

13.14.130.18 Other Requirements

The following requirements are in addition to the requirements found in this Chapter, the General Provisions or Supplementary Provisions of this ordinance, or any other applicable resolution or ordinance.

- A. Signs. Signs are allowed in the S-1 Zone in accordance with PCC 13.32. The City Council may impose stricter sign regulations as part of any development in the S-1 Zone. Furthermore, the signs shall satisfy the design guidelines for the S-1 Zone.
- B. Landscaping. Each lot or parcel shall be completely landscaped except those areas used for buildings or parking. Each project application shall be accompanied by a complete landscaping plan detailing the types and sizes of planting materials to be used. The landscaping plan shall be prepared using trees, shrubs, turf, and ground cover appropriate for the climatic zone of the Payson area. The landscaping shall be maintained using an automatic sprinkling system and shall be completed prior to issuance of a Certificate of Occupancy.
Given that maximum lot coverage is seventy-five (75) percent, at least twenty-five (25) percent of the lot or parcel shall be landscaped. At least fifteen (15) percent of the lot or parcel shall include landscaping in aggregated area, such as perimeter landscaping and common spaces, while fulfillment of the parking lot landscape requirements found in PCC 13.10.080 may be used to account for no more than the remaining ten (10) percent. The landscaping space shall be enclosed by a protective curb and shall be properly maintained.
- C. Trash, Junk, And Other Debris. No trash, used materials, unsightly storage of any kind, or non-licensed or abandoned vehicles shall be stored in an open area. All such materials shall be enclosed in a building or, if deemed appropriate by the City, behind a sight obscuring fence.
- D. Design Guidelines. In addition to the design guideline booklet for the S-1 Zone, the City Council may require specific design guidelines be employed in the project. The design guidelines may include, but are not limited to, architectural controls, colors, materials, building mass, innovative design of buildings and access, and any other features deemed appropriate by the City Council. The design guidelines apply to all structures in a development including accessory structures.
- E. Buildings larger than forty thousand (40,000) square feet - Any building larger than forty thousand (40,000) square feet in the S-1 Zone shall be designed to have main entrances on at least two sides of the building, preferably front and back. This requirement is intended to produce a more attractive building on all sides, not just the front, and to improve traffic flow.
- F. No dust, odor, smoke, vibration, intermittent light, glare, or noise shall be emitted which is discernible beyond the premises, except for normal traffic movements.