

C-2 & C-3 ZONES THEATERS

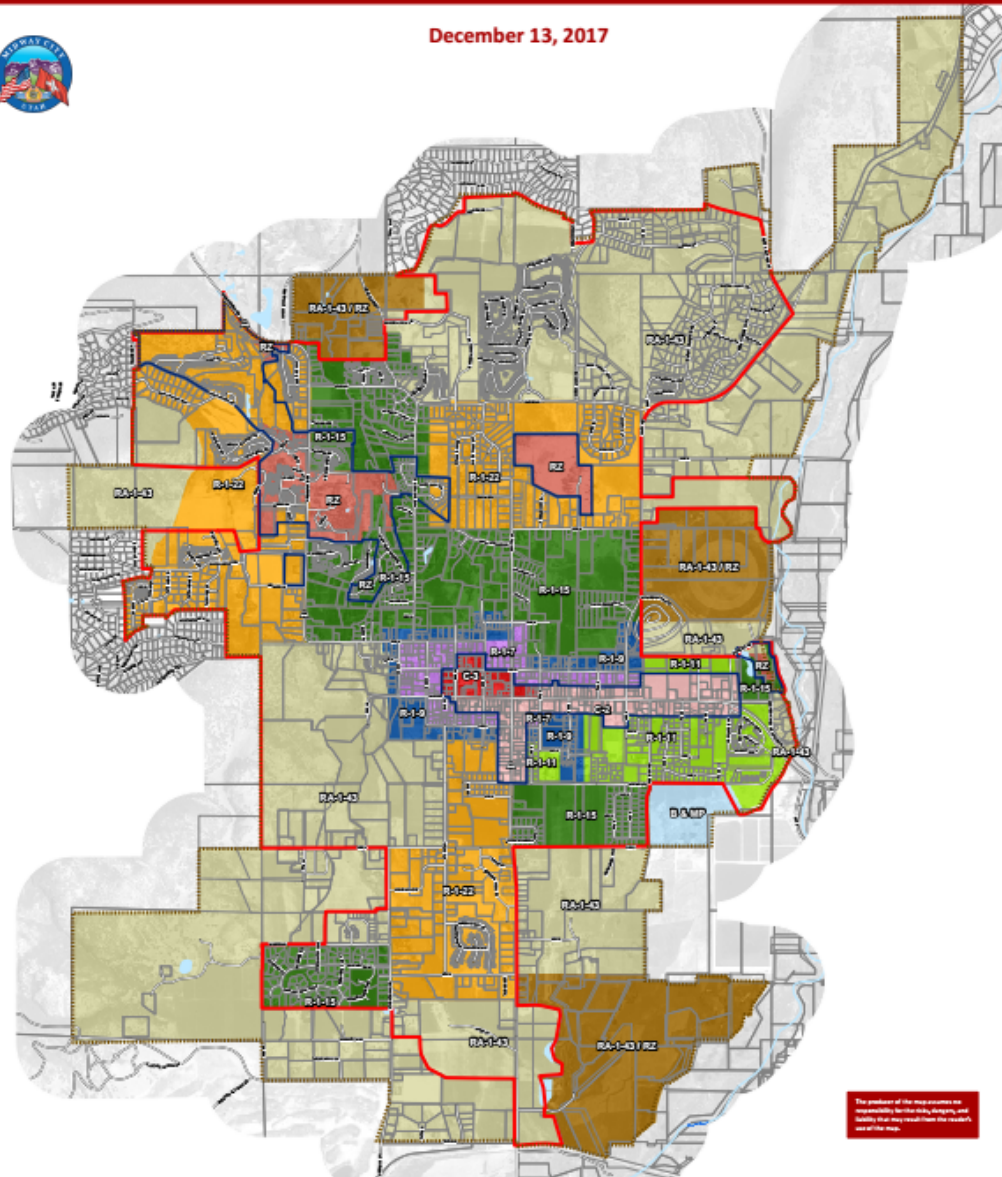
CODE TEXT AMENDMENT

CODE PROPOSAL

- Add theaters as an allowed use in the C-2 & C-3 zones
- Several amendment were made on October 12, 2016 which include:
 - Fraternity buildings, clubs, and lodges
 - Removed because it was decided the use was not needed
 - Hotels/motels, bed and breakfast establishments
 - Modified into a new description of "Short-term lodging facilities"
 - Walk-in theaters
 - Removed to be included in the proposed C-4 zone that was never adopted
 - R-1-7 Residential
 - Removed to protect the commercial zones for commercial uses, though residential was still allowed as a mixed-use project

MIDWAY CITY - Land Use

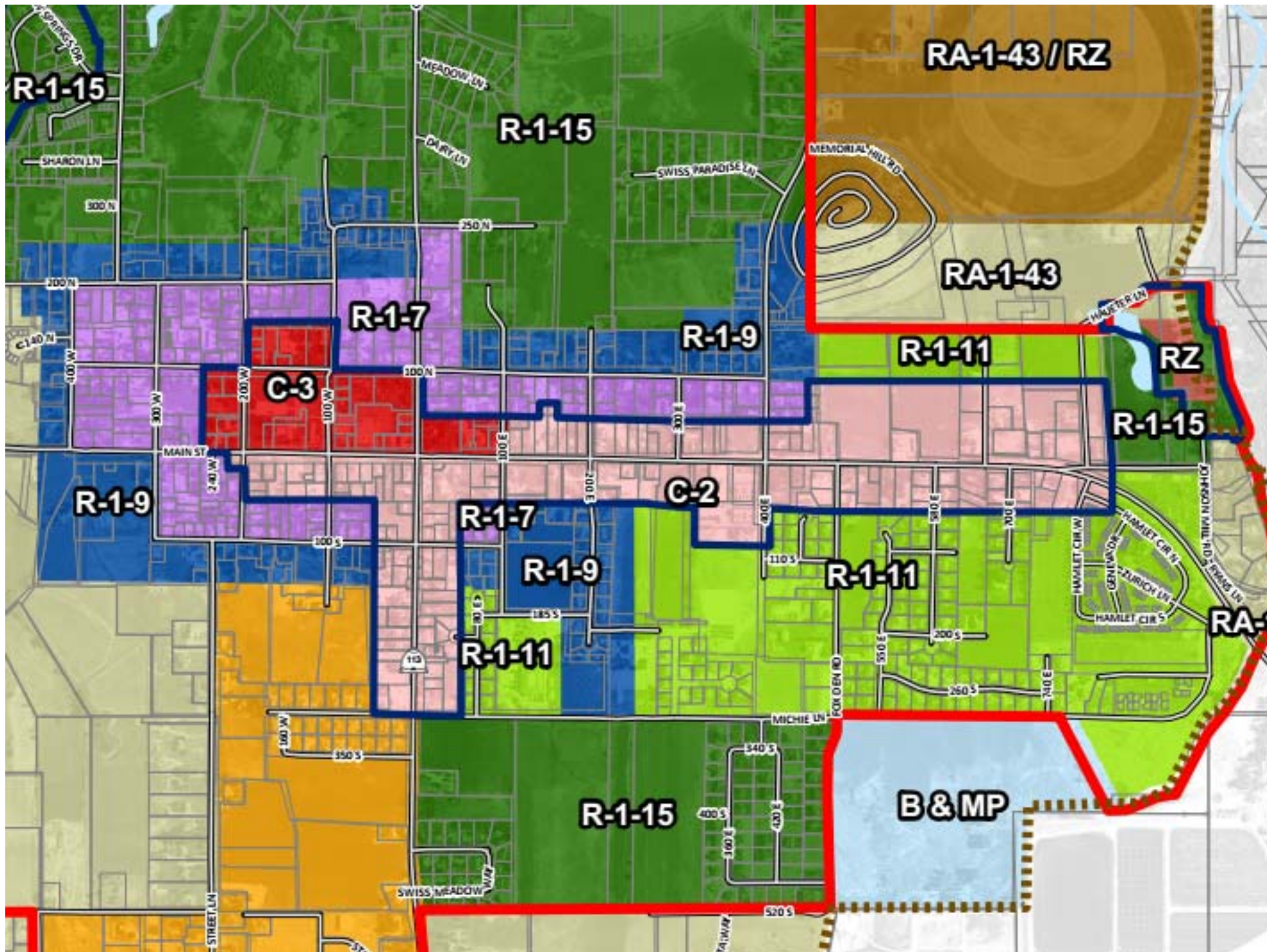
December 13, 2017



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- Legend**
- TRKD
 - Midway City Boundary
 - Midway Growth Boundary
 - Rivers
 - Roads
 - Water Body
- | | | |
|---------------|--------|--------------|
| Zoning | R-1-2 | R-1-7 |
| B & MP | R-1-6 | RA-1-43 |
| C-2 | R-1-11 | R-2 |
| C-3 | R-1-15 | RA-1-43 / RZ |





MIDWAY'S VISION STATEMENT

Our vision for the City of Midway is to be a place where citizens, businesses and civic leaders are partners in building a city that is family-oriented, aesthetically pleasing, safe, walkable and visitor friendly. A community that proudly enhances its small town Swiss character and natural environment, as well as remaining fiscally responsible.

MIDWAY'S GENERAL PLAN

- Main Street is the economic, architectural, and historical heart of the community. The most powerful and lasting image associated with Midway is Main Street. This commercial core should be developed as a distinctive shopping and business area emphasizing it as an attractive meeting place and staging area for festivals, special events, celebrations and a variety of community activities which will produce a vibrant and healthy community centerpiece.

POINTS OF DISCUSSION

- Parking requirements
 - One parking space per two people
- Amphitheaters
 - Potential nuisances
 - Light
 - Noise
- Number of screens allowed
- Delay amending the code until a conceptual theater plan is presented

PROPOSED FINDINGS

- Theaters support the vision of the commercial zones and Main Street as described in the General Plan
- Theaters were removed from the C-2 and C-3 zones but it was not the intention of the Planning Commission that they would not be included in the commercial area
- Theaters could attract activity for other businesses such as retail and restaurants
- The City would have more control over any proposal if the code is not amended until a project is presented to the City Council