



LA VERKIN CITY PLANNING COMMISSION AGENDA

Regular Meeting

Wednesday, March 12, 2025, 6:00 pm.
Council Chambers, 111 South Main Street
La Verkin, Utah 84745

A. Call to Order: Chair Allen Bice

Invocation by Invitation; Pledge of Allegiance

B. Appointments:

1st Alternate-Richard Howard

Swearing in of Commissioners

C. Approval of Agenda:

D. Approval of Minutes: February 12, 2025, regular meeting.

E. Reports:

The City Council and Director of Operations will present updates on meetings and activities.

F. Business:

1. Discussion and Direction regarding the Planned Unit Development (PUD) Ordinance.
2. Discussion regarding amending La Verkin City Sign Ordinance.
3. Discussion regarding amending La Verkin City Parking Ordinance.

G. Adjourn:

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Nancy Cline, City Recorder, (435) 635-2581, at least 48 hours in advance.

Certificate of Posting

The undersigned City Recorder does hereby certify that the agenda was sent to each member of the governing body, sent to the Spectrum newspaper, posted on the State website at <http://pmn.utah.gov>, posted on the La Verkin City website at www.laverkin.org, and at the city office buildings

111 S. Main and 435 N. Main on March 7, 2025

Nancy Cline, City Recorder

LA VERKIN CITY PLANNING COMMISSION

Regular Meeting

Wednesday, February 12, 2025, 6:00 pm.

City Council Chambers, 111 South Main Street

La Verkin, Utah 84745

Present: Chair Allen Bice; Commissioners: Hugh Howard, Kyson Spendlove, Sherman Howard, Matt Juluson, and John Valenti; Staff: Derek Imlay, Fay Reber, and Nancy Cline; Public: Patricia Wise.

A. Call to Order: Chair Allen Bice called the meeting to order at 6:00 pm.

The invocation and Pledge of Allegiance were given by Matt Juluson.

B. Appointments:

Commission Bice reported that Sherman Howard was reappointed for a 5-year term, Richard Howard was reappointed for a 1-year alternate term, and John Valenti was reappointed for a 1-year alternate term. Richard Howard was absent and will be sworn in the next meeting.

C. Election of Chair and Chair Pro-Tempore:

The motion was made by Commissioner Hugh Howard to elect Allen Bice as chair, second by Commissioner Sherman Howard. Hugh Howard-yes, Sherman Howard- yes, Bice-yes, Spendlove-yes, and Juluson-yes. The motion carried unanimously.

The motion was made by Commissioner Allen Bice to elect Kyson Spendlove as chair pro-tempore, second by Commissioner Sherman Howard. Juluson-yes, Spendlove-yes, Bice-yes, Hugh Howard-yes, Sherman Howard-yes. The motion carried unanimously.

D. Approval of Agenda:

The motion was made by Commissioner Hugh Howard to approve the agenda, second by Commissioner Matt Juluson. Sherman Howard-yes, Hugh Howard-yes, Spendlove-yes, Juluson-yes, Bice-yes. The motion carried unanimously.

E. Approval of Minutes: January 8, 2025, regular meeting

The motion was made by Commissioner Sherman Howard to approve January 8, 2025, regular meeting, second by Commissioner Kyson Spendlove. Hugh Howard-yes, Bice-yes, Sherman Howard-yes, Spendlove-yes, Juluson-yes. The motion carried unanimously.

F. Reports:

City Council-Councilwoman Wise reported on the City Council regular meeting on February 5, 2025.

Director of Operations Derek reported that the Washington County Water Conservancy District sent out a Yuppify message to the citizens encouraging them to conserve culinary and irrigation water. The irrigation water will be back on March 14th.

G. Business:

1. Discussion and Direction regarding La Verkin city grading permit application.

Derek reviewed the changes made in the grading permit. No person has stopped commencing, performing, creating excavation, filling, or clearing of land. At the top, under the definition of clearing of land, the definition is the process of reshaping the ground to the desired elevation, slope, or contour. It does not prepare the land for construction projects under exemption; we just want to clarify the general law of cleaning, which includes removing leaves, junk, trash, debris, or other unwanted matters without leveling and grading and removing or

adding dirt to the lawn. First, we're trying to prepare this for the Topside, so they can't come in and do whatever they want. The second problem is when people come in and add dirt or try to level off. Things like that create an unintended consequence, but it usually causes water to run off and flood. The drainage and erosion control plans are an expense that would be unnecessary for smaller projects, mainly from being brought across in one-acre parcels. Air Quality is included. The city has multiple complaints weekly about dust. We have monitored it, and it's not a problem right now.

Commissioner Bice wanted to know who the permitting authority would be.

Derek replied that it would be him or Kyle Lovelady. He also changed the reclamation bond to 10% because the state mandated that amount.

Commissioner Bice agreed with the changes made. He encouraged the commissioners to review it thoroughly and prepare questions for the next meeting.

Fay commented the next step would be to set a public hearing and refer it to the City Council.

Derek added that after tonight's meeting, he would make any changes and return them with a clean copy before they recommend it to the city council.

2. Discussion and Direction regarding the revised La Verkin City Title 10 Medium-Density Residential Zone (MDR-8).

Derek explained that he removed accessory buildings that were allowed in medium-density buildings. He felt they would be too crowded.

Commissioner Bice thought that state legislation was denying the city the right to allow accessory units.

Derek explained that the clustering of the courtyard was defined. He sent out pictures of examples of what that would look like. He took out any home business at this medium density because there is not enough room for the traffic of a company. The height of the building can be no taller than 25 feet for single-story and detached units and 40 feet for two-story units. He referred to the chart on the property setbacks: 25 feet for the front and 15 feet for the side yards. There are 43,560 square feet in one acre divided by eight, which would put this at 5,445 square feet per attached unit, but that doesn't consider the curb and gutter in the street that will be necessary. It talks about development agreements, and he advised that we update our development agreement because it only includes R-1-14 and R-3-6.

Commissioner Bice commented on this, giving us the R-1-6 we discussed for single-family dwellings. It won't feel tight with duplexes, and 14 single-family dwellings on an acre will be small.

Derek replied that this one is R-1-6 if they use a detached loft with eight units. When they took out the road, the curb, and the sidewalk, he thought they were 4,500-square-foot lots.

Commissioner Spendlove had concerns about the description for corner lots. He advised having it spelled out as requirements for corner lots so there is no confusion, and developers can not push anything through the city that shouldn't be allowed.

3. Discussion and Direction regarding the revised La Verkin City Title 10 High-Density Residential Zone (HD-R-1-14).

Derek explained this was 14 units per acre. Apartments, Condos, and town homes. Churches, playgrounds, schools, and parks. He asked the commissioners if they wanted these allowed in High Density. He wanted to mirror the other communities around La Verkin so the builders know what to expect with codes and inspections. This could make it easier for everyone involved. Historically, church steeples were included in a maximum

height of 45 feet. He changed that to allow churches to have steeples over 45 feet if they thought that was a good idea. He explained that by allowing 14 units per acre, the developer would come in with a layout of how to fit the 14 units on the acre.

Commissioner Bice wanted to know if the city didn't like the developer's layout and if there could be a legal problem denying it. He suggested that the developers needed more clarification. If they included something not backed up by an ordinance, would the city have to let them, do it?

Derek clarified that we could go in there and be more specific, but I think the percentage will be set by the time you consider you can have 14 units per acre, and you comply with the open space requirements. So, we could go in there and figure out the units per acre and consider the requirements of open space. It's about 200 square feet for every 1,000 square feet. He felt that it didn't give much wiggle room for different designs. We can be more specific about the percentage of open and buildable space, maybe 80/30 open space.

Commissioner Bice commented that it would be better to spell it out exactly so there are no misunderstandings with developers. He advised that with the slopes around town, they might need some room to move things around.

4. Discussion and Direction regarding the revised La Verkin City Title 10 Mixed-Use Zone.

Derek explained that mixed-use is live-work buildings. We will be having a presentation on this in the future. He gave examples of mixed-use in Hurricane City, which helps business owners save money by having only one mortgage to pay.

Commissioner Bice read the definition of mixed-use. The primary focus must remain on commercial use. Allowing residential use should be considered an added benefit of a thriving commercial operation. We should establish a connection between its active business license and continuing residential allowances. The city cannot afford to diminish its limited commercial zones by converting them to residential use. This is vital for our economic sustainability. The use is limited to commercial areas to turn into a residential use. The mixed-use zone intends to provide for a mixed commercial use, lower floor facing public right of way with multi-family residential uses, apartments, townhouses, condominiums above, and possibly surrounding the commercial lower-level area as planned unit development. Mixed-use development is intended to be high-quality urban development that is pedestrian-friendly and complementary to the surrounding area. Commercial uses must be part of the overall design of any development.

Commissioner Hugh Howard asked if there is a mixed-use zone across from the Elementary school.

Derek responded no, we have no mixed-use zones yet. They are having business on the top story or storage. He agreed that this property would be perfect for mixed-use. The communities around us are all allowing mixed-use and we need to also plan for it. We will include rules that they have to have a business license, so these do not turn out to be residential.

Commissioner Bice commented that he likes the idea but that policing it would be difficult. If they allow the owners to live there and the business succeeds, the owner will want to move into a nicer home, and how do we stop them, or do we allow them to rent it out?

Derek responded when they first considered it was an owner, manager, or workforce that live there. He suggested that they could allow it to be rented long term by whomever. He agreed it would be hard to control if they specified owners only. He addressed the permitted uses, and that the application process would revolve around the architectural drawings. It includes landscaping and lighting codes.

Commissioner Kyson Spendlove noticed with other buildings there is not enough parking and suggested with mixed-use there should be a requirement for additional parking. Not an overabundance but having residential and commercial together will bring more traffic.

Derek agreed and commented he has been working on several illustrations of the types of parking, widening and making them a little bit more accessible. Along with some type of overflow parking.

Commissioner Bice suggested coordinating with solid waste to see if they would require a dumpster for the commercial and an additional residential garbage can since this is zoned for both.

5. Discussion and Direction regarding Planned Unit Development (PUD) Ordinance.

Derek explained the way it is currently written needs to be completely changed. It allows smaller roads with no sidewalks to save money but that caused a lot of problems. He asked for suggestions concerning home occupations and recreational vehicles being allowed.

Commissioner Bice suggested tabling this section so they could study it more.

6. Discussion and Direction regarding allowance for Additional Detached Unit (ADU) vacation rentals and charging the commercial rate for utilities.

Derek explained they allow ADU on half acres or larger. Starting at R-1-10. The code reads that a smaller independent living space on the same lot as the primary ADUs can be, attached to the primary residence, converted from a portion of the primary residence. Internal accessory building units and ADUs or buildings as separate structures detached, in the ADUs. They want it to change to be the detached accessory domain is a living space established outside of the primary, like a mother-in-law's apartment. This unit is considered incidental security, primary residence, and intended for residential purposes. It states that family members and non-paying guests were rented out for short-term or long-term stays. Meaning short-term vacation would be permitted. An elected official asked that he take this change to the planning commission even though they worked hard to keep ADUs from being short-term rentals.

Commissioner Bice commented that We would be completely defeated by this. We would crowd parking and change neighborhoods. I still feel the same way I felt about it. We have debated it at length. I think adding that would be detrimental to our neighborhood's quality.

Derek added he was trying to remain neutral. The homeowner must live in the house, so it's either in the house or in the ADU. They must be on site. Parking requirements are already addressed because of the ADU and the requirements. The height is limited to the height of the house, the existing house. It can only be a third of the size of the footprint of the house. The colors and the building material must be consistent with the house there now to try to make it all blended.

Commissioner Sherman Howard commented on the difference in the STR, and this was in this case of an ADU the homeowner has to live in the house and rent out only the ADU. Where the other STR the owners don't live in town or even in the state. This could give homeowners another way to make extra income.

Derek agreed it would be able to add to their income. It's going to be hard for us to really differentiate between allowing the long-term rental versus the short-term rental. These were the topics that were brought to me, and that's the only reason I'm bringing them to you.

Commissioner Bice asked if he had an ADU and then decided to move out of the city and rent his house long term and short term rent the ADU what would stop him from doing that.

Derek replied that they can't move and turn one into a long-term rental, one into a vacation rental, or both into vacation rentals. You must live there. The owner of a record has to live there.

Commissioner Juluson asked what happens if the property is in a trust or owned by a business.

Commissioner Valenti argued that the city worked hard to prevent this and keep housing affordable. He felt these businesses could buy up homes for over a million dollars and inflate the housing market because they have an STR license, defeating everything they did for affordable housing.

Commissioner Bice added that the vacation rental in his neighborhood is up for sale again for \$1.3 million.

Patricia Wise informed them that legislation is currently being introduced to stop cities from requiring owner-occupation of homes. An investor or business could buy them up and overinflate our housing market. She encouraged them to notify their representatives, Joe Ellison and Kevin Vickers, to fight against this.

Derek suggested they table this subject until after legislation votes on it. The decision may be taken out of their hands.

H. Adjourn:

The motion was made by Commissioner Allen Bice to adjourn, second by Commissioner Hugh Howard. Hugh Howard-yes, Bice-yes, Spendlove-yes, Juluson-yes, Sherman Howard-yes. The motion was carried unanimously at 7:15 pm.

Planning Commission Chair

Date Approved

TITLE 10 – PLANNED UNIT DEVELOPMENT (PUD) OVERLAY ZONE

Section 1.0 Purpose

A planned unit development (PUD)/overlay zone allows for a multifaceted, integrated plan of development for residential, mixed-use, commercial, or combinations of differing uses meant to encourage creativity and the efficient use of property, sensitive lands, open space, resources, design, transportation, architecture, and ensures compatibility with the surrounding environment.

Section 1.1 Applicability

The PUD/overlay zone applies to new construction projects with the HDR-14, MDR-8 and Mixed Use zoning classifications. The PUD overlay zone does not apply to the following types of projects:

- a. Twin home, triplex and four-plex complete developments of four dwelling units or less in total development size.
- b. Total new construction developed upon property of less than one acre in size.

Section 1.2 Application Requirements

As specified in Section 1.1, new development qualifying as a planned unit development shall comply with the following application requirements in addition to processing a plat if required:

- a. Precise Plan: A precise plan application shall be submitted to the city for review and approval. A dimensioned site plan(s) showing the entire development under consideration including building location(s), setbacks, lot coverage, access locations, parking lot design, required parking calculations, perimeter wall(s) locations and design, loading spaces, lighting location and type, preliminary landscape plan trash enclosures design and locations, storage locations (if any), utilities plan (including fire hydrant locations), equipment locations and screening, phasing (if any), and any other pertinent design features or aspect of the development. The site plan shall provide the location of all existing and proposed main buildings and accessory buildings as well as distance and contemplated uses.
- b. Architectural drawings: Architectural drawings shall be included as part of the precise plan application. Plans shall consist of building elevation/façade renderings with exterior materials clearly depicted, proposed colors, identification of building massing and design and roof type and color, and any other design feature. Material and color palettes shall be included as part of the submission.
- c. Studies: The city may require studies to analyze the impact of a project. Studies may consist of traffic, noise, drainage, geotechnical or any other study the city requires in order to properly analyze the impact of the project.

- d. Landscaping: A landscape plan shall be reviewed at the time of precise plan approval. All landscaping shall be maintained by means of an automatic sprinkling system. The use of drought tolerant landscaping and sprinkler fixtures shall be incorporated into the landscape plans. Compliance with Washington County Water Conservancy planting materials and guidelines is required.
- e. Lighting: Lighting, including parking lot lights, security lights and illuminated signs shall be designed and directed in a manner to prevent glare on adjacent properties and into the sky. In order to more fully implement this requirement, a photometric lighting plan may be required to show that there will be no significant overflow lighting.

Section 1.3 Development Agreement

Developers of any newly planned unit development construction as defined in Section 1.1 shall enter into a development agreement with the city. The intent of the development agreement is to define intent, necessary development flexibility, standards, fiscal considerations, design, architecture, landscaping, maintenance, restrictions, open space, existing physical conditions, special development features, utility, road or infrastructure requirements, phasing, HOA establishment, or any other condition necessary to define good planning principles and to ensure for the health, safety and welfare of city residents.

Section 1.4 Permitted/Conditional Uses

Permitted uses shall be those as defined in applicable zones in Section 1.1 or as agreed to under a development agreement as defined in Section 1.3

Section 1.5 Development Requirements/Standards

Development standards shall be those as defined in applicable zones in Section 1.1. Development standards may, by mutual agreement and codified in a development agreement and reflected in the precise plan, be modified to provide for creativity or development flexibility as indicated in Section 1.0.

Section 1.6 Development Density

The density of a planned unit development (dwelling units/acre) shall not exceed the density of the zone district in which it is located. However, a density bonus of 10 percent is allowed in the zoning classifications defined in Section 1.1 if the required amount of open space is increased by 20 percent, or if by mutual agreement and codified in a development agreement some other reason or amenity exists that enhances the proposed nature of the planned unit development.

Section 1.7 Concurrent Processing

When a planned unit development includes a subdivision, the processing of the preliminary and final plat shall take place concurrently with the precise plan development application.

Section 1.8 – Expiration/Extension.

A planned unit development implemented through a precise plan shall be initially approved for a period of two years. If construction does not start within the initial two year period, a single two year extension can be approved by the planning commission.

Section 1.9 – Approval Authority

Planned unit development projects shall be reviewed by the planning commission and then reviewed by the city council through the precise plan process outlined in Section 1.2. Any modification to an approved precise plan for a planned unit development shall be reviewed and approved by the planning commission. Planning commission decisions regarding precise plan modifications associated with planned unit developments can ultimately be appealed to the city council. Development agreements shall be reviewed and approved by the city council.

CHAPTER 17 PLANNED UNIT DEVELOPMENT – RESIDENTIAL (PUD-R) ZONE

ARTICLE A. GENERAL PROVISIONS

SECTION:

10-17A-1: Purpose

10-17A-2: Rezoning Approval Process

10-17A-3: Permitted Uses

10-17A-4: General Requirements

10-17A-5: Content Of Written Text/Site Plan

10-17A-6: Residential – Single Lot Development Standards

10-17A-7: Residential – Multiple Family Development Standards

10-17A-8: Residential – Short term Rental Development Standards

10-17A-9: Other Requirements

LaVerkin City's Planned Unit Development - Residential (PUD-R) Zones have been established to encourage creative and efficient planning and development of land within our community by providing greater flexibility in the placement of buildings and structures on the land, the consolidation and preservation of community-valued view corridors, open spaces and trails, and the clustering of residential units. Proposed developments should be designed to maximize the integration of improvements into the natural and proposed landscape, thereby minimizing the visual impact on both view corridors/viewsheds as well as from property to property within the community. These PUD provisions are intended to create more attractive and desirable environments within the residential areas of the City.

10-17A-2: REZONE APPROVAL PROCESS:

A. Application For Zone Change: Any person desiring to develop property under the provisions of this article shall first file an application for a zone change on the standard form provided by the City.

Commented [D11]: Need to make up an application

B. Conceptual Plan: The zone change application shall include a conceptual plan, and supporting text materials which describe the proposed land uses, density and the proposal's relationship to the City general plan, as well as elevations of proposed buildings within the development. Though the City strongly encourages conceptual plans be approved at the time of zoning approval, the applicant may request to defer the conceptual plan design approval to a later date. Deferred conceptual plans will have a time limitation of eighteen (18) months. Approval process for deferred conceptual plans will be required to follow subsections C, D and E of this section.

C. Public Hearing By Planning Commission, With Review And Recommendation: The Planning Commission will schedule a public hearing to consider the proposed zone change and shall review the conceptual plan, supporting text materials and staff comments for compliance with applicable general plan policies. The Planning Commission shall also make recommendations concerning the zone change request which will be forwarded to the City Council.

D. Review by City Council: The City Council will receive the recommendations of the Planning Commission and schedule a public meeting to consider official action on the zone change request.

E. Decision Of City Council: The City Council may approve, modify and approve, or deny the zone change request.

10-17A-3: PERMITTED USES

"Home occupations", as defined in section _____ of this title.

Household pets.

Mobile homes or recreational vehicle developments.

Multiple-family residential uses.

Single-family residential uses.

Townhouse and condominiums (20,000 square foot lot and 4 unit minimum)

Any combination of the above uses, or other uses that may be determined by the Planning Commission to be compatible and in harmony with each other according to the designated and approved development.

Commented [D12]: We need to a line this with our newly created zones

10-17A-4: GENERAL REQUIREMENTS:

A. Application And Plan: The applicant will submit an application for a zone change on the standard zone change application form of the City, along with a site development plan, as outlined in section 9-8F-5 of this article, for a Planned Unit Development - Residential Zone change.

B. Planning Staff Review: Prior to the review of the development plan and text by the Planning Commission, the applicant shall pre-file the proposed request with the planning staff for review. The planning staff shall contact interested department personnel of the City or other agencies for review purposes. After review by staff, the staff shall furnish to the applicant any comments regarding the zone change request that may help the applicant in preparing the request for submission. Staff shall hold such meetings with the applicant as are deemed necessary for proper review.

C. Development Plan: All requests shall be accompanied by a colored site development plan and written text for the entire property proposed to be developed.

D. Ownership: A planned unit development shall be in single or corporate ownership at the time of application, or the subject of an application filed jointly by all owners of the property.

E. Open Spaces: Preservation, maintenance and ownership of open spaces within the development shall be accomplished by:

1. Dedication of land as a public park or parkway system; or

2. Granting to the City a permanent open space easement on or over the said private open spaces to guarantee that the open space will remain perpetually in common use, with ownership and maintenance being the responsibility of a homeowner's association established with articles of association and bylaws which are satisfactory to the City Council; or

3. Complying with the provisions of the Condominium Ownership Act, Utah Code Annotated title 57, chapter 8, as amended, which provides for the payment of common expenses for the upkeep of the common areas and facilities. (Ord. 2018-02, 1-10-2018)

10-17A-5: CONTENTS OF WRITTEN TEXT/SITE PLAN:

A. Use Of Land: The applicant shall prepare a site plan and written text that show and clearly explain the projected use of land including percentages of land devoted to various types of land use, such as building coverage, parking area, landscaped area, etc.

B. Buildings: The text shall indicate the type, character and proposed height of all buildings. The plot plan, elevations and perspective drawings shall be prepared by the applicant to help the Planning Commission and City Council better understand the proposal. (Elevations may not be required when applying for a residential - single lot development.)

C. Density: The density in terms of dwelling units per gross acre of land shall be indicated.

D. Common And Open Spaces: The location of any proposed school sites, churches, parks and other common or open spaces shall be identified.

E. Phasing Plan: A phasing plan, if the development is proposed to be developed in phases, shall be submitted.

F. Topography: Topography at contour intervals of two feet (2') shall be submitted unless waived by the planning staff.

G. Landscape Plan: A landscape plan showing the general location of lawn area, shrubs, trees and fencing shall be submitted. (This may be part of the site or plot plan.)

H. Developable Area Reserved For Landscaping: The amount of developable land area reserved for landscaping shall be indicated (with a minimum of 20 percent of the site area developed as landscaping).

I. Utilities Underground: All utilities shall be underground unless otherwise approved by the Planning Commission. Transformer equipment shall be screened from the streets and from adjacent properties.

J. Refuse Storage Areas: Refuse storage areas shall be screened so that materials stored within these areas shall not be visible from access streets, freeways and adjacent properties. Storage or refuse areas shall not be located within required building setbacks nor within utility easements.

K. Lighting Plan: The plans submitted shall include a general lighting plan indicating location of lights to be installed on site.

L. Turning Spaces: Safe and convenient turning space shall be provided for cars, sewer vehicles, refuse collection vehicles, fire-fighting equipment, etc., at the end of private drives and dead end streets.

M. Traffic Conditions: The effect of the development on traffic conditions on abutting streets shall be shown.

N. Layout: The layout of the site with respect to locations and dimensions of vehicular and pedestrian entrances, exits, driveways and walkways.

O. Off Street Parking: The arrangement and adequacy of off street parking facilities.

P. Planning Objectives: The text material shall set forth planning objectives to be accomplished through the development of the project, and show that the requested PUD zoning is in conformance with the City general plan and complies with the requested zoning designation.

Q. Improvements: Location, grades, widths, and type of all improvements proposed for all streets.

R. Line Locations: A plan showing the location of all water, sewer and drainage lines in and through the project.

S. Deed Restrictions; Covenants: Copies of any deed restrictions, restrictive covenants, bylaws, architectural controls or other requirements that may be appurtenant to the proposed development.

T. Signage: The size, location, design and nature of signs, if any, and the intensity and direction of area flood-lighting shall be detailed in the text materials.

U. Grading And Drainage Plan: A grading and drainage plan shall be submitted with the site development plan.

V. Geotechnical Report: A geotechnical report identifying any possible flood, slope, faulting, soils or other related hazards on the site shall be submitted with the application.

10-17A-6: RESIDENTIAL – SINGLE LOT DEVELOPMENT STANDARDS:

A. Building Coverage: The land coverage by all buildings shall not exceed fifty percent (50%) of the net lot or parcel acreage.

B. Minimum Lot Size: The minimum lot size in single-family residential subdivisions with private individual lots (no common area within lots) is five thousand (5,000) square feet; provided, that at least twenty percent (20%) of the total project is developed and maintained as common open landscape or recreation area.

C. Density: The density of a planned unit residential - single lot development shall conform to the density limitations of the general plan, except that the City Council upon recommendation of the Planning Commission may approve a density greater than the general plan designation where the following findings are made:

1. The proposed dwellings are platted for individual ownership of the dwelling units, and

2. The density and building scale of the proposed units are similar in scale to an adjoining developed parcel or is considered in scale with the surrounding area and fits harmoniously into the neighborhood, as determined by the City Council but in no case shall exceed eight (8) dwelling units per acre. To be considered for density increases, the applicant will include, as part of the development design, any of the following credits:

a. Landscaping Along Periphery Of Development: If a common area landscaped strip between twenty feet (20') and twenty five feet (25') is created along the periphery of the development (which is beyond the 50 percent requirement of parcel coverage for non-structures), and surrounds at least sixty seven percent (67%) of the development, an increase of one dwelling unit per acre shall be added to the minimum density for the development.

b. Tree Lined Streets: Tree lined streets for all streets (internal and periphery) to provide shade for sidewalks and to reduce solar heat gain. If all streets within the development, on both sides of the streets, will have a landscape strip between the curb and sidewalk planted with shade trees at forty foot (40') spacing or less, with trees that are of twenty four inch (24") box containers with a minimum of one and one-half inch (1½") caliper, an increase of one dwelling unit per acre shall be added to the minimum density for the development.

c. Landscaped Open Spaces: For every ten percent (10%) of landscaped open space incorporated into the development (which is beyond the 50 percent requirement of parcel coverage for non-structures), and not receiving density increases through other provisions of this section, may receive an increase of one dwelling unit per acre which shall be added to the minimum density for the development.

d. Increased Recreational Facilities: Additional designated recreational amenities, above the requirements as already set forth for planned unit development,

may receive an increase in density, as approved by the Planning Commission and City Council on case by case basis.

D. Setbacks: The setbacks for all Planned Unit Developments - Residential will be as follows, unless an approved setback alternative plan is granted by the Planning Commission and approved by the City Council:

1. Front Yard: Front yard setbacks shall be a minimum of twenty feet (20'). The street side of corner lots, shall be the same as the front yard setback.

2. Building, Parking Required: The front yard setback area shall not be used for long term parking of any motor vehicles, or for required additional visitor parking, except for the driveway directly in front of the garage or carport of the dwelling unit.

3. Side Setbacks: Side yard setbacks on interior lot lines shall be a minimum of five feet (5') on one side and ten feet (10') on the opposite side for all dwellings, with a minimum of fifteen feet (15') between homes. Side yard setbacks on exterior lot lines (boundary lines) shall be a minimum of ten feet (10').

4. Rear Setbacks: Rear yard setbacks shall be a minimum of ten feet (10').

E. Parking Requirements: The parking requirements of chapter 16 of this title shall apply.

F. Signs And Advertising: The requirements of chapter 18 of this title shall apply, except that in large residential planned unit developments (those containing more than 200 dwelling units), the Planning Commission may approve an overall sign scheme for the project which may exceed the restrictions contained in chapter 18 of this title.

G. Height Restrictions: No building shall be erected to a height greater than thirty five feet (35') unless specifically approved as part of the zone change approval.

H. Size Requirement: Each Planned Unit Development Zone shall contain a minimum of twenty thousand (20,000) square feet and four (4) dwelling units.

I. Landscape Requirement: All planned unit developments shall have a minimum of fifty percent (50%) of the developable site area developed and maintained as landscaped or natural open space. Floodways and slopes that exceed a specific percentage and/or have unsuitable soil conditions for hillside development, as identified in the Hillside Protection Overlay Zone, are not considered developable. The applicant of the requested PUD Zone shall show what areas are to be landscaped and what areas are to be left in a natural state. The City Council shall determine if the proposed landscaped areas and the areas proposed to be left in a natural state will satisfy the fifty percent (50%) landscape or natural open space requirement. In any event, all landscaped and open green space areas shall be kept in a weed free condition. All proposed structures, future structures, roads and parking areas are excluded from the calculations used to satisfy this requirement.

J. Time Limitations: Building permits for construction within Planned Unit Development Residential - Single Lot Zones must be obtained within eighteen (18) months of the approval of a zone change to planned unit development - single lots. If

eighteen (18) months elapse without the issuance of building permits for the construction of the approved plans within the Planned Unit Development Zone, all conceptual and preliminary plan approvals shall be deemed null and void, unless an extension is granted. The applicant shall request an extension on an approved development plan prior to the expiration of the eighteen (18) month time limit. The Community Development Director may approve a six (6) month extension on an approved development plan. In the case that a second six (6) month extension is needed, the applicant shall request a second extension on the approved development plan prior to the expiration of the first six (6) month extension time limit. The City Council will approve or deny the requested second extension on the development plan. In the case that an approved development plan does expire, the zoning of the property shall remain planned unit development, but no construction will be allowed on the property until a new plan is submitted and approved by the Planning Commission and the City Council as outlined in section 9-8F-2 of this article.

K. Recreation Or Playground Areas: In developments with five (5) or more units, there shall be provided usable recreation or playground areas with a total minimum area of one thousand (1,000) square feet for five (5) units and an additional two hundred (200) square feet for each unit over five (5) units. No side measurement of each usable recreation or playground area shall be less than twenty feet (20') in width/length. At least fifty percent (50%) of the usable area shall be in the form of open playground and green space. (Ord. 2018-02, 1-10-2018)

10-17A-7: RESIDENTIAL – MULTIPLE FAMILY DEVELOPMENT STANDARDS:

A. Building Coverage: The land coverage by all buildings shall not exceed fifty percent (50%) of the net lot or parcel acreage.

B. Minimum Lot Size: The minimum lot size in multiple-family residential subdivisions with private individual building pads and associated common area is twenty thousand (20,000) square feet; provided, that at least twenty percent (20%) of the total project is developed and maintained as common open landscape or recreation area.

C. Density: The density of a planned unit residential - multiple family development shall conform to the density limitations of the general plan, except that the City upon recommendation of the Planning Commission may approve a density greater than the general plan designation where the following findings are made:

1. The proposed development is considered an infill development where the surrounding land is already developed, and
2. The proposed dwellings are platted for individual ownership of the dwelling units, and
3. The density and building scale of the proposed units are similar in scale to an adjoining developed parcel or is considered in scale with the surrounding area and fits harmoniously into the neighborhood, as determined by the City Council but in no case shall exceed a twenty five percent (25%) dwelling units per acre increase as stated in

the general plan. To be considered for density increases, the applicant will include, as part of the development design, any of the following credits:

a. Landscaping Along Periphery Of Development: If a common area landscaped strip between twenty feet (20') and twenty five feet (25') is created along the periphery of the development (which is beyond the 50 percent requirement of parcel coverage for non-structures), and surrounds at least sixty seven percent (67%) of the development, an increase of one dwelling unit per acre shall be added to the minimum density for the development.

b. Tree Lined Streets: Tree lined streets for all streets (internal and periphery) to provide shade for sidewalks and to reduce solar heat gain. If all streets within the development, on both sides of the streets, will have a landscape strip between the curb and sidewalk planted with shade trees at forty foot (40') spacing or less, with trees that are of twenty four inch (24") box containers with a minimum of one and one-half inch (1 1/2") caliper, an increase of one dwelling unit per acre shall be added to the minimum density for the development.

c. Landscaped Open Spaces: For every ten percent (10%) of landscaped open space incorporated into the development (which is beyond the 50 percent requirement of parcel coverage for non-structures), and not receiving density increases through other provisions of this section, may receive an increase of one dwelling unit per acre which shall be added to the minimum density for the development.

d. Increased Recreational Facilities: Additional designated recreational amenities, above the requirements as already set forth for planned unit development, may receive an increase in density, as approved by the Planning Commission and City Council on case by case basis.

D. Setbacks: The setbacks for all planned unit developments - multiple family will be as follows, unless an approved setback alternative plan is granted by the Planning Commission and approved by the City Council:

1. Front Yard: Front yard setbacks shall be a minimum of twenty feet (20'). The street side of corner lots, shall be the same as the front yard setback.

2. Building, Parking Required: The front yard setback area shall not be used for long term parking of any motor vehicles, or for required additional visitor parking, except for the driveway directly in front of the garage or carport of the dwelling unit.

3. Side And Rear Setbacks: Side and rear setbacks on interior lot lines shall be a minimum of ten feet (10') for all dwellings.

4. Group Dwellings: In group dwellings, no two (2) buildings may be located closer together than ten feet (10') for one- story buildings, fifteen feet (15') for two-story buildings, and twenty feet (20') for approved three-story (or more) buildings.

5. Two-Story Buildings: For two-story (or more) buildings, the side and rear setbacks shall be at least twenty five feet (25') along the boundary of a Single-Family Zone, and twenty feet (20') along the boundary of other zones.

E. Parking Requirements: The parking requirements of chapter 16 of this title shall apply.

F. Signs And Advertising: The requirements of chapter 18 of this title shall apply, except that in large residential planned unit developments (those containing more than 200 dwelling units), the Planning Commission may approve an overall sign scheme for the project which may exceed the restrictions contained in chapter 18 of this title.

G. Height Restrictions: No building shall be erected to a height greater than thirty five feet (35') unless specifically approved as part of the zone change approval.

H. Size Requirement: Each Planned Unit Development Zone shall contain a minimum of twenty thousand (20,000) square feet and four (4) dwelling units.

I. Landscape Requirement: All planned unit developments shall have a minimum of fifty percent (50%) of the developable site area developed and maintained as landscaped or open green space. Floodways and slopes that exceed a specific percentage and/or have unsuitable soil conditions for hillside development, as identified in the Hillside Protection Overlay Zone, are not considered developable. The applicant of the requested PUD Zone shall show what areas are to be landscaped and what areas are to be left in a natural state. The City Council shall determine if the proposed landscaped areas and the areas proposed to be left in a natural state will satisfy the fifty percent (50%) landscape or open green space requirement. In any event, all landscaped and open green space areas shall be kept in a weed free condition. All proposed structures, future structures, roads and parking areas are excluded from the calculations used to satisfy this requirement.

J. Time Limitations: Building permits for construction within Planned Unit Development Residential - Multiple Family Lot Zones must be obtained within eighteen (18) months of the approval of a zone change to planned unit development - multiple family. If eighteen (18) months elapse without the issuance of building permits for the construction of the approved plans within the Planned Unit Development Zone, all conceptual and preliminary plan approvals shall be deemed null and void, unless an extension is granted. The applicant shall request an extension on an approved development plan prior to the expiration of the eighteen (18) month time limit. The Community Development Director may approve a six (6) month extension on an approved development plan. In the case that a second six (6) month extension is needed, the applicant shall request a second extension on the approved development plan prior to the expiration of the first six (6) month extension time limit. The City Council will approve or deny the requested second extension on the development plan. In the case that an approved development plan does expire, the zoning of the property shall remain planned unit development, but no construction will be allowed on the property until a new plan is submitted and approved by the Planning Commission and the City Council as outlined in section 9-8F-2 of this article.

K. Recreation Or Playground Areas: In developments with five (5) or more units, there shall be provided usable recreation or playground areas with a total minimum area of one thousand (1,000) square feet for five (5) units and an additional two hundred (200) square feet for each unit over five (5) units. No side measurement of each usable

recreation or playground area shall be less than twenty feet (20') in width/length. At least fifty percent (50%) of the usable area shall be in the form of open playground and green space. (Ord. 2018-02, 1-10-2018)

10-17-A-8: RESIDENTIAL – SHORT TERM RENTAL DEVELOPMENT STANDARDS:

A. Building Coverage: The land coverage by all buildings shall not exceed fifty percent (50%) of the net lot or parcel acreage.

B. Minimum Lot Size: The minimum lot size in the short term rental residential subdivisions is five (5) acres, with a minimum of five (5) dwelling units; provided, that at least twenty percent (20%) of the total project is developed and maintained as common open landscape or recreation area.

C. Density: The density of a planned unit residential - short term rental development shall conform to the density limitations of the general plan, except that the City upon recommendation of the Planning Commission may approve a density greater than the general plan designation where the following findings are made:

1. The proposed development is considered an infill development where the surrounding land is already developed, and
2. The proposed dwellings are platted for individual ownership of the dwelling units, and
3. The density and building scale of the proposed units are similar in scale to an adjoining developed parcel or is considered in scale with the surrounding area and fits harmoniously into the neighborhood, as determined by the City Council but in no case shall exceed a twenty five percent (25%) dwelling units per acre increase as stated in the general plan. To be considered for density increases, the applicant will include, as part of the development design, any of the following credits:

a. Landscaping Along Periphery Of Development: If a common area landscaped strip between twenty feet (20') and twenty five feet (25') is created along the periphery of the development (which is beyond the 50 percent requirement of parcel coverage for non-structures), and surrounds at least sixty seven percent (67%) of the development, an increase of one dwelling unit per acre shall be added to the minimum density for the development.

b. Tree Lined Streets: Tree lined streets for all streets (internal and periphery) to provide shade for sidewalks and to reduce solar heat gain. If all streets within the development, on both sides of the streets, will have a landscape strip between the curb and sidewalk planted with shade trees at forty foot (40') spacing or less, with trees that are of twenty four inch (24") box containers with a minimum of one and one-half inch (1 1/2") caliper, an increase of one dwelling unit per acre shall be added to the minimum density for the development.

c. Landscaped Open Spaces: For every ten percent (10%) of landscaped open space incorporated into the development (which is beyond the 50 percent requirement of parcel coverage for non-structures), and not receiving density increases through

other provisions of this section, may receive an increase of one dwelling unit per acre which shall be added to the minimum density for the development.

d. Increased Recreational Facilities: Additional designated recreational amenities, above the requirements as already set forth for planned unit development, may receive an increase in density, as approved by the Planning Commission and City Council on case by case basis.

D. Setbacks: The setbacks for all planned unit developments - residential will be as follows, unless an approved setback alternative plan is granted by the Planning Commission and approved by the City Council:

1. Front Yard: Front yard setbacks shall be a minimum of twenty feet (20'). The street side of corner lots, shall be the same as the front yard setback.

2. Building, Parking Required: The front yard setback area shall not be used for long term parking of any motor vehicles, or for required additional visitor parking, except for the driveway directly in front of the garage or carport of the dwelling unit.

3. Side And Rear Setbacks: Side and rear setbacks on interior lot lines shall be a minimum of ten feet (10') for all dwellings.

4. Group Dwellings: In group dwellings, no two (2) buildings may be located closer together than ten feet (10') for one- story buildings, fifteen feet (15') for two-story buildings, and twenty feet (20') for approved three-story (or more) buildings.

5. Two-Story Buildings: For two-story (or more) buildings, the side and rear setbacks shall be at least twenty five feet (25') along the boundary of a Single-Family Zone, and twenty feet (20') along the boundary of other zones. An additional ten feet (10') shall be added to the setback for each additional story over two (2) stories.

E. Parking Requirements: At a minimum, two (2) parking stalls for each dwelling unit (at least 1 will be required to be a covered stall), with additional stalls for visitor parking. The development will also be required to provide additional stalls at a minimum of thirty five feet (35') in length, for vehicles such as boats, trailers, ATVs, etc. Due to the complexity of this particular use, the Planning Commission and City Council reserve the right to review the parking requirements on case by case basis for each planned unit development - short term rental proposal.

F. The Home Owners Association (or their designee) for each short term rental development, will be responsible for providing to the city, a single point of contact (that resides either on the property, or within Washington County, Utah) that will be directly responsible for:

1. Any, and all circumstances and/or disturbances that may need addressing due to the property owners or their guest, and;

2. Assuring that all units being used as Short Term Rentals, have a current Washington City Business License, and;

3. Assuring that all units being used as Short Term Rentals, will be scheduled for, and pass, a Washington City Fire Department yearly inspection of the unit being used as a Short Term Rental.

G. Signs And Advertising: The requirements of chapter 18 of this title shall apply, except that in large residential planned unit developments (those containing more than 200 dwelling units), the Planning Commission may approve an overall sign scheme for the project which may exceed the restrictions contained in chapter 18 of this title.

H. Height Restrictions: No building shall be erected to a height greater than thirty five feet (35') unless specifically approved as part of the zone change approval.

I. Landscape Requirement: All planned unit developments shall have a minimum of fifty percent (50%) of the developable site area developed and maintained as landscaped or open green space. Floodways and slopes that exceed a specific percentage and/or have unsuitable soil conditions for hillside development, as identified in the Hillside Protection Overlay Zone, are not considered developable. The applicant of the requested PUD Zone shall show what areas are to be landscaped and what areas are to be left in a natural state. The City Council shall determine if the proposed landscaped areas and the areas proposed to be left in a natural state will satisfy the fifty percent (50%) landscape or open green space requirement. In any event, all landscaped and open green space areas shall be kept in a weed free condition. All proposed structures, future structures, roads and parking areas are excluded from the calculations used to satisfy this requirement.

J. Time Limitations: Building permits for construction within Planned Unit Development Residential - Short Term Rental Lot Zones must be obtained within eighteen (18) months of the approval of a zone change to planned unit development - short term rental. If eighteen (18) months elapse without the issuance of building permits for the construction of the approved plans within the Planned Unit Development Zone, all conceptual and preliminary plan approvals shall be deemed null and void, unless an extension is granted. The applicant shall request an extension on an approved development plan prior to the expiration of the eighteen (18) month time limit. The Community Development Director may approve a six (6) month extension on an approved development plan. In the case that a second six (6) month extension is needed, the applicant shall request a second extension on the approved development plan prior to the expiration of the first six (6) month extension time limit. The City Council will approve or deny the requested second extension on the development plan. In the case that an approved development plan does expire, the zoning of the property shall remain planned unit development, but no construction will be allowed on the property until a new plan is submitted and approved by the Planning Commission and the City Council as outlined in section 9-8F-2 of this article.

K. Recreation Or Playground Areas: In developments with five (5) or more units, there shall be provided usable recreation or playground areas with a total minimum area of one thousand (1,000) square feet for five (5) units and an additional two hundred (200) square feet for each unit over five (5) units. No side measurement of each usable recreation or playground area shall be less than twenty feet (20') in width/length. At

least fifty percent (50%) of the usable area shall be in the form of open playground and green space.

10-17A-9: OTHER REQUIERMENTS:

A. Public Meeting by City Council: Subsequent to review and recommendation by the Planning Commission, the proposed Planned Unit Development Zone change request shall be forwarded to the City Council for a public meeting to consider official action on the zone change.

B. Recommendation Of Planning Commission: The Planning Commission shall forward any recommendations for approval, disapproval or modification of the planned unit development request as reviewed by them to the City Council to be considered as a part of the zone change hearing.

C. Advertising And Procedure: The zone change request shall be advertised and heard according to the same requirements as any other zone change request submitted to the City Council.

D. Conditions Of Approval: The City Council may approve a Planned Unit Development Zone change request only after finding that the requirements of this title and any other ordinances or restrictions affecting the property have been satisfied. In granting such approval, the City Council may impose and enforce such specific conditions as to development, phasing and building construction or maintenance and operation as it deems necessary to protect the health, safety and welfare of the residents of the City.

E. Compliance With Approved Plan: All development within the Planned Unit Development Zone shall comply with the development plan as approved and adopted by the City Council.

F. Filing Of Plan And Materials: The development plan and supplementary text materials, after adoption, shall be filed in the offices of the City, and all development within the zone shall comply therewith, unless the development plan and supplementary materials are amended as prescribed herein.

G. Final Subdivision Plat: A final subdivision plat as described in the Subdivision Ordinance in effect at the time of application shall be submitted for a recommendation of approval or disapproval to the Planning Commission, who shall forward their recommendation to the City Council for final plat approval as outlined elsewhere in this title.

H. Other Applicable Provisions: All other applicable provisions of this title shall apply, i.e., mobile home or recreational vehicle requirements for mobile or recreational vehicle developments, etc

10-17A-10: AMENDMENTS AND MODIFCATIONS

Any amendments to the development plan shall be accomplished in the same manner as any other amendment to this title. Revised text and/or plan shall be submitted, along with a zone

change request, to the Planning Commission and shall be reviewed in the same manner as the initial zone change request. The plan, as approved by the City Council, constitutes the zone, and any significant change in the plan shall be processed as an amendment to the zone.

10-17A-11: PLAN REVIEW CONFERENCE:

A. Required: Following the approval of the Planned Unit Development - Residential Zone change and upon request for issuance of any building permit therein, the developer and contractor and the planning staff shall meet together to review the requirements of the zone change and to make sure that the developer and contractor are aware of the conditions under which the zone change was granted.

B. Plans Stamped And Signed: At the plan review conferences, the plans will be stamped and signed by the staff, developer and contractor as the official set of construction plans from which the work will be performed.

C. Changes or Modifications: Any changes or modifications to the approved plan for development during the period of construction shall first be re-submitted to the planning staff for approval and if deemed significant and at the discretion of the staff, returned to the Planning Commission for their review and recommendations and to the City Council for a public meeting to consider official action on the zone change as provided for in section 9-8F-9 of this article.

CHAPTER 17 PLANNED UNIT DEVELOPMENT – RESIDENTIAL (PUD-R) ZONE

ARTICLE A. GENERAL PROVISIONS

SECTION:

10-17A-1: Purpose

10-17A-2: Permitted Uses

10-17A-3: Development Agreement

10-17A-4: Application Requirements

10-17A-5: Development Requirements/Standards

10-17A-6: Development Density

10-17A-7: Concurrent Processing

10-17A-8: Expiration/Extension

10-17A-9: Approval Authority

10-17A-1: Purpose

LaVerkin City's Planned Unit Development - Residential (PUD) Zones have been established to encourage creative and efficient planning and development of land within our community by providing greater flexibility in the placement of buildings and structures on the land, the consolidation and preservation of community-valued view corridors, open spaces and trails, and the clustering of residential units. Proposed developments should be designed to maximize the integration of improvements into the natural and proposed landscape, thereby minimizing the visual impact on both view corridors/viewsheds as well as from property to property within the community. These PUD provisions are intended to create more attractive and desirable environments within the residential areas of the City.

10-17A-2: Permitted Use

- A. Medium Density Residential (MDR-8) Single Family Detached Dwellings
- B. Medium Density Residential (MDR-8) Attached - Family Detached Dwellings
- C. High Density Residential (HDR-14)
- D. Short Term Rentals (STR)
- E. Mixed Use

- F. Developments of (3) attached units or less as a planned unit development are permitted by the Administrative Land Use Authority (ALUA). Developments greater than four (4) units are required to have a development agreement

10-17A-3: Development Agreement

Developers of any newly planned unit development construction as defined in 10-17A-2: shall enter into a development agreement with the city. The intent of the development agreement is to define intent, necessary development flexibility, standards, fiscal considerations, design, architecture, landscaping, maintenance, restrictions, open space, existing physical conditions, special development features, utility, road or infrastructure requirements, phasing, HOA establishment, or any other condition necessary to define good planning principles and to ensure for the health, safety and welfare of city residents.

10-17A-4: Application Requirements

A. Precise Plan: A precise plan application shall be submitted to the city for review and approval. A dimensioned site plan(s) showing the entire development under consideration including building location(s), setbacks, lot coverage, access locations, parking lot design, required parking calculations, perimeter wall(s) locations and design, loading spaces, lighting location and type, preliminary landscape plan trash enclosures design and locations, storage locations (if any), utilities plan (including fire hydrant locations), equipment locations and screening, phasing (if any), and any other pertinent design features or aspect of the development. The site plan shall provide the location of all existing and proposed main buildings and accessory buildings as well as distance and contemplated uses.

B. Architectural drawings: Architectural drawings shall be included as part of the precise plan application. Plans shall consist of building elevation/façade renderings with exterior materials clearly depicted, proposed colors, identification of building massing and design and roof type and color, and any other design feature. Material and color palettes shall be included as part of the submission.

C. Studies: The city may require studies to analyze the impact of a project. Studies may consist of traffic, noise, drainage, geotechnical, Grading or any other study the city requires in order to properly analyze the impact of the project.

D. Landscaping: A landscaping plan shall be submitted as part of the application process and shall follow the requirements of Chapter 8 (conservation Landscaping Requirements) as adopted and required by the WCWCD (Washington County Water Conservation District)

E. Lighting: All lighting shall comply with Chapter 7 Outdoor Lighting (night sky) ordinance, which includes parking lot lights, security lights, and illuminated signs shall be designed and directed in a manner to prevent glare on adjacent properties and into the sky. To more fully implement this requirement, a photometric lighting plan Shall be required to show that there will be no significant overflow lighting.

10-17A-5: Development Requirements / Standards

Development standards shall be those as defined in applicable zones in 10-17A-2

Development standards may, by mutual agreement and codified in a development agreement and reflected in the precise plan, be modified to provide for creativity or development flexibility as indicated in Section 1.0.

10-17-A-6 Development Density

The density of a planned unit development (dwelling units/acre) shall not exceed the density of the zone district in which it is located. However, a density bonus of 10 percent is allowed in the zoning classifications defined in 10-17A-2 if the required amount of open space is increased by 20 percent, or if by mutual agreement and codified in a development agreement some other reason or amenity exists that enhances the proposed nature of the planned unit development.

10-17A-7 Concurrent Processing

When a planned unit development includes a subdivision, the processing of the preliminary and final plat shall take place concurrently with the precise plan development application.

10-17A-8: Expiration/Extension

A planned unit development implemented through a precise plan shall be initially approved for two years. If construction does not start within the initial two-year period, a single two year extension can be approved by the planning commission

10-17A-9: Approval Authority

Planned unit development projects shall be reviewed by the planning commission and then reviewed by the city council through the precise plan process outlined in 10-17A-4 Any modification to an approved precise plan for a planned unit development shall be reviewed and approved by the planning commission. Planning commission decisions regarding precise plan modifications associated with planned unit developments can ultimately be appealed to the city council. Development agreements shall be reviewed and approved by the city council.

CHAPTER 11

SIGN REGULATIONS

SECTION:

10-11-1: Purpose And Objectives

10-11-2: General Requirements

10-11-3: Definitions

10-11-4: Permit Process

10-11-5: Classification Of Signs

10-11-6: Prohibited Signs

10-11-7: Exempt Signs

10-11-8: Sign Standards

10-11-9: Unlawful Signs, Sign Removal, And Indemnification

10-11-10: Disposal Of Signs

10-11-11: Area And Height Computation

10-11-12: Sign Standards Table For Residential, Industrial And Commercial Zones

10-11-13: Nonconforming Signs

10-11-14: Violations And Remedies

10-11-1: PURPOSE AND OBJECTIVES:

A. The purpose of these sign regulations is to encourage the effective use of signs as a means of communication in the city; to maintain and enhance the aesthetic environment and the city's ability to attract sources of economic development and growth; to improve pedestrian and traffic safety; to minimize the adverse effect of signs on nearby public and private property; and to enable the fair and consistent enforcement of these sign restrictions. Accordingly, the city adopts these regulations to provide for a healthy business environment considering safety aspects while maintaining those aesthetic qualities reflective of the natural surroundings. This chapter is adopted under the zoning authority of the city in furtherance of the more general purposes set forth in this zoning title. It supersedes all previous ordinances or sections pertaining to the same.

B. The goals to be achieved by these regulations are:

1. To establish a permit system to allow a variety of types of signs in commercial and industrial zones, and a limited variety of signs in other zones, subject to the standards and the permit procedures of this chapter;
2. To allow certain signs that are small, unobtrusive and incidental to the principal use of the respective lots on which they are located, subject to the substantive requirements of this chapter, but without a requirement for permits;
3. To provide for temporary signs without commercial messages in limited circumstances in the public right of way;
4. To prohibit the construction of any new off premises signs throughout the city;
5. To prohibit all signs not expressly permitted by this chapter;
6. To stimulate harmony within the community while allowing for competitive opportunities and protection of property values to preserve a healthy business environment and a sustainable economy;

7. To create a city image that reflects the surrounding natural scenic grandeur;
8. To establish a visual management corridor along scenic Highway 9;
9. Provision for the safety of pedestrians and motorists and promotion and protection of the public welfare; and
10. To provide for the enforcement of the provisions of this chapter. (Ord. 2005-41, 12-21-2005)

10-11-2: GENERAL REQUIREMENTS:

A. Applicability: A sign may be erected, placed, established, painted, created or maintained in the city only in conformance with the standards, procedures, exemptions and other requirements of this chapter.

B. Sign Approval: Except as otherwise provided, it shall be unlawful and an infraction to erect or maintain any sign or outdoor advertising structure in the city of LaVerkin without first obtaining the approval of the planning commission for said sign or advertising structure, the giving of which shall be based upon the provisions of this title. Said approval shall not be required for exempt signs that meet the requirements of this title.

C. Variances: Any person or entity desiring a waiver or modification of the requirements of this chapter as applied to a sign that such person owns, leases, or in which such person holds some other beneficial interest, may apply to the board of adjustment for a variance in accordance with this title.

D. Appeals: Any person aggrieved by a decision of the planning commission may appeal in writing within fifteen (15) days of said decision pursuant to this title. (Ord. 2005-41, 12-21-2005)

10-11-3: DEFINITIONS:

Words and phrases used in this chapter shall have the meanings set forth in this section. Words and phrases not defined in this section but defined in this zoning title shall be given the meanings set forth in such title. All other words and phrases shall be given their common, ordinary meaning, unless the context clearly requires otherwise. Section headings or captions are for reference purposes only and shall not be used in the interpretation of this chapter.

ANIMATED SIGN: Any sign that uses movement or change of lighting to depict action or create a special effect or scene. A sign on which the message changes more than eight (8) times per day.

BANNER: Any sign of lightweight fabric or similar material that is permanently mounted to a pole or a building by a permanent frame at one or more edges. National flags, state or municipal flags, or the official flag of any institution or business, shall not be considered banners.

BEACON: Any light with one or more beams directed into the atmosphere or directed on one or more points not on the same zone lot as the light source; also, any light with one or more beams that rotate or move.

BILLBOARD: A freestanding sign that exceeds the maximum allowable dimensions of freestanding signs as set forth in this title.

BUILDING INSPECTOR: The building inspector of the city or his or her designee.

BUILDING MARKER: Any sign indicating the name of a building and date and incidental information about its construction, which sign is cut into a masonry surface or made of bronze or other permanent material.

BUILDING SIGN: Any sign attached to any part of a building, as contrasted to a freestanding sign.

CANOPY SIGN: Any sign that is a part of or attached to an awning, canopy, or other fabric, plastic or structural protective cover over a door, entrance, window, or outdoor service.

CHANGEABLE COPY SIGN: A sign or portion thereof with characters, letters, or illustrations that can be changed or rearranged without altering the face or the surface of the sign.

COMMERCIAL MESSAGE: Any sign wording, logo, or other representation that, directly or indirectly, names, advertises or calls attention to a business, product, service, or other commercial activity.

FLAG: Any fabric, banner or bunting containing distinctive colors, patterns or symbols, used as a symbol of government, political subdivision or other official entity.

FLAGPOLE: A tall staff or pole on which a flag is raised; a strong rod or stick with a specialized utilitarian purpose.

FREESTANDING SIGN: Any sign supported by structures or supports that are placed on, or anchored in, the ground and that are independent from any building or other structure.

IDENTIFICATION SIGN: Any sign which indicates the business name or official entity.

INCIDENTAL SIGN: A sign, generally informational, that has a purpose secondary to the use of the zone lot on which it is located, such as "no parking", "entrance", "loading only", "telephone" and other similar directives. No sign with a commercial message shall be considered incidental.

LOT: Any piece or parcel of land or a portion of a subdivision, the boundaries of which have been established by some legal instrument of record that is recognized and intended as a unit for the purpose of transfer of ownership.

MARQUEE: Any permanent roof like structure projecting beyond a building or extending along and projecting beyond the wall of the building, generally designed and constructed to provide protection from the weather.

MARQUEE SIGN: Any sign attached to, in any manner, or made a part of a marquee.

NONCONFORMING SIGN: Any sign that does not conform to the requirements of this chapter.

PENNANT: Any lightweight plastic, fabric or other material, whether or not containing a message of any kind, suspended from a rope, wire, or string, usually in series, designed to move in the wind. Individual pennants shall not measure more than eight inches by fifteen inches (8" x 15") triangle.

PERSON: Any association, company, corporation, firm, organization, or partnership, singular or plural, of any kind.

PORTABLE SIGN: Any sign not permanently attached to the ground or other permanent structure, or a sign designed to be transported, including, but not limited to, signs designed to be transported by means of wheels; signs connected to A- or T-frames; menu and sandwich board signs; balloons used as signs; umbrellas used for advertising; and signs attached to or painted on vehicles parked and visible from the public right of way, unless said vehicle is used in the normal day to day operations of the business.

PRINCIPAL BUILDING: The building in which is conducted the principal use of the lot on which it is located. Zone lots with multiple principal uses may have multiple principal buildings, but storage buildings, garages and other clearly accessory uses shall not be considered principal buildings.

PROJECTING SIGN: Any sign affixed to a building or wall in such a manner that its leading edge extends more than six inches (6") beyond the surface of such building or wall.

RESIDENTIAL SIGN: Any sign located in a district zoned for residential uses that contains no commercial message.

ROOF SIGN: Any sign erected and constructed wholly on and over the roof of a building, supported by the roof structure and extending vertically above the highest portion of the roof.

ROOF SIGN, INTEGRAL: Any sign erected or constructed as an integral or essentially integral part of a normal roof structure of any design, such that no part of the sign extends vertically above the highest portion of the roof and such that no part of the sign is separated from the rest of the roof by a space of more than six inches (6").

SETBACK: The distance from the property line to the nearest part of the applicable building or structure that uses any color, form, graphic, illumination, symbol or writing to advertise, announce the purpose of, or identify the purpose of a person or entity, or to communicate information of any kind to the public.

SIGN: Any device, fixture, placard, or structure, including banners and flags, that uses any color, form, graphic, illumination, symbol, or writing to advertise, announce the purpose of, show support for, or identify the purpose of a person, entity or cause, or to communicate information of any kind to the public.

STREET: A strip of land or way subject to vehicular or pedestrian traffic that provides direct or indirect access to property, including, but not limited to, alleys, avenues, boulevards, courts, drives, highways, lanes, places, roads, terraces, trails or other thoroughfares.

STREET FRONTAGE: The distance for which a lot line adjoins a public street, from one lot line intersecting said street to the farthest distant lot line intersecting the same street.

SUSPENDED SIGN: A sign that is suspended from the underside of a horizontal plane surface and is supported by such surface.

TEMPORARY SIGN: Any sign that is used only temporarily and is not permanently mounted. The signs shall be removed when the event advertised is complete or within six (6) months of installation.

TIME/TEMPERATURE SIGN: An animated sign on which the only copy that changes is an electronic or mechanical indication of time or temperature.

VISUAL CORRIDOR: In recognition of the role that visitation to Zion national park plays in attracting economic development to the city of LaVerkin, there is hereby created a visual management corridor. This is defined as the area east of mile marker 13 on Highway 9 to the town of Virgin town limits. The boundaries for the purpose of regulating signage and building to minimize distraction of views and scenery will be three hundred feet (300') or all of any commercial zone abutting SR9, whichever is greater.

WALL SIGN: Any sign attached parallel to, but within six inches (6") of, a wall, painted on the wall surface of, or erected and confined within the limits of an outside wall of any building or structure, which is supported by such wall or building, and which displays only one sign surface.

WINDOW SIGN: Any sign, pictures, symbol, or combination thereof, designed to communicate information about an activity, business, commodity, event, sale or service, that is placed inside a window or upon the window panes or glass and is visible from the exterior of the window.

ZONE LOT: A parcel of land in single ownership that is of sufficient size to meet minimum zoning requirements for area, coverage and use, and that can provide such yards and other open spaces as required by zoning regulations. (Ord. 2005-41, 12-21-2005; amd. Ord. 2024-09, 3-6-2024)

10-11-4: PERMIT PROCESS:

A. Permits In General: The approval of the planning commission shall be evidenced by a permit issued by the building inspection division. All signs shall be constructed and all permits shall be issued in accordance with the provisions of the applicable building related code(s).

B. Permit Requirements:

1. A permit is required if a sign requiring a permit under the provisions of this chapter is to be placed, constructed, erected, or modified on a zone lot. The owner of the lot shall secure a sign permit prior to the construction, placement, erection, or modification of such a sign in accordance with the requirements of this section.

a. Flag Poles greater than twenty-five feet (25') in height are required to get a building permit from the city which includes plans and specifications stamped by a licensed structural and electrical engineer to assure proper grounding, strength, wind resistance, seismic loads, and other relevant engineering requirements as required by the building codes.

2. The property owner shall maintain in force, at all times, a sign permit for such sign in accordance with this section.

3. No sign permit of any kind shall be issued for an existing or proposed sign unless such sign is consistent with the requirements of this chapter.

C. Off Premises Permits: Permits for off premises nonconforming signs shall be renewed on an annual basis. Applications for permits, or for the renewal of permits, shall require the applicant to disclose the owner of the sign and the owner of the property on which the sign is or will be located, all relevant dates in regard to expiration of any lease or lease option, the date and cost of construction of the sign, the date and cost of any modification of the sign, the fair market value as appraised for property tax purposes, the date the sign will be depreciated for federal income tax purposes, the cost of operating the sign, and any other information reasonably required by the planning commission.

D. Revocation: A permit may be revoked and a sign removed pursuant to this code if the applicant for a permit makes a false or misleading statement in the permit application or renewal.

E. Permit Procedures: The following procedures shall govern the application for and the issuance of all sign permits under this chapter:

1. Application For Permit: All applications for sign permits shall be submitted to the building inspector on an application form provided by the building inspector. Any sign requiring a conditional use permit shall make application for planning commission review. Planning commission shall set the conditions for the signage in question. Any appeal of the planning commission decision shall go before city council.

2. Fees: Each application for a sign permit shall be accompanied by the applicable fees set forth in this section, which shall be established by the city council from time to time by resolution.

3. Completeness: Within five (5) days of receiving an application for a sign permit, the building inspector shall review it for completeness. If the building inspector finds that it is complete, the application shall then be processed. If the building inspector finds that it is incomplete, the building inspector shall, within such five (5) day period, send a notice to the applicant of the specific ways in which the application is deficient, with appropriate references to the applicable sections of this chapter.

4. Action On Plan:

a. Approve Or Reject: The building inspector shall either:

(1) Approve the proposed plan if the sign as shown on the plan and the plan itself conforms in every respect with the requirements of this chapter; or

(2) Reject the proposed plan if the sign as shown on the plan or the plan itself fails in any way to conform to the requirements of this chapter. In the case of a rejection, the building inspector shall specify in the rejection the section or sections of this chapter with which the plan is inconsistent.

b. Permits To Construct Or Modify: Signs identified in this chapter as requiring a permit, may be installed or created only in accordance with a duly issued and valid sign construction permit from the building inspector. Such permits shall be issued only in accordance with the following requirements and procedures:

(1) Permit For New Sign Or Sign Modification: An application for construction, creation or installation of a new sign or for modification of an existing sign shall be accompanied by detailed drawings to show the dimensions, design, structure and location of each particular sign then in effect for the zone lot. One application and permit may include multiple signs on the same zone lot.

(2) Inspection: The building inspector shall cause an inspection of the zone lot for which each permit for a new sign or for modification of an existing sign is issued during the six (6) month period after the issuance of such permit or at such earlier date as the owner may request. If the construction is not substantially complete at the time of inspection, the permit shall lapse and become void. If the construction is substantially complete, but not in full compliance with this chapter and applicable codes, the building inspector shall give the owner or applicant notice of the deficiencies and shall allow an additional thirty (30) days from the date of inspection for the deficiencies to be corrected. If the deficiencies are not corrected by such date, the permit shall lapse. All records on permitted signs shall be kept and maintained at the city offices by the building inspector.

c. Term Of Permit; Renewable: The owner of a zone lot containing signs requiring a permit under this chapter shall at all times maintain in force a sign permit for such property. Sign permits shall be issued for individual zone lots, notwithstanding the fact that a particular zone lot may be included with other zone lots in a common signage plan. Sign permits shall be issued for twelve (12) months. Signs shall be automatically renewed so long as no changes have occurred or the sign permit has not lapsed.

(1) Initial Sign Permit: An initial sign permit shall be issued by the building inspector covering the period from the date of the inspection of the completed sign installation, construction, or modification through the last day of the calendar year.

(2) Lapse Of Sign Permit: A continuing sign permit shall lapse if not renewed or if the business license for the premises lapses, is revoked or is not renewed. A sign permit shall also lapse if the business activity on the premises is discontinued for a period of one hundred eighty (180) days or more and is not renewed within thirty (30) days of a notice from the city to the last permittee, sent to the premises, that the sign permit will lapse if such activity is not renewed.

(3) Assignment Of Sign Permits: A current and valid sign permit shall be freely assignable to a successor as owner of the property or holder of a business license for the same premises, subject only to filing

such application as the building inspector may require and paying any applicable fee.

F. Fee Schedule: The fees for sign permits and plans shall be as established by resolution of the city council. This fee schedule may be modified from time to time by resolution. (Ord. 2005-41, 12-21-2005; amd. Ord. 2007-24, 8-15-2007; Ord. 2024-09, 3-6-2024)

10-11-5: CLASSIFICATION OF SIGNS:

Every sign erected or proposed to be erected within the city of LaVerkin shall be classified by the planning commission in accordance with the definitions of signs contained in this chapter. Any sign which does not clearly fall within one of the classifications shall be placed in the classification which the sign, in view of its design, location, and purpose, most clearly approximates in the opinion of the planning commission. (Ord. 2005-41, 12-21-2005)

10-11-6: PROHIBITED SIGNS:

In addition to any sign not specifically permitted or allowed in accordance with this chapter, the following signs are prohibited:

A. Billboards; Off Premises Signs: No outdoor off premises advertising signs shall be constructed or erected after the effective date hereof. Any replacement sign shall conform to all provisions of this chapter. This subsection is not meant to prohibit temporary signs off premises advertising yard sales, open houses, or other similar residential related activities.

B. Others Specified: All signs not expressly permitted or allowed under this chapter or exempt from regulation hereunder in accordance with this chapter, are prohibited in the city. Such signs include, but are not limited to:

1. Beacons.
2. Billboards.
3. Strings of lights not permanently mounted to a rigid background, except those exempt in this chapter.
4. Inflatable signs and tethered balloons.
5. Faded, torn or stained flags are prohibited.
6. Signs designed for emitting sound, smoke, or steam.
7. Natural object used as a sign. No sign shall be painted on or affixed to any natural object in its natural location such as, but not limited to, a boulder, tree, or cliff face.
8. Vehicle signs. Signs affixed upon a vehicle, trailer or the like, parked conspicuously so as to attempt to direct attention to a place of business in an effort to circumvent the provisions of this chapter. This shall apply to vehicles parked on either public or private property. This shall not be construed as to prohibit customized automobile license plates.
9. Signs which bear or contain statements, words or pictures of an obscene or pornographic character (as defined by the U.S. supreme court in Miller vs. California, 413 U.S. 15, 24 (1973)), and anything that demeans or otherwise degrades religions, races, sexes or ethnic groups. (Ord. 2005-41, 12-21-2005)

10-11-7: EXEMPT SIGNS:

The following signs shall be exempt from permit regulation under this chapter:

A. No Permit Required: The following signs shall be allowed without a sign permit under the noted conditions and shall not be included in the determination of type, number or area of signs allowed on premises. Any other signs exceeding the conditions specified in this section (i.e., number, size, type, or area), shall require a permit as prescribed in this chapter. Exempt signs are subject to the provisions of this chapter regarding the safety, maintenance, and repair of signs. Exempt signs shall be compatible with the overall purpose and intent of these regulations.

1. Public notices; warnings: Any public notice or warning required by a valid and applicable federal, state or local law, regulation or ordinance.

2. Interior signs: Any sign inside a building, not attached to a window or door, that is not legible from a distance of more than three feet (3') beyond the lot line of the zone lot or parcel on which such sign is located.

3. Holiday lights, decorations: Holiday lights and decorations with no commercial message.
4. Traffic control signs: Traffic control signs on private property, such as stop, yield and similar signs, the face of which meet department of transportation standards and which contain no commercial message.
5. Construction signs: One nonilluminated sign per construction project not to exceed eight (8) square feet in area, nor six feet (6') in height, used to indicate owner, general contractor, architect, and other pertinent construction data. Such signs shall be erected no more than five (5) days prior to the beginning of construction for which a valid building permit has been issued, shall be confined to the construction site, and shall be removed within five (5) days of completion.
6. Directional or instructional signs: Signs not to exceed four (4) square feet in area, used to identify restrooms, public telephones, walkways or signs providing direction such as parking lot entrance and exit signs and those of similar nature. Such signs shall be located entirely on the property to which they pertain and shall not in any way advertise or otherwise mention a business. Such signs shall be either wall mounted or freestanding. If freestanding and such sign is located adjacent to a primary street, it shall be placed at the driveway or sidewalk entrance to the property closest to the item being identified. Freestanding directional signs shall not exceed three feet (3') above grade. If wall mounted, no portion of such sign shall be placed higher than eight feet (8') above grade. Directional or instructional signs visible from the public right of way shall not exceed two (2) such signs per business or business center.
7. Flags:
 - a. Flags flown on a temporary basis for purposes of honoring national or civic holidays.
 - b. Any official flag, pennant, or emblem of any nation, state, city or other political unit, provided all such flags or emblems shall not exceed twenty five feet (25') in height.
8. Government signs: Governmental signs for traffic control and other regulatory purposes, street signs, danger signs, and signs of public service companies indicating danger, notices issued by any court and aids to service or safety that are erected by or by order of a public officer in the performance of his public duty.
9. Historical or memorial signs: Memorial signs or tablets erected by recognized historical agencies, names of buildings, dates of erection and related information, provided the sign be cut into any masonry surface or inlaid so as to be part of the building and does not exceed two (2) square feet in area.
10. House numbers and nameplates: Signs not exceeding two (2) per address and each sign not to exceed two (2) square feet in area in all city zones.
11. Open House Signs: Nonilluminated, off site, portable signs, placed on private property, containing directions to the location of an open house which is for sale, limited to one sign per intersection corner, not to exceed a total of five (5) such signs, provided the signs:
 - a. Shall not exceed four (4) square feet in area or four feet (4') in height; and
 - b. Shall be removed immediately following a scheduled open house.
12. Political and campaign signs: Any number of nonilluminated political or campaign signs on behalf of candidates for public office or measures on election ballots, provided said signs shall:
 - a. Be placed, posted or erected no earlier than one day following the candidate filing deadline and shall be removed within four (4) days following election when candidate is either eliminated or elected;
 - b. Be placed only on private property with the permission of the property owner;
 - c. Not be located within or over the public right of way.

A fifty dollar (\$50.00) fine shall be levied for each day a sign is displayed after the four (4) day deadline for removal has expired.

13. Protective signs: Nonilluminated flat signs of not more than one square foot each, which contain words protective of an occupant, such as "no trespassing", "beware of dog", and the like, provided such signs be placed only at intervals of not less than thirty feet (30') or in compliance with the requirements of state law. The total number of signs allowed per property shall be reasonable in number, not to exceed six (6) such signs and shall comply with the intent of these sign regulations.

14. Real estate signs:

a. On each street frontage, for any lot or building, one nonilluminated sign that serves solely to advertise the actual intent to sell, rent or build to suit, provided:

(1) Such sign is located entirely within the property to which the sign applies;

(2) Each individual sign shall not exceed six (6) square feet, nor four feet (4') in height and the total combined sign area shall not exceed twelve (12) square feet; and

(3) The signs shall be removed within seven (7) days after the sale, rental or lease has been consummated.

15. Service station signs: For each service station or other business selling automotive fuel, one price sign for each street frontage. Each sign strip not to exceed eight (8) square feet in area. Total price sign shall not exceed eight feet (8') in height. In addition, one "self/mini/full serve" sign, not to exceed three (3) square feet in area, is allowed on each end of each pump island.

16. Temporary signs: Temporary signs not exceeding eight (8) square feet in area pertaining to:

a. Fundraisers or events of civic, philanthropic, educational or religious organizations; provided, that said signs are posted no more than fourteen (14) days prior to said event and are removed no more than seven (7) days after an event; or

b. Special commercial events, such as grand openings or sales, provided such sign be displayed no longer than fourteen (14) consecutive days. No more than one such sign per business shall be displayed at any one time and no more than two (2) such signs may be displayed during any twelve (12) month period.

B. Maintenance: Repainting, cleaning or other normal maintenance and repair of a sign not involving structural, design, color, or character changes or alterations shall not be considered as creating a sign insofar as requiring issuance of a sign permit. Such signs must be in conformance with all other building, structural, and electrical codes and regulations of the city. Substitution of a new or different advertiser shall not be considered normal maintenance and shall be considered creating a new sign requiring the issuance of a sign permit. (Ord. 2005-41, 12-21-2005)

10-11-8: SIGN STANDARDS:

All signs requiring permit approval shall comply with the following standards and regulations and these standards and regulations shall be considered minimum requirements in reviewing all applications for sign permits:

A. Materials: All signs shall be constructed of permanent materials.

B. Attachment: All signs shall be permanently attached to the ground, a building, or another structure by direct attachment to a rigid wall, frame, or structure except for banners, flags, temporary signs, and window signs.

C. Visibility: No sign shall be erected at the intersection of any streets in such a manner as to obstruct free and clear vision of traffic or create a safety hazard.

D. Signs On Private Property: Signs shall be allowed on private property in the city in accordance to specifications set forth in this chapter.

E. Signs In The Public Right Of Way: No signs shall be allowed in the public right of way, except as listed hereafter. Any sign installed or placed on public property, except in conformance with the requirements of this section, shall be forfeited to the public and subject to confiscation. In addition to other remedies hereunder, the city shall have the right to recover from the owner or person placing such a sign the full costs of removal and disposal of such sign.

1. Permanent Signs: Permanent signs, including:

a. Public signs erected by or on behalf of a governmental body to post legal notices, identify public property, convey public information such as chamber of commerce at each city entrance, and direct or regulate pedestrian or vehicular traffic;

b. Bus stop signs erected by a public transit company;

- c. Information signs of a public utility regarding its poles, lines, pipes or facilities; and
 - d. Awning, projecting and suspended signs projecting over a public right of way in conformity with the conditions of this chapter.
2. Temporary Signs: Temporary signs in accordance with this chapter, meeting the following requirements:
- a. No Commercial Message: Such signs shall contain no commercial message; and
 - b. Emergency Signs: Emergency warning signs erected by a governmental agency, a public utility company, or a contractor doing authorized or permitted work within the public right of way.
- F. Fire Escapes: No sign shall be erected in such a manner that any portion of the sign or its support, will interfere with the use of any fire escape, exit, or standpipe, or obstruct any required stairway, door, ventilator, or window.
- G. Utility Lines: No sign shall be erected or maintained which has less horizontal or vertical clearance from communication lines and energized electrical power lines than that prescribed by the laws of the state of Utah or rules and regulations duly promulgated by agencies thereof.
- H. Clearance: No sign shall be erected in such a manner that any portion of the sign or its support will extend over a public or private walkway with a minimum clearance of less than twelve feet (12').
- I. School Zones: No sign shall be erected within twenty feet (20') of a school zone except for those signs designated in this section. (Ord. 2005-41, 12-21-2005)

10-11-9: UNLAWFUL SIGNS, SIGN REMOVAL, AND INDEMNIFICATION:

A. Compliance With Code: All signs shall be maintained in good structural condition, in compliance with the appropriate detailed provisions of the building code relating to design, structural members, and connections. Signs shall also comply with the provisions of the national electrical code and additional construction standards hereinafter set forth in this section.

B. Abandoned Signs: Any sign, including all structural, support and other componential elements, which is located on a property, premises or structure which:

- 1. Becomes vacant and unoccupied for a period of one hundred eighty (180) days or more,
- 2. Pertains to a time, event or purpose which no longer applies, or
- 3. Pertains to an occupant or business different from the resident occupant or business

shall be deemed to have been abandoned. Abandoned signs shall be removed according to the provisions of this section.

C. Dangerous Or Defective Signs: No person shall maintain or permit to be maintained on any premises owned or controlled by him, any sign which is in a dangerous or defective condition. Dangerous or defective signs shall be removed in accordance with this section.

D. Unlawful Signs:

1. Any sign displayed, erected, installed, suspended, attached, moved, enlarged, replaced, converted or altered after the effective date hereof, which does not comply with the provisions of this title, shall be deemed unlawful. Any work in progress on such sign shall be ordered by the planning commission or designee to cease immediately and said sign shall be removed in accordance with the provisions of this section.

2. Signs which are not in compliance with this chapter and are therefore considered unlawful according to this section and which continue to be in noncompliance according to the provisions of these sign regulations, shall be deemed unlawful, and shall be removed according to the provisions of this section.

E. Removal Of Signs: The planning commission or designee shall cause to be removed any sign not in compliance with safety or maintenance standards, abandoned signs, dangerous or defective signs, or unlawful signs. The planning commission or designee shall prepare a notice which shall describe the sign and specify the violation involved and which shall state that if the sign is not removed or the violation is not corrected within fifteen (15) days, the sign shall be removed in accordance with the provisions of this section.

1. Notices: All notices shall be mailed by certified mail to the owner of the property on which the sign is located, the owner of the sign and the occupant of the property. If any such person is unknown or cannot be found, notice shall be mailed to such person's last known address, if any, and shall be posted on said sign or on the premises.

2. Time Periods: Any time periods provided in this section shall be deemed to commence on the date of the certified mailing. If more than one notice is sent by certified mail, the date of the first notice mailed shall apply. Signs may be required to be removed as a condition of a conditional use permit without further notice.

3. Appeal: The sign owner or property owner on whose property the sign is located may appeal the determination ordering removal or compliance by filing a written notice of appeal with the planning commission within fifteen (15) days after mailing of the notice pursuant to this chapter.

4. Emergency Abatement: Notwithstanding the above, in cases of emergency, the planning commission or designee may cause the immediate removal of a dangerous or defective sign without notice. (Ord. 2005-41, 12-21-2005)

10-11-10: DISPOSAL OF SIGNS:

A. Authority: Any sign removed by abatement by the planning commission or designee pursuant to the provisions of this chapter shall become the property of the city and may be disposed of in any manner deemed appropriate by the city. The cost of removal and disposal shall be considered a debt owed to the city by the owner of the sign and the owner of the property, and may be recovered in an appropriate court action by the city. The cost of removal and disposal shall include all incidental expenses incurred by the city in connection with the sign removal and disposal.

B. Emergency Removal: When it is determined by the planning commission or designee that said sign would cause an imminent danger to the public safety, and contact cannot be made with the sign owner or property owner, no written notice shall have to be served. In this emergency, the planning commission or designee may correct the danger, all costs being charged to the sign owner and property owner.

C. Sale Of Signs: If it shall be necessary for the planning commission or designee to remove a sign pursuant to the provisions hereof, and it should be practical to sell or salvage any material derived in the aforesaid removal, the planning commission may sell the same at private or public sale at the best price obtainable, and shall keep an account of the proceeds thereof. Such proceeds, if any, shall be used to offset the costs of removal to be charged to the sign owner or property owner. The city may file suit in court to collect any excess over such proceeds and the cost of such removal shall be levied as an assessment against the property on which the sign is located. (Ord. 2005-41, 12-21-2005)

10-11-11: AREA AND HEIGHT COMPUTATION:

The following principles shall control the computation of sign area and sign height:

A. Single Faced Signs: The area of a sign face shall be computed by means of the smallest square, circle, rectangle, triangle or combination thereof that will encompass the extreme limits of the writing, representation, emblem or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed, but not including any supporting framework, bracing or decorative fence or wall when such fence or wall otherwise meets zoning ordinance regulations and is clearly incidental to the display itself.

B. Multifaced Signs: The sign area for a sign with more than one face shall be computed by adding together the area of all sign faces visible from any one point. When two (2) identical sign faces are placed back to back so that both faces cannot be viewed from any point at the same time, and when such sign faces are part of the same sign structure and are not more than twenty four inches (24") apart, the sign area shall be computed by the measurement of one of the faces.

C. Height: The height of a sign shall be computed as the distance from the base of the sign at normal grade to the top of the highest attached component of the sign. Normal grade shall be construed to be the lower of:

1. Existing grade prior to construction; or

2. The newly established grade after construction, exclusive of any filling, berming, mounding or excavating solely for locating the sign.

In cases in which the normal grade cannot reasonably be determined, sign height shall be computed on the assumption that the elevation of the normal grade at the base of the sign is equal to the elevation of the nearest

point of the crown of a public street or the grade of the land at the principal entrance to the principal structure on the zone lot, whichever is lower.

D. Maximum Total Permitted Sign Area For Zone Lot: The permitted sum of the area of all individual signs on a zone lot shall be computed by applying the formulas provided in this chapter to the lot frontage, building frontage, or wall area, as appropriate, for the zoning district in which the lot is located. Lots fronting on two (2) or more streets are allowed the permitted sign area for each street frontage. However, the total sign area that is oriented toward a particular street may not exceed the portion of the lot's total sign area allocation that is derived from the lot, building, or wall area frontage on that street. (Ord. 2005-41, 12-21-2005)

10-11-12: SIGN STANDARDS TABLE FOR RESIDENTIAL, INDUSTRIAL AND COMMERCIAL ZONES:

Sign Type	Residenti al Zones	Size And Number Allowable	Industrial And Commercial Zones	Size And Number Allowable
Sign Type	Residenti al Zones	Size And Number Allowable	Industrial And Commercial Zones	Size And Number Allowable
Animated	Prohibite d	X	Conditional use permit (commercial zones only)	Conditional use permit
			Permitted (industrial zone only)	Contact city for size and number
Banner	Allowed	5 percent wall area 1 per building	Allowed	5 percent wall area 1 per building 12 foot clearance
Beacon	Prohibite d	X	Prohibited	X
Billboard	Prohibite d	X	Prohibited	X
Building marker	Allowed	4 square feet	Allowed (industrial zone only)	4 square feet
			Permitted (commercial zones only)	Contact city for size and number
Canopy	Prohibite d	X	Permitted	25 percent of vertical surface of canopy 12 foot clearance
Changeable copy	Prohibite d	X	Permitted	64 square feet
Flag/Flagpole	Allowed	16 foot clearance 25 foot height	Allowed	Contact City for size and number; see Note 6
Freestanding	Permitted	32 square feet 5 foot height 10 foot setback	Permitted	64 square feet 25 foot height 10 foot setback
Identification	Allowed	5 percent total wall area	Allowed	20 percent total wall area
Incidental	Allowed	6 square feet	Allowed	64 square feet

Marquee	Prohibited	X	Conditional use permit (commercial zones only)	Conditional use permit
			Permitted (industrial zone only)	Contact city for size and number
Pennant	Prohibited	X	Allowed	2 per building 12 foot clearance
Portable	Permitted	20 square feet	Allowed	20 square feet
Projecting	Prohibited	X	Permitted	40 square feet 12 foot clearance
Residential	Allowed	20 square feet	Allowed	20 square feet
Roof	Prohibited	X	Permitted	40 square feet 1 per principal building
Roof/integral	X	X	Permitted	40 square feet 2 per principal building
Suspended	Prohibited	X	Permitted	20 percent total wall area 1 per entrance 12 foot clearance
Temporary	Allowed	32 square feet	Allowed	32 square feet per 50 foot frontage
Time/temperature	X	X	Conditional use permit (commercial zones only)	Conditional use permit
			Permitted (industrial zone only)	Contact city for size and number
Wall	Allowed	1 per building	Allowed	20 percent total wall area
Window, permanent	Allowed	20 percent total area	Allowed	20 percent total area
Window, temporary	Allowed	1 per building 20 percent total area	Allowed	No limitation

Notes:

1. Total Signage:

a. Residential Zone: Total area of all signs, except building markers and flags, shall not exceed 64 total square feet.

b. Commercial Zone: Total area of all signs, except building markers and flags, not to exceed 300 total square feet; and should be less than 10 percent of ground floor area.

c. Industrial Zone: The total area of all signs, except building markers and flags, shall not exceed 300 square feet. The total sign area shall not exceed 10 percent of ground floor area of the principal building.

2. Typical Setback: Typical setbacks in residential and commercial zones shall be 10 feet unless otherwise specified.

3. Sign Location In Intersections: Signs shall be located such that there is at every street intersection, a clear view between heights of 3 feet and 10 feet within a triangular area formed by the corner and points on the curb 30 feet from the intersection or entranceway.

4. Lots Fronting Two Or More Streets: Lots fronting on 2 or more streets are allowed the permitted signage for each street frontage, but signage cannot be accumulated and used on 1 street in excess of that allowed for lots with only 1 street frontage.

5. Total Wall Area: Total wall area shall be computed without using window area.

6. Flagpoles with Flags Taller than 25 feet:

a. Where allowed:

i. Public Facilities Zone

ii. Tourist Resort Commercial Zone

b. Compliance with LaVerkin City night sky ordinance:

i. Lighting must illuminate from top down.

c. Building Permits: See 10-11-4.B.1.a.

d. Flag sizes and flagpole heights:

Flagpole Structure	Maximum Size of Flag
20 feet	4 ft x 6 ft
25 feet	5 ft x 8 ft
30-35 feet	6 ft x 10 ft
40-45 feet	6 ft x 10 ft or 8 ft by 12 ft
50-65 feet	8 ft x 12 ft or 10 ft x 15 ft

(Ord. 2005-41, 12-21-2005; amd. Ord. 2006-28, 7-19-2006; Ord. 2024-09, 3-6-2024)

10-11-13: NONCONFORMING SIGNS:

Except as otherwise provided herein, the owner of any zone lot or other premises on which exists a sign that does not conform with the requirements of this chapter or for which there is no current and valid sign permit shall be obligated to remove such sign or, in the case of a nonconforming sign, to bring into conformity with the requirements of this chapter.

A. Signs Existing On Effective Date: For any sign existing in the city on the effective date hereof, an application for a sign permit must be submitted to the building inspector before the expiration of six (6) months from the effective date hereof. For any sign on property annexed later, applications for sign permits shall be submitted within six (6) months of the effective date of the annexation or within such period as may be established in an annexation agreement between the city and the landowner. Signs that are the subject of applications received after the applicable date set forth in this section shall be subject to all of the terms and conditions of this chapter and shall not be entitled to the protection of this chapter.

B. Nonconforming Existing Signs; Permits And Terms:

1. Permit Issued: A sign that would be permitted under this chapter only with a sign permit, but which was in existence on the effective date hereof or a later date when the property is annexed to the city, and which was constructed in accordance with the ordinances and other applicable laws in effect on the date of its construction, but which by reason of its size, height, location, design or construction is not in conformance with the requirements of this chapter, shall be issued a nonconforming sign permit if an application in accordance

with subsection A of this section is filed within six (6) months of the above date or within six (6) months of property annexation.

2. Term: Such permit shall allow the signs subject to such permit, which were made nonconforming by the adoption of this chapter, to remain in place and be maintained for a period ending no later than five (5) years; provided, that no action is taken which increases the degree or extent of the nonconformity. Such signs are also subject to the provisions of subsection B4 of this section. A change in the information on the face of an existing nonconforming sign is allowed; however, any nonconforming sign shall either be eliminated or made to conform with the requirements of this section when any proposed change, repair or maintenance would constitute an expense of more than twenty five percent (25%) of the lesser of the original value or replacement value of the sign.

3. Lapse Of Nonconforming Sign Permit: A nonconforming sign permit shall lapse and become void under the same circumstances as those under which any other sign permit may lapse and become void.

4. Sign Removal Required: A sign that was constructed, painted, installed or maintained in conformance with a permit under this chapter, but for which the permit has lapsed or for which the time allowed for the continuance of a nonconforming sign has expired, shall immediately be removed by the property owner, including the supporting structure, upon the city's request. (Ord. 2005-41, 12-21-2005; amd. Ord. 2006-28, 7-19-2006)

10-11-14: VIOLATIONS AND REMEDIES:

A. Specified Violations: Any of the following shall be a violation of this chapter and shall be subject to the enforcement remedies and penalties provided by this chapter, by this zoning title and by state law:

1. To install, create, erect or maintain any sign in a way that is inconsistent with any plan or permit governing such sign or the zone lot on which the sign is located;
2. To install, create, erect, or maintain any sign requiring a permit without such permit;
3. To fail to remove any sign that is installed, created, erected or maintained in violation of this chapter, or for which the sign permit has lapsed; or
4. To continue any such violation. Each such day of a continued violation shall be considered a separate violation when applying the penalty portions of this title.

B. Separate Violation: Each sign installed, created, erected, or maintained in violation of this chapter shall be considered a separate violation when applying the penalty portions of this title.

C. Specified Remedies For Enforcement: Any violation of this chapter or of any condition or requirement adopted pursuant hereto may be restrained, corrected, or abated, as the case may be, by injunction or other appropriate proceedings pursuant to state law. A violation of this chapter shall be considered a violation of this zoning title. The remedies of the city shall include the following:

1. Issuing a stop work order for any work on any signs on the same zone lot;
2. Seeking an injunction or other order of restraint or abatement that requires the removal of the sign or the correction of the nonconformity;
3. Imposing any penalties that can be imposed directly by the city under this zoning title;
4. Seeking in court the imposition of any penalties that can be imposed by such court under this zoning title; and
5. In the case of a sign that poses an immediate danger to the public health or safety, taking such measures as are available to the city under the applicable provisions of this zoning title and building code for such circumstances;
6. Reimbursement of enforcement costs from the property owner, including attorney fees; and
7. The city shall have such other remedies as are and as may from time to time be provided for or allowed by state law for the violation of this zoning title.

D. Cumulative Remedies: All such remedies provided herein shall be cumulative. To the extent that state law may limit the availability of a particular remedy set forth herein for a certain violation or a part thereof, such

remedy shall remain available for other violations or other parts of the same violation. (Ord. 2005-41, 12-21-2005; amd. Ord. 2006-28, 7-19-2006)

CHAPTER 10

OFF STREET PARKING

SECTION:

10-10-1: Required

10-10-2: Size

10-10-3: Access To Individual Spaces

10-10-4: Number Of Spaces

10-10-5: Specifications

10-10-6: Vehicle Condition

10-10-7: Location Of Gasoline Pumps

10-10-8: Maintenance Of Lots

10-10-1: REQUIRED:

At the time any building or structure is erected or enlarged or increased in capacity or any use is established, there shall be provided off street parking spaces for automobiles in accordance with the following requirements. (Ord. 99-07, 6-16-1999)

10-10-2: SIZE:

The dimensions of each off street parking space shall be at least nine feet by eighteen feet (9' x 18'). Handicap spaces will meet ADA requirements and other local, state, and federal laws designed to accommodate persons with physical disabilities. (Ord. 99-07, 6-16-1999; amd. Ord. 2002-08, 7-17-2002)

10-10-3: ACCESS TO INDIVIDUAL SPACES:

Except for one-family and two-family dwellings, access to each parking space shall be from a private driveway and not from a public street. (Ord. 2009-02, 2-18-2009)

10-10-4: NUMBER OF SPACES:

The number of off street parking spaces required shall be as follows:

Automotive repair	1 parking space for each 150 square feet of floor area
Business or professional offices	1 parking space for each 200 square feet of floor area
Churches with fixed seating	1 parking space for each 3.5 fixed seats, or 1 parking space for each 7 feet of linear pew, whichever is greater
Churches without fixed seats, sports arenas, auditoriums, theaters, assembly halls, meeting rooms	1 parking space for each 3.5 seats of maximum seating capacity
Day nurseries in commercial zones, including preschools and nursery schools	1 parking space for each staff member plus 1 parking space for each 10 children
Dwellings	2 parking spaces for each dwelling unit
Facility with auditorium	1 parking space for each 200 square feet of floor area

Furniture and appliance stores	1 parking space for each 600 square feet of floor area
Hospitals	2 parking spaces for each bed
Nursing homes	1 space for each employee working on the highest employment shift, plus 1 space for each 5 beds
Restaurants, taverns, private clubs, and all other similar dining and/or drinking establishments	1 parking space for each 3.5 seats or 1 parking space for 100 square feet of floor area (excluding kitchen, storage, etc.), whichever is greater
Retail stores, shops, except as provided for furniture and appliance stores above	1 parking space for each 200 square feet of retail floor space
Shopping centers and other groups of uses not listed above	As determined by conditional use permit or planned unit development procedure, if applicable, or by planning commission See sections 10-6A-2-1, 10-6B-2-1, 10-6D-2-1, and 10-6D1-2-1 of this title,
Transient lodging facilities (BnB/VR) (pertaining to bed and breakfast (BnB) and vacation rental (VR) facilities)	summarized as 1.1 spaces for each living or sleeping unit, plus not less than 2 additional parking spaces for resident family in BnB facilities, plus parking space for all accessory uses as herein specified
Transient lodging facilities (non-BnB/VR) (including, but not limited to, hotels, motels, motor hotels, lodges, inns, etc., but not including bed and breakfast and vacation rental facilities)	1.1 spaces for each living or sleeping unit, plus not less than 3 additional parking spaces for employee parking, plus parking space for all accessory uses as herein specified
Wholesale establishments, warehouses, manufacturing establishments and all industrial uses	As determined by conditional use permit or by planned unit development requirements, if applicable, or by the planning commission, but in no case fewer than 1 space for each employee projected for the highest employment shift
All other uses not listed above	As determined by the building inspector, based on the nearest comparable use standards

(Ord. 99-07, 6-16-1999; amd. Ord. 2015-07, 8-19-2015)

10-10-5: SPECIFICATIONS:

A. Driveways Required: Building permits for new home construction and new garage construction shall specify and require a driveway from the main or front entrance of each garage to the point where the lot line abuts a public or private street. Each driveway shall be constructed of either asphalt or cement and shall be at least the width of the garage opening plus two feet (2'), except in the case of a flag lot which shall be subject to the width and surface requirements set forth in section 10-7-12 of this title.

B. Number: Not more than two (2) driveways shall be used for each one hundred feet (100') or fraction thereof of frontage on any street utilizing high back curb and gutter.

C. Distance: No two (2) of said driveways shall be closer to each other than twelve feet (12').

D. Curb Cutting: Each driveway cut in high back curb shall be not more than thirty five feet (35') in width, measured at right angles to the centerline of the driveway, except as increased by permissible curb return radii. The entire flare of any return radius shall fall within the right of way.

E. Corner Lot: No driveway shall be closer than twenty five feet (25') to the intersection, measured along the property line.

F. Safety Island: In all cases in commercial zones where there is an existing high back curb and gutter or sidewalk on the street, the applicant for a permit shall provide a safety island along the entire frontage of the property, except for the permitted driveway. On the two (2) ends and street side of each such island shall be constructed a concrete curb, the height, location and structural specifications of which shall be approved by the city engineer. (Ord. 2006-32, 10-4-2006)

G. Shared Parking Facilities: Shared parking facilities may be used jointly with parking facilities for other uses when operations are not normally conducted during the same hours, or when peak uses vary.

Requests for shared parking are subject to the approval of the planning commission. Requests shall be subject to the following guidelines. Sufficient evidence shall be presented to show that there will be no substantial conflict in the periods of peak demand of uses for which the joint use is proposed.

1. The number of parking stalls which may be credited against the requirements for the uses involved will not exceed the number of spaces that may normally be required for any one of the uses sharing the parking.

2. Parking facilities shall not be located further than two hundred feet (200') from any use proposing to use such parking and should be contiguous to the businesses sharing the lot.

3. A written agreement shall be executed by all parties concerned assuring the continued availability of shared parking facilities in the event that one of the uses shall be sold or otherwise change ownership or management. (Ord. 99-07, 6-16-1999; amd. Ord. 2006-32, 10-4-2006)

H. Overflow Parking: All parking lots or stalls in excess of the minimum requirements for section 10-10-4 of this chapter constitute overflow parking, and may be provided at the property or business owner's discretion. (Ord. 2002-08, 7-17-2002; amd. Ord. 2006-32, 10-4-2006)

10-10-6: VEHICLE CONDITION:

All vehicles parked on streets or in off street parking must be in running condition. Any parking of vehicles not in running condition will be deemed a nuisance. (Ord. 99-07, 6-16-1999)

10-10-7: LOCATION OF GASOLINE PUMPS:

Gasoline pumps shall be set back not less than eighteen feet (18') from any street line to which the pump island is vertical and twelve feet (12') from any street line to which the pump island is parallel, and not less than ten feet (10') from any residential or agricultural district boundary line. If the pump island is set at an angle on the property, it shall be so located that the automobiles stopped for service will not extend over the property line. (Ord. 99-07, 6-16-1999)

10-10-8: MAINTENANCE OF LOTS:

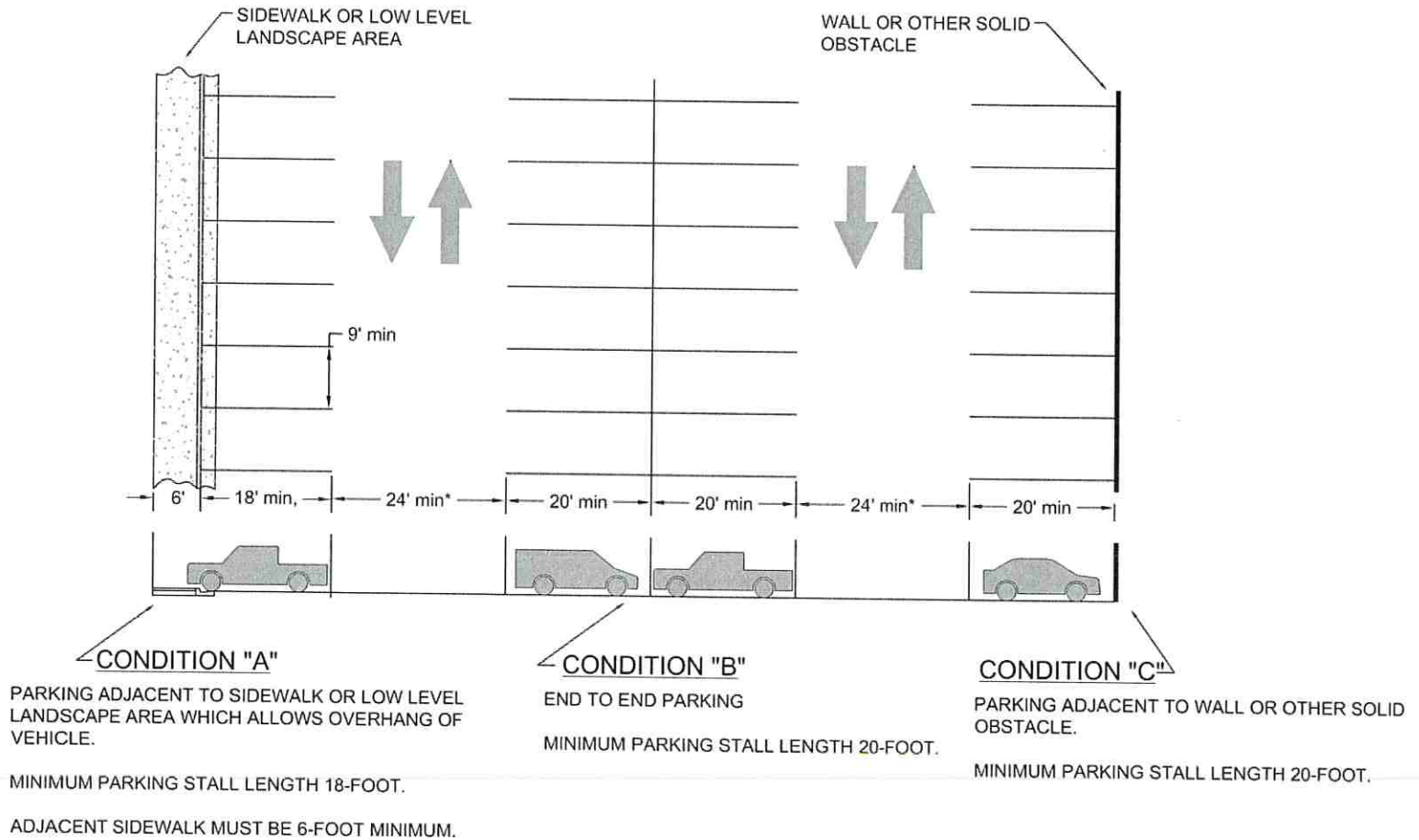
Every parcel of land used as a public or private parking lot shall be developed and maintained in accordance with the following requirements:

A. Required: Each parking lot shall be permanently maintained. (Ord. 99-07, 6-16-1999)

B. Surfacing: Each off street parking lot shall be surfaced with an asphaltic or concrete pavement so as to provide a dustless surface; the parking area shall be so graded as to dispose of all surface water. If such water is carried to adjacent streets, it shall be piped under sidewalks. Overflow parking lots or stalls may be surfaced with asphalt, concrete, gravel or other all weather surface so as to provide for a dustless surface. (Ord. 2002-08, 7-17-2002)

C. Screening: The sides and rear of any off street parking lot which face or adjoin a residential district shall be screened from such district by a masonry wall or solid visual barrier fence eight feet (8') in height.

D. Lighting: Lighting used to illuminate any parking lot shall be arranged to reflect the light away from adjoining premises in any residential district and from street traffic. (Ord. 99-07, 6-16-1999)



GENERAL NOTES:

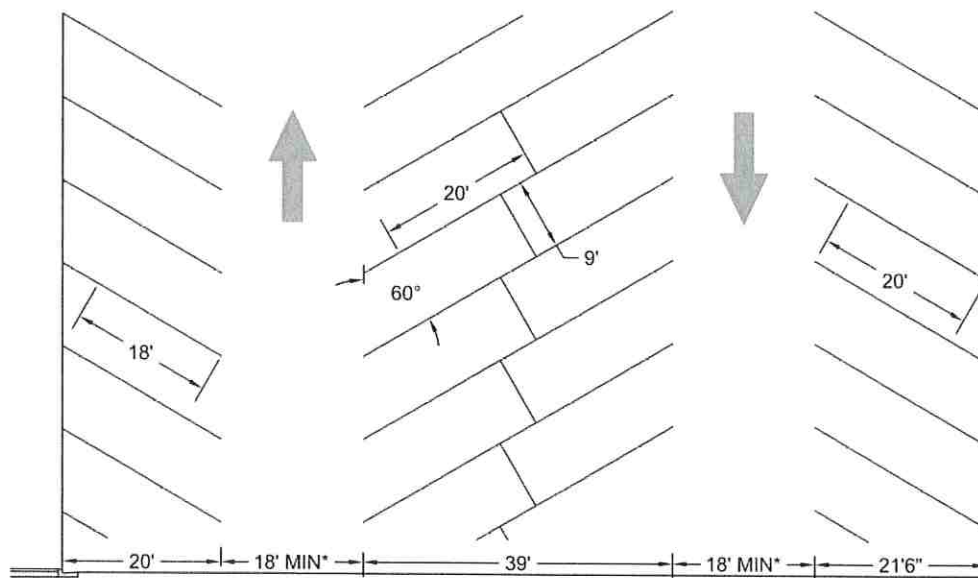
MINIMUM STALL LENGTH SHALL BE BASED UPON PARKING CONDITION SHOWN, ABOVE.

MINIMUM STALL WIDTH SHALL BE 9-FOOT.

THE NUMBER OF ACCESSIBLE PARKING STALLS REQUIRED SHALL BE PROVIDED PER FEDERAL GUIDELINES.

- MINIMUM AISLE WIDTH SHALL BE 24-FOOT. FIRE DEPT. MAY REQUIRE ADDITIONAL FOR FIRE ACCESS ROADS.

PARKING LOT DESIGN STANDARDS



CONDITION "A"

PARKING ADJACENT TO SIDEWALK OR LOW LEVEL LANDSCAPE AREA WHICH ALLOWS OVERHANG OF VEHICLE.

MINIMUM PARKING STALL LENGTH 18-FOOT.

ADJACENT SIDEWALK MUST BE 6-FOOT MINIMUM.

CONDITION "B"

END TO END PARKING

MINIMUM PARKING STALL LENGTH 20-FOOT.

CONDITION "C"

PARKING ADJACENT TO WALL OR OTHER SOLID OBSTACLE.

MINIMUM PARKING STALL LENGTH 20-FOOT.

GENERAL NOTES:

MINIMUM STALL LENGTH SHALL BE BASED UPON PARKING CONDITION SHOWN, ABOVE.

MINIMUM STALL WIDTH SHALL BE 9-FOOT.

THE NUMBER OF ACCESSIBLE PARKING STALLS REQUIRED SHALL BE PROVIDED PER FEDERAL GUIDELINES.

- * MINIMUM ONE WAY AISLE WIDTH SHALL BE 18-FOOT. FIRE DEPT. MAY REQUIRE ADDITIONAL FOR FIRE ACCESS ROADS.

PARKING LOT DESIGN STANDARDS

