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19.6.16.1 Purpose and Zone Characteristics

The S-1 Special Highway Service Zone is established to provide high intensity commercial areas which generate significant commercial tax base revenue for the community. The S-1 Zone is typically located near freeway intersections and along the major transportation and circulation routes of the City. The zone allows for a variety of large scale commercial, service and retail uses. Rezoning to the S-1 Zone should be carefully reviewed to ensure protection of the existing zone and business district and maximize the generation of sales tax revenues. (10-1-08)

The intention of the S-1 Zone of Payson City is to attract large scale commercial uses with structures greater than thirty thousand (30,000) square feet in size. Smaller commercial uses must be approved by the staff or City Council after finding that the proposed use will not have a detrimental impact on the ability of large scale commercial users to provide services in the general vicinity.

It is imperative to have good traffic circulation, appropriate and attractive landscaping, and buildings that relate to one another in scale and design. (10-1-08)

19.6.16.2 Permitted, Conditional and Accessory Uses

Specific uses in the S-1 Zone can be identified by referring to the chart attached hereto as Appendix A – Non-Residential Land Use Categories. The chart will specify whether each use is a permitted, conditional or accessory use. Unless specifically listed, any other use is not a permitted use in the zone. (5-2-07)

19.6.16.3 Lot Area

The minimum project area requirement in the S-1 Zone is one (1) acre, except for parcels created prior to the adoption of this ordinance.

19.6.16.4 Lot Width

The minimum width requirement in the S-1 Zone shall be one hundred (100) feet for all of the area located in the required front setback area, except for parcels created prior to the adoption of this ordinance. Regardless of the adoption date, if the Council finds that the width is inefficient or undesirable, the Council may require that the massing, uses, and other design characteristics be compatible with surrounding uses.

19.6.16.5 Lot Frontage

All parcels in the S-1 Zone shall abut a public street, or a private street if approved by the City Council, for at least one hundred (100) feet, except for parcels created prior to the adoption of this ordinance. Regardless of the adoption date, if the Council finds that the frontage is inefficient or undesirable, the Council may require that the massing, uses, and other design characteristics be compatible with surrounding uses. (3-5-03)

19.6.16.6 Setback and Build-To Requirements

The following minimum setback and build-to requirements shall apply in the S-1 Zone. Each setback is measured from the property line of the lot or parcel.

1. Front setback – Each lot or parcel in the S-1 Zone shall have a minimum front setback of twenty (20) feet.
2. Side setback - There is no side setback in the S-1 Zone provided that each building satisfies the building and fire codes in effect at the time of approval and issuance of a Certificate of Occupancy, except as follows:
 - a. Side setback for structures constructed adjacent to residentially zoned areas – The side setback for structures constructed adjacent to residentially zoned areas shall be a minimum of ten (10) feet.
 - b. Side setback for corner lot - Each corner lot or parcel in the S-1 Zone shall have a minimum setback on all areas of road frontage of twenty (20) feet.
 - c. Side setback for driveway - Each side setback, when used for access to a garage, carport, or parking area shall have a minimum setback of twenty-four (24) feet and shall be hard surfaced with curb and gutter on both sides.
 - d. Side setback for accessory building - The side setback for any permitted accessory building

shall have a minimum side setback of fifteen (15) feet.

3. Rear setback - Each lot or parcel in the S-1 Zone shall have a minimum rear setback of ten (10) feet, unless it can be clearly demonstrated to the City Council that a structure could be placed nearer the property line without causing a negative impact on adjacent property owners.
 - a. Rear setback for accessory building – The rear setback for an accessory building shall be no less than fifteen (15) feet of the rear property line. (3-5-03)
4. The City Council may impose a build-to line that represents the minimum distance from the property that a structure may be constructed. The build to line may be imposed on any side of the structure. The build to line may be imposed in order to reduce the parking adjacent to the street, improve aesthetics of the site, or for circulation purposes. The imposition of a build to line does not reduce the amount of required off-street parking or landscaping. (9-3-03)

19.6.16.7 Projections into Setbacks

The following structures may project into a required setback upon the completion of a survey to accurately determine the property line:

1. Fences and walls in conformance with all applicable City ordinances and resolutions.
2. Landscaping and irrigation systems.
3. Necessary appurtenances for utility service.
4. Patios, as defined in Chapter 19.28 herein, may be extended into a side or rear setback area but must be at least five (5) feet from the property line. (2-7-07)
5. Decks, as defined in Chapter 19.28 herein, may be extended into a rear setback area but must be at least fifteen (15) feet from the property line and satisfy all other setback requirements. (2-7-07)
6. Cornices, eaves, sills, buttresses, awnings, planter boxes or other similar architectural features may project up to four (4) feet into any required front or rear setback or up to two (2) feet into a side setback.
7. Patio covers may be extended into a rear setback area but must be at least fifteen (15) feet from the property line. A patio cover may also extend into a side setback area but must be at least five (5) feet from the property line. If a patio cover is enclosed, the structure shall satisfy all setback requirements. (2-7-07)

19.6.16.8 Building Height Requirements

A primary building or structure may not exceed thirty-five (35) feet in height, nor be lower than ten (10) feet

in height, unless reviewed and approved by the Fire Chief, in accordance with the adopted building and fire codes. (3-5-03)

19.6.16.9 Distance between Buildings

The distance between any building or structure shall satisfy the requirements of the building code in place at the time of approval and Certificate of Occupancy. This is in no way meant to eliminate the use of zero lot line development.

19.6.16.10 Minimum Lot Coverage

The sum total of all buildings, structures and parking on any parcel in the S-1 Zone shall not be less than sixty (60) percent of the total area of the parcel, except in accordance with Section 19.6.16.13 herein.

19.6.16.11 Parking, Loading and Access

Each project in the S-1 Zone shall satisfy the off-street parking requirements found in Chapter 19.4 herein. The spaces shall be hard surfaced with asphalt or concrete and be accessed from a public road by a hard surfaced, composed of asphalt or concrete, drive approach.

Loading and unloading areas shall be located in an area that can be secured from public access. Further, loading and unloading shall not occur on a public street.

19.6.16.12 Project Plan Approval

Any request for project plan approval in the S-1 Zone is subject to any and all applicable City resolutions and ordinances including the Subdivision Ordinance, Design Guidelines and Standard Specifications, and the Payson City General Plan.

Projects in the S-1 Zone will be reviewed and approved in accordance with Chapter 19.8, Commercial Development, Site Plans, herein.

19.6.16.13 Massing of Buildings

Buildings larger than thirty thousand (30,000) square feet are permitted uses in the S-1 Zone. No building with less than thirty thousand (30,000) square feet shall be constructed in the S-1 Zone unless approved by the staff or City Council in accordance with Chapter 19.8 of the Payson City Zoning Ordinance, except structures allowed in the transition into residential areas in accordance with Section 19.6.16.14 herein. Any building with less than thirty thousand (30,000) square feet may be denied on the basis that it is not consistent with the development goals of Payson City.

19.6.16.14 Transition into Residential Areas

In order to encourage a transition from the heavy commercial uses of the S-1 Zone into the residential

neighborhoods that surround the zone, any portion of a development within three hundred (300) feet of the zone district line may be limited to land uses that are more compatible with residential uses. Structures allowed in the transition area of the S-1 Zone include the following. (10-1-08)

Permitted Uses

1. Professional and business services as defined in Appendix A in single story above grade buildings no greater than six thousand (6,000) square feet in size (10-1-08)
2. Commercial day care and pre-school facilities
3. Restaurants with no drive through facilities
4. Financial, insurance and real estate services, not to include banks, credit unions, bonding companies, pawn shops or lending (cash) stores (2-16-05)

Conditional Uses

1. Retail and personal service businesses no greater than two thousand five hundred (2,500) square feet in size (9-1-04)

In order to promote compatibility between the S-1 Zone and any other zoning district, the staff or City Council, as the case may be, may require special conditions including but not limited to the following:

1. Limited business hours, or hours of operation.
2. Restrictions on lighting, emissions, noise, and other potential impacts.
3. Design and placement of structures and improvements on the development site.
4. Appropriate screening through fencing, landscaping, building design, or any combination of the fencing, landscaping or building design. (9-1-04)

19.6.16.15 Design Guidelines and Motif

The Payson City Council encourages the use of a turn-of-the-century design motif for all structures in the S-1 Zone. The Payson City staff shall have on file a design guideline booklet that has been reviewed and approved by the City Council. The booklet shall provide graphic illustrations of the architecture, colors, materials, and general design of the desired buildings in the S-1 Zone. Failure to satisfy the standards of the design guidelines may result in the denial of any proposed project.

19.6.16.16 Landscaping of Freeway Frontage

Parcels located adjacent to Interstate 15 shall work with the Utah Department of Transportation to provide attractive and appropriate landscaping of the frontage area. The applicant shall provide a complete landscaping plan approved by the Utah Department of

Transportation prior to project approval. The Utah Department of Transportation approval shall include information about perpetual maintenance of the landscaping. The landscaping shall be installed prior to issuance of a Certificate of Occupancy and a Payson City business license. (12-19-01)

19.6.16.17 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.

1. Signs - Signs are allowed in the S-1 Zone in accordance with Chapter 19.15 herein. 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 guideline booklet for the S-1 Zone. (3-5-03)
2. 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 shall be maintained using an automatic sprinkling system and shall be completed prior to issuance of a Certificate of Occupancy.

The landscaping plan shall be prepared using trees, shrubs, turf, and ground cover appropriate for the climatic zone of Payson City. There shall be a minimum of one tree with no less than a two (2) inch caliper for every two hundred (200) square feet of landscaped area.

Parking areas shall contain landscaping space equal to no less than ten (10) percent of the total parking area. The landscaping space shall be enclosed by a protective curb and shall be properly maintained.

3. 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.
4. 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. (2-16-05)

5. 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.
6. No dust, odor, smoke, vibration, intermittent light, glare, or noise shall be emitted which is discernible beyond the premises, except for normal traffic movements.