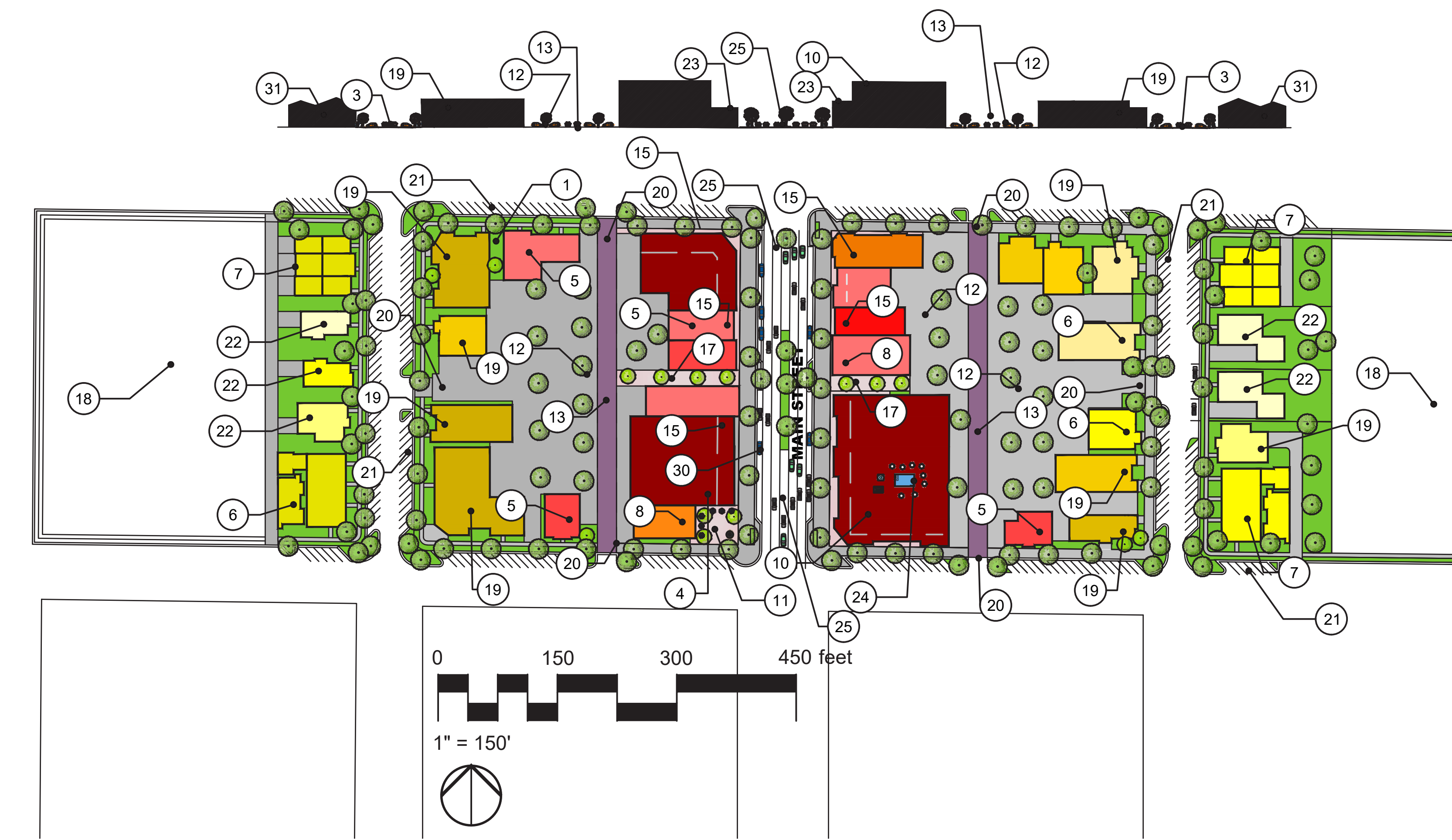
Style: mix of existing historic and new modern and traditional  
Preferred building materials: brick, sandstone, glass, timbers, rock  
Apply existing design standard for classic commercial requiring historic/classic commercial features (e.g. storefront), but with flexibility for a mix of styles, especially in Outer Main  
Historic Main: increase existing design standards, and encourage a greater number of classical/historic building features



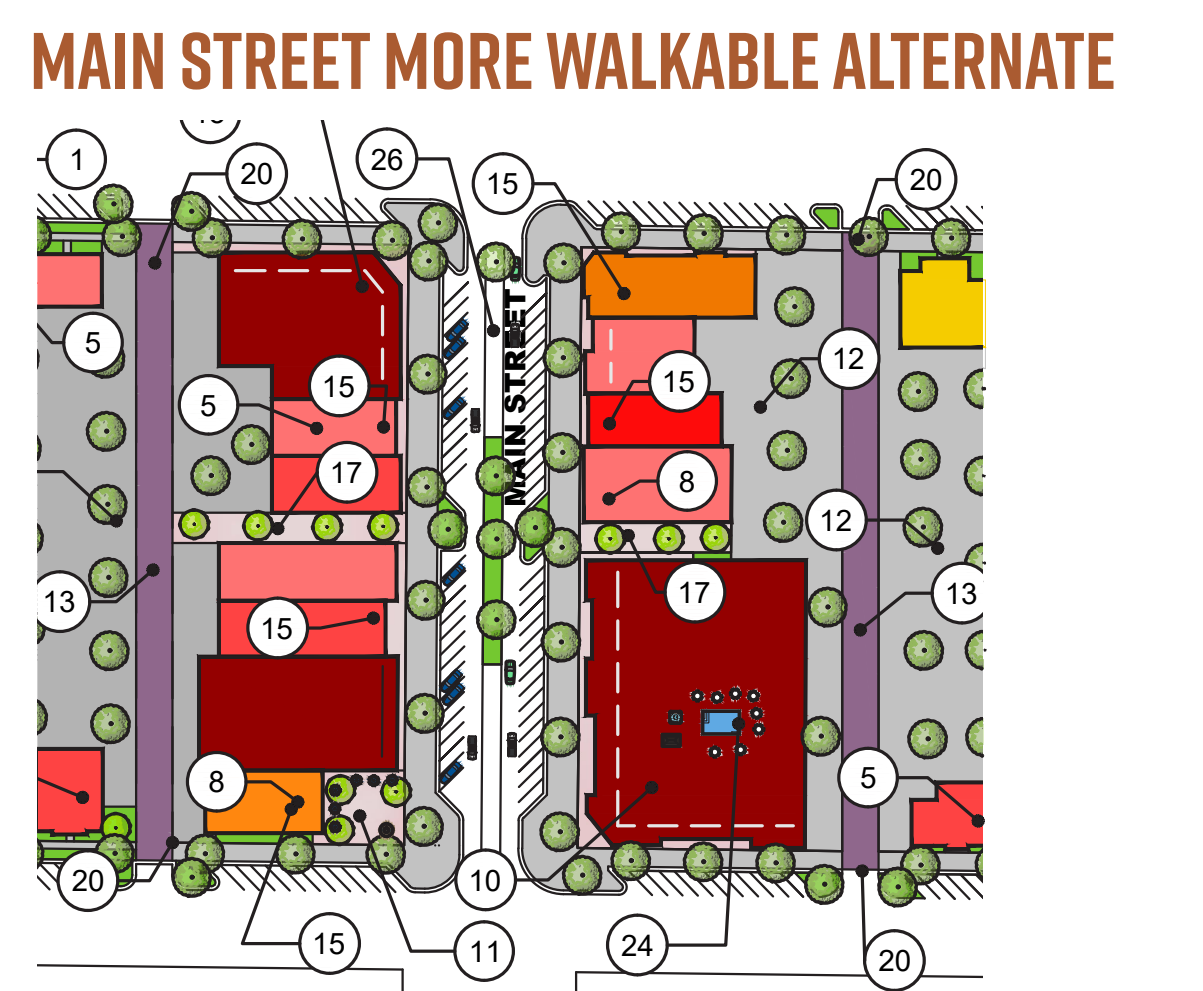
## HISTORIC MAIN STREET DISTRICT | MODEL BLOCK TYPE



## OUTER MAIN STREET DISTRICT | MODEL BLOCK TYPE



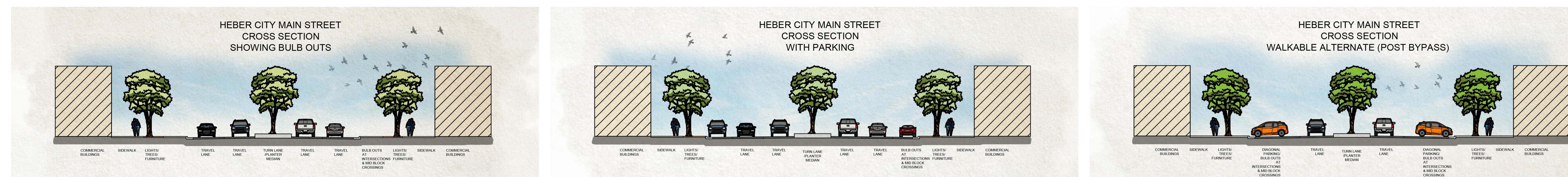
SYMBOL	DESCRIPTION
1	COMMON AREAS (LANDSCAPE, POCKET PARKS, COURTYARDS)
2	LOCAL STREET WITH ON STREET DIAGONAL PARKING
3	MIXED USE BUILDINGS (TYPICALLY RESIDENTIAL OR OFFICE OVER RETAIL)
4	COMMERCIAL BUILDING - FACING STREET WITH PARKING LOCATED TO THE SIDE OR REAR OF THE BUILDING
5	MISSING MIDDLE HOUSING (HOUSE SCALE, UNIT MIX IS TYPICALLY 3-5 PER BUILDING UP TO 12 UNITS A BUILDING)
6	MISSING MIDDLE HOUSING (TOWNHOMES, MANSION HOMES)
7	STAND ALONE COMMERCIAL (RESTAURANT, RETAIL, OFFICE)
8	POSSIBLE HOTEL/MIXED USE BUILDING, SETBACK FROM THREE STORIES TO FOUR STORIES, ROOF TOP AMENITIES
9	PLAZA
10	SURFACE PARKING AREAS - INCLUDING LANDSCAPING, TREES, AND WALKS. WHENEVER POSSIBLE PARKING LOTS SHOULD BE SHARED AND CONNECT TO MULTIPLE LOTS AND BUILDINGS.
11	PARKING ALLEY USED FOR PEDESTRIANS AND VEHICLES. POTENTIAL USES MAY INCLUDE VEHICLES AND PEDESTRIANS DURING WEEK AND PEDESTRIAN ONLY ON WEEKEND OR EVENTS.
12	RESIDENTIAL ALLEY - PROVIDING ACCESS TO GARAGES, FLAG LOTS, AND ADUS.
13	MAIN STREET BUILDINGS - POSSIBLE MIXED-USE, THREE STORIES ALLOWED ON MAIN AND SETBACK TO GO TO FOUR STORIES.
14	PEDESTRIAN ALLEY CONNECTING BACK ALLEY AND PARKING TO MAIN STREET. ALLEY CAN BE USED FOR OUTDOOR DINING AND EVENTS.
15	EXISTING CENTRAL HEBER RESIDENTIAL NEIGHBORHOODS. MINIMAL CHANGE.
16	COMMERCIAL BUILDING COMPATIBLE IN SCALE AND DESIGN WITH MISSING MIDDLE HOUSING. BUILDINGS SHOULD BE CLOSE TO THE STREET WITH PARKING ON THE SIDE OR REAR.
17	PARKING ENTRANCES (NOT ON ARTERIAL STREETS)
18	DIAGONAL PARKING CENTRAL HEBER STREETS
19	SINGLE FAMILY HOMES
20	BUILDING STEPBACK MAIN STREET AT 2-3 STORIES BEFORE GOING HIGHER.
21	POSSIBLE ROOF TOP AMENITIES.
22	MAIN STREET W/ FOUR TRAVEL LANES, PARALLEL PARKING AND ONE TURNING LANE/PARTING MEDIAN. MORE TRAVEL LANES FOR VEHICLES, NARROWER SIDEWALKS AND LESS ON STREET PARKING.
23	MAIN STREET W/ TWO TRAVEL LANES, DIAGONAL PARKING, AND SIDEWALKS. THIS OPTION IS ONLY POSSIBLE AFTER THE LUOT BYPASS IS COMPLETED. THE RESULTS INCLUDE WIDER SIDEWALKS, MORE ON-STREET PARKING, SLOWER SPEEDS AND A STREETSCAPE MORE SUITED TO PEDESTRIANS.
24	ON-STREET PARALLEL PARKING
25	SINGLE FAMILY OR MISSING MIDDLE HOUSING (COMPATIBLE IN SCALE AND DESIGN WITH SINGLE FAMILY RESIDENTIAL)



## DEFINITIONS

- Activated Alley:** extra-wide sidewalk or shared pathway, street trees, seating/eating space
- Destination Street:** street with extra-wide sidewalk, street trees, seating/eating space, on-street parking
- Missing Middle Housing:** a range of house-scale buildings with multiple units—compatible in scale and form with detached single-family homes. Examples include town homes and mansion homes.
- Pedestrian Friendly Street:** street with wide sidewalk, street trees, on-street parking
- Multifamily/Workforce Housing:** a type of home that aims to provide affordable, safe, and comfortable living spaces for workers and their households. Examples include multiplex or stacked housing (apartments or condos).

## MAIN STREET CROSS SECTIONS



## DOWNTOWN ADJACENT STREET CROSS SECTION

