Providence City Planning Commission Agenda
Providence City Office Building, 15 South Main, Providence UT 84332
January 28, 2015
The Providence City Planning Commission will begin discussing the following agenda items at 6:00 p.m.
Anyone interested is invited to attend.

Election of Vice Chair: The Providence City Planning Commission will elect a vice chair to fill the vacancy created by the resignation of Gary Milburn.

Approval of the Minutes:
Item No. 1. The Providence City Planning Commission will consider for approval the minutes of December 10, 2014.
Item No. 2. The Providence City Planning Commission will consider for approval the minutes of January 10, 2014.

Study Items:
Item No. 1. Proposed general plan amendment. The Providence City Planning Commission will review proposed amendments to the transportation element of the Providence City general plan.

Item No. 2. Proposed Code Amendment. The Providence City Planning Commission will review proposed amendments to Providence City Code 10-8-5: Commercial Zoned Districts; Site Development and 10-8-6: Parking Regulations.

Item No. 3. Proposed Code Amendment. The Providence City Planning Commission will review proposed amendments to Providence City Code Title 11 Subdivision Regulations by changing "Development Review Committee (DRC)" to "staff"

Item No. 4. Proposed Code Amendment. The Providence City Planning Commission will review proposed amendments to Providence City Code Title 10 Zoning Regulations Chapter 4 Establishment of Districts and Chapter 6 Use Regulations that clarify the Public Use Zone and discuss changing the existing zones of Providence City parks to the Public Use Zone. In addition to uses in the Public Use Zone, other Use Chart proposed amendments include adding upholstery, pet grooming, and making some changes in the Utility and Related Services section.

Staff Reports: Any items presented by Providence City Staff will be presented as informational only.

Commission Reports: Items presented by the Commission Members will be presented as informational only; no formal action will be taken.

Agenda posted by Skarlet Bankhead on January 26, 2015.

Skarlet Bankhead
City Recorder

If you have a disability and/or need special assistance while attending the Providence City Planning Commission meeting, please call 435-752-9441 before 5:00 p.m. on the day of the meeting.

Pursuant to Utah Code 52-4-207 Electronic Meetings – Authorization – Requirements the following notice is hereby given:

- Providence City Ordinance Modification 016-2006, adopted 11/14/2006, allows Planning Commission Member(s) to attend by teleconference.
- The anchor location for this meeting is: Providence City Office Building, 15 South Main, Providence, UT.
- Member(s) may be connected to the electronic meeting by teleconference.

Providence City Council Members may be in attendance at this meeting; however, no Council action will be taken even if a Quorum exists.

ARTICLE III - OFFICERS, COMMITTEES, STAFF, DUTIES

3.1 Regular Election of Chair, Vice Chair; Provisions for Contingencies; Continuation of Service Until Successors Take Office.

Annually, as the last item of business at the regular meeting of the Commission in the month of July, the Commission shall elect a Chair and Vice Chair. If such regular hearing/meeting is canceled or a quorum is lacking, the election shall be held within 36 days thereafter at a regular or special meeting. If no quorum can be obtained within 36 days, the election shall be held at a regular or special meeting held as soon thereafter as a quorum can be obtained, provided that if no such election is held within 60 days of the dates when generally required, the Mayor shall notify the City Council, who shall appoint a Chair and Vice Chair to serve until the next regular election in the month of July. The prior Chair and Vice Chair shall remain in office until successors take office at the next regular or special meeting following an election or appointment. A chair may not succeed him or herself as chair of the Commission.

3.2 Succession of Vice Chair to Office of Chair; Special Elections.

If the Chair resigns office or no longer becomes a member of the Commission, the Vice Chair shall succeed in office for the remainder of the term. If the Vice Chair resigns office, becomes no longer a member of the Commission, or succeeds to the Chair's office, a special election shall be held at the next regular meeting of the Commission to select a Vice Chair to complete the term, provided that if such regular meeting is one immediately preceding the regular election, the Commission may permit the office of Vice Chair to remain vacant until it is filled in the regular election.

3.3 Duties of Chair and Vice Chair; Appointment of Temporary Chair to Preside at Hearings/Meetings:

If present and able, the Chair shall preside at all hearings/meetings. If the Chair is absent or unable to preside, the Vice Chair shall preside. If both are absent or unable to preside, the members present shall appoint a Temporary Chair to preside. In accordance with these and other applicable rules, the presiding officer shall decide all points of procedure and order, unless otherwise directed by vote of a majority of the members in attendance. When necessary, in deciding points of order, Roberts Rules of Order, newly revised, shall be used by the Chair as a point of reference.

The Chair shall maintain order and decorum, and to that end, may order removal of disorderly or disruptive person(s) in accordance with UCA 10-3-608 by an officer of the Cache County Sheriff's Department. In the event of an emergency, the Chair may order removal of person(s) without a vote of the Commission.

The Chair is a voting member of the Planning Commission and votes on all items.

3.4 Other Responsibilities and Duties of Chair; Delegation to Vice Chair.

The Chair shall have further duties and responsibilities as indicated below. The Chair may delegate duties generally to the Vice Chair, or may authorize the Vice Chair to perform specific duties during her/his absence or in case of his disability to perform necessary Commission functions in a timely manner. The Vice Chair shall perform all duties so delegated. In case of absence or incapacity of the Chair, on approval by a majority of the commission, the Vice Chair shall perform any or all duties of the Chair whether or not delegated.

Providence City Planning Commission Minutes
Providence City Office Building
15 South Main, Providence UT 84332
December 10, 2014 6:00 pm

Attendance:

Commissioners:	Kirk Allen, Larry Hogge, Gary Millburn, Larry Raymond, Sherman Sanders
Alternates:	Robert James, Wendy Simmons
Excused:	None

Approval of the Minutes:

Item No. 1. The Providence City Planning Commission will consider for approval the minutes of November 12, 2014.

Motion to approve the minutes of November 12, 2014: Larry Hogge, second – Kirk Allen

Vote:	**Yea:**	**K Allen, L Hogge, G Millburn, L Raymond, S Sanders**
	Nay:	**None**
	Abstained:	**None**
	Excused:	**None**

Study Item No. 1 was the first item addressed on the agenda.

Item No. 1. Proposed general plan amendment. The Providence City Planning Commission will review proposed amendments to the transportation element of the Providence City general plan.

- L Raymond would like to consider the following items for the transportation plan:
  - Current or future traffic concerns that need to be addressed: Foxridge ingress and egress; southeast section of the city; the new high school access and impact; Canyon Road – Spring Creek, the width of the road, especially at 1st East; vehicle, bike and foot traffic up Providence Canyon.
- There will be a public hearing on the updates once the Planning Commission has decided what needs to be addressed.
- S Sanders would like to include the list of future needs from the August 11, 2014 Planning Commission meeting.
- L Hogge went out with the Mayor some time ago and felt that was very beneficial to actually look at certain sections of the city.
- This discussion will be continued to the next Planning Commission meeting.
- K Allen felt 400 East needs to be addressed.

Public Hearing (6:15 p.m.): - Public Hearing started at 6:20 pm.

Item No. 1. Proposed Rezone. The Providence City Planning Commission will hold a public hearing to receive public comment on a rezone request by Carol Fae Jensen Wilde to rezone a 2.03 acre parcel located at 196 West 100 North from Single-Family Traditional to Commercial.

- Heather Hansen (169 W. 100 N.) representing several residents living in the area. Read a letter signed by several residents. Letter is attached.
- Jared Fitzgerald (140 W. 100 N.) does not want this area rezoned for commercial. He prefers the quiet of his back yard without commercial interests.
- James Fargo (48 S. 100 W.) intersection concern, feels granting this rezone would open a Pandora's box of unintended consequences.
- Hank Lund (95 W. Center) Agrees with what has been said, feels there could be some kind of commercial enterprise that would benefit the community, however, without knowing what that is, it would be unwise to grant the rezone.

- Carol Jensen Wilde – owner of property, commented that the home has been in the family since the city was established. She and her brother jointly discussed the selling of this property. When post office was build the city approached her father to sell the property to the post office. At that time there was some consideration for rezoning. The ball field is always busy during the summer and that impacts the neighborhood. Whatever home is built there will be impacted by the baseball fields. She and her brother love Providence and they have ties to the community. She feels this property is not desirable for a home because of the property and proximity to commercial businesses. She did not realize this was part of the historic district since all home built around the property were built in the 1970's. She and her brother work and operate the property and house together, not separately. She did not appreciate that people felt they were only rezoning for financial gain.
- L Hogge asked if a sub development had ever been considered for this property.
- Don Jensen, brother to Carol Jensen Wilde and co-owner of the property, answered that half acre lots would be the smallest that could be done. He reiterated that financial concerns are not the only issue driving this rezone request.
- K Allen felt a future owner could probably design a home so the ball fields would not have a negative impact.
- Ann Christensen (40 N. 100 W.) grew up in a large city, prefers the smaller community. She wants this property to remain residential.
- Harley Christensen (40 N. 100 W.) loves the ball diamonds, would have bought a lot if this property had been available when they moved into their home. If this is rezoned commercial, they will relocate.
- Ashton Young (173 W. 100 N.) does not like the lights from the ball fields during the summer, and does not want additional lights from commercial development added to the problem. Does not want the view destroyed. Has small children and wants them to grow up with other children in the neighborhood. He is against the commercial rezone.
- Brian Bingham (178 W. 150 N.) lives near Baer Welding, desires the rural setting of Providence. Does not want to see this rezoned commercial. Housing would be preferable.
- Curtis Crockett (42 N. 200 W.) like others, has concerns about what type of commercial business could move in if this is rezoned commercial. He likes the idea of a subdivision rather than commercial.

Public hearing closed at 6:50 pm.

Action Items:

Item No. 1. Proposed Rezone. The Providence City Planning Commission will consider for recommendation to the City Council a rezone request by Carol Fae Jensen Wilde to rezone a 2.03 acre parcel located at 196 West 100 North from Single-Family Traditional to Commercial.

- L Raymond suggested further consideration for next meeting.
- S Sanders felt it could be resolved tonight.
- K Allen felt people had made an effort to come to two meetings, felt like concerns had been expressed and a decision should be made tonight. G Millburn agreed.
- J Baldwin also supported a vote tonight.
- S Sanders commented it is not part of the master plan. Providence is a bedroom community not looking for a lot of commercial enterprise according to the Master Plan. Until there is a specific purpose he does not want to rezone it commercial.
- L Raymond agreed that unless there was a specific use for commercial rezone, it should remain residential. He feel the Commission should recommend the City Council reject the application. If owners want to come back with a specific reason for a rezone, they can.
- K Allen feels Zollinger Park is a great buffer between the residential area and the commercial areal of Providence.

Motion to recommend City Council deny the request for a rezone at this time based on not being part of master plan, not in harmony with residential community: S Sanders, second – K Allen

Vote:	**Yea:**	**K Allen, L Hogge, G Millburn, L Raymond, S Sanders**
	Nay:	**None**
	Abstained:	**None**
	Excused:	**None**

- S Sanders said it should be noted these are good people requesting the rezone and there in nothing personal in the vote.

Robert James left meeting at 7:00 pm.

Study Items:

Item No. 2. Proposed Code Amendment. The Providence City Planning Commission will review proposed amendments to Providence City Code 10-8-5: Commercial Zoned Districts; Site Development and 10-8-6: Parking Regulations.

- This item was not discussed.

Item No. 3. Discussion. The Providence City Planning Commission will discuss nuisances on property in regards to back yards.

- Steve Hobbs (180 W. 100 S.) would like commission to identify what "premises" is.
- S Bankhead said it is the entire yard.
- S Hobbs said according to the Mayor, there is a difference. There are situations in the city thatm according to the code are nuisances and nothing is being done. In his neighborhood a resident who was evicted from Logan has moved in and it was allowed by the City. According to city code, if something devalues adjacent property or is a safety issue, it violates City Code. He met with City Council six weeks ago and he had driven through Providence and there are areas that need to be addressed. He feels the City is allowing conditions that should not be allowed. The nuisance officer should go out in the city and identify nuisance areas. He feels there has been a delineation between front yard and back yard and this should not make a difference. Abandoned vehicles are a problem throughout Providence. He asks Planning Commission to take a serious look at the situation in Providence. He feels the concerns are not being addressed.
- Cindy Dunkley, 613 E. 675 S., lives in Cove subdivision and signed CCR's. Who has responsibility to make sure CCR's are filed? One of the properties in the subdivision has been turned into a motorcycle field with constant activity that is annoying. Sheriff's department has been notified. Roads are being used as motor cycle roadway by children. It is a nuisance and a danger to other children. The motor cycles are an issue in the neighborhood.
- S Bankhead said the city does not approve CCR's.
- S Sherman and K Allen said the developer needs to be held accountable by those who signed the CCR's.
- S Bankhead said road use by motor cycles is a traffic concern and falls under the sheriff's department.
- C Dunkley asked if the noise was a violation of the nuisance ordinance.
- S Bankhead said it is in the noise ordinance. Generally neighbors have to be willing to sign a complaint because the Sheriff's office usually does not witness the issue of concerns.
- S Sherman suggested getting the neighbors together to petition for the concerns, but there are certain criteria that need to be followed.
- L Hogge read the nuisance ordinance.
- K Allen said Providence doesn't have its own police force so it makes enforcement difficult.
- S Sherman said the only way the Sheriff's department will act is if someone files a complaint.
- W Simmons said these issues should be handled compassionately and tactfully.

- S Bankhead said state code is involved, as well as personal property rights, so the City needs to proceed carefully.
- L Hogge said perhaps we could get community support to clean up some of the properties.
- L Raymond reiterates the Planning Commission is not an enforcement Commission.
- S Hobbs and C Dunkley said if there is a code, it needs to be enforced.
- S Hobbs asked if between 1st W. and 2nd W., east/west roads, could be looked at in the master plan. Deteriorating asphalt, no sidewalks, less than 24' wide. He feels these streets are in great need of repair/maintenance.

Planning Commission will review certain areas of the city on January 10th at 10 am. Skarlet will notify the City. The Commission will review NE part of city (Foxridge) and Canyon Road. Mayor Calderwood will accompany if he can.

Motion to meet January 10th at 10 am, at Von's Park, to review areas of the City. This meeting will replace the January 14th meeting: S Sherman, second – K Allen

Vote:	**Yea:**	**K Allen, L Hogge, G Millburn, L Raymond, S Sanders**
	Nay:	**None**
	Abstained:	**None**
	Excused:	**None**

Staff Reports: Any items presented by Providence City Staff will be presented as informational only.

- No staff reports.

Commission Reports: Items presented by the Commission Members will be presented as informational only; no formal action will be taken.

- No commission reports.

Motion to adjourn: L Hogge, second – W Simmons

Vote:	**Yea:**	**K Allen, L Hogge, G Millburn, L Raymond, S Sanders**
	Nay:	**None**
	Abstained:	**None**
	Excused:	**None**

Meeting adjourned at 7:45 pm.
Minutes recorded by S Bankhead and prepared by C Craven.

Larry Raymond, Chairman

Caroline Craven, Secretary

Providence City Planning Commission Meeting
Providence City Office Building
15 South Main, Providence UT 84332
January 10, 2015 10:00 am

Attendance:

Chair: Larry Raymond
Members: Kirk Allen, Larry Hogge, Gary Millburn, Sherman Saunders
Alternates: Wendy Simmons
Excused: Robert James

Business Items:

Item No. 1: The Providence City Planning Commission will be touring the City as part of their on-going review of the proposed amendments to the transportation element of the Providence City general plan. Their tour of the City will begin at the Providence City Office at 10:00 a.m. and includes but is not limited to the Canyon Road area and the northeast area of the City.

- The Commission met at the City Office building and drove to the following areas to review potential transportation corridors for the general plan:
    - 200 North and 300 East
    - 200 North and 400 East
    - 300 North and 400 East
    - 500 North and 300 East (Providence/River Heights boundary)
    - Corner of Von's Way and Sarah Street
    - Sherwood Drive Eagle's Nest Subdivision
    - Canyon Road and approximately 800 East
- At the first five locations, pros and cons were discussed about proposed transportation corridors that are currently shown on the Transportation Corridor Plan.
- The intersection of 200 North and 300 East shows a proposed round-about on the Transportation Corridor Plan map. It was determined that the City owns the lot directly north and east of this intersection to the middle of the garage that is currently standing (moving from the street on the west side of the property toward the east). The Planning Commission agreed that a round-about at this location would be the most efficient way to move traffic in this area of the City.
- Von's Way and Sarah Street – The Commissioners viewed this area looking for a way to connect the Foxridge Subdivision to the proposed road at the eastern most boundary of Providence City limits (future Grandview Drive). It was felt that it would be unreasonable to expect residents in this neighborhood to drive uphill, moving east, in order to vacate neighborhoods in case of an emergency evacuation.
- Canyon Road and approximately 800 East – This area was looked at for possible improvements along Spring Creek and Canyon Road. Bike trails and/or walking trails were also considered in this area. The creek could pose possible restrictions on what improvements could be made in this area for Canyon Road.

Meeting adjourned at 11:45 am.
Minutes recorded and prepared by C Craven.

Larry Raymond, Chairman

Caroline Craven, Secretary

Transportation Corridors
Including: Roads, Streets, Alternate Transportation Systems

Background
Roads/Streets
Road/street planning in Providence was sided by passage of the subdivision ordinances, which require consistent types of streets throughout the City. Planning Commissions and City Councils have revised and modified the street ordinances in attempts to better meet changing conditions.
The City currently has three types of streets:

1. Feeder Street: A street which carries traffic to a collector street system and shall have a designated right of way of fifty-six feet (56'). Except when used in a cul-de-sac, feeder streets shall not exceed 350' in length and shall not be adjacent to more than eight (8) lots.
2. Collector Street: A street which carries traffic to the major street system, and shall have a right of way of sixty-six feet (66').
3. Major Street: A street which serves as a major traffic way, a controlled-access highway, major street parkway, or other equivalent term to identify those streets comprising the basic structure of the street plan, and shall have a designated right of way of eighty feet (80').

Private streets are allowed; but must be built to the above standards.

As development plans are reviewed, those involved in the review and approval processes rely on the Utah Code, the Manual for Uniform Traffic Control Devises, the City Code, the Public Works Standards and Specifications Manual, and any other applicable codes and/or standards.

The City code requires connectivity of new streets with existing streets and that the arrangement of streets in new developments provide for the continuation of streets to adjoining undeveloped areas. Because connectivity throughout the City is important, the use of cul-de-sacs should be limited. The City Code defines a cul-de-sac as: A street having one open end and being terminated at the other end by a vehicular turnaround; and shall not exceed 600' in length. A connector street shall be used if the cul-de-sac contains sixteen (16) or more lots. A feeder street may be used in a cul-de-sac containing fifteen (15) lots or less.

Providence City is a member of the Cache Metropolitan Planning Organization (CMPO); as a member of that body, the City is involved in transportation planning at a countywide level. Proposed corridors and layout from the countywide plan have been incorporated into the City's plan.

Providence City has one State road, SR165; and one County road (CR238) within the City's boundaries.

Principles
Provide safe, flexible, and accessible transportation corridors throughout the City.
Integrate alternative means of transportation, including public transportation, pedestrian travel, and bicycle friendly routes.

Transportation Plan Directive
Planning for transportation is an integral part of the community General Plan. Safe and efficient transportation corridors are important to the economy of the city and the well-being of its citizens. Corridors should maximize the potential for life safety, consider the needs of vehicle, pedestrian, and alternate transportation means, and add aesthetic value to neighborhoods, commercial areas, and

industrial/manufacturing areas. Current vehicular routing problems must be resolved. Future needs, including alternative transportation systems, must be considered.

Vehicle trip counts and traffic engineering studies

In June 2007 Providence City increased the minimum park strip width to six feet (6'). Thus enabling a greater variety of street trees to be appropriately placed, provide a greater distance between pedestrian and vehicle, and assist in snow removal and storage. It also has the effect of traffic calming (creating a sense of need for slower speed on a narrower pavement section).

Map 1 indicates general locations where major transportation corridors may be placed to provide adequate ingress/egress, and access throughout Providence. Minor deviation in placement of these corridors is anticipated inasmuch as the specific route illustrated may be unobtainable. The map suggests an appropriate right-of-way section for each corridor. Redundant accesses should be provided for new subdivisions which will reduce the traffic through the downtown area. Coordination of future streets with the Cache Metropolican Planning Organization (CMPO) plan is advised. Coordination with adjacent cities is vital to implement a traffic corridor which will reduce the already impacted Highways 89-91 and 165 (Logan Main Street) The City should consider means to obtain rights-of-way for the proposed roads as funds permit. Negotiation, and eminent domain, if required, may be used as a last resort to implement the concepts of the Transportation Plan.

Alternative transportation systems must be considered for both existing corridors as well as new developments. Alternative systems include, but are not limited to: accessible pedestrian walkways, Urban Trails (discussed elsewhere in the General Plan), bike paths, and public transit.

It is the intent of the Transportation Plan that the Planning Commission recommend the final location of proposed corridors in harmony with the guidelines stated herein.

Current concerns include:

East Benches:

Growth in Providence has occurred along the east bench areas. Traffic from the north bench area is funneled onto Center Street through the downtown area, creating safety concerns, and potential for congestion. Prior to the construction of 1000 South, Canyon road had been the traditional conduit for much of the south bench also funneling traffic to the downtown area.

Areas with Limited Ingress and Egress:

Areas of Providence have been developed with limited access, generally having only one street. The interests of safety and convenience suggest that good planning will address multiple accesses to all areas of Providence. To provide connectivity, the use of cul-de-sacs should be limited.

Alternative Transportation Systems:

Investigation of alternate means of transportation is as important an issue as is creating new roads for vehicular travel. Bus, light rail, bike paths, walking paths are an important part of transportation issues. The City will work with the CMPO and Cache Valley Transit District (CVTD) to coordinate alternative transportation systems.

Variations/exceptions from the ordinances:

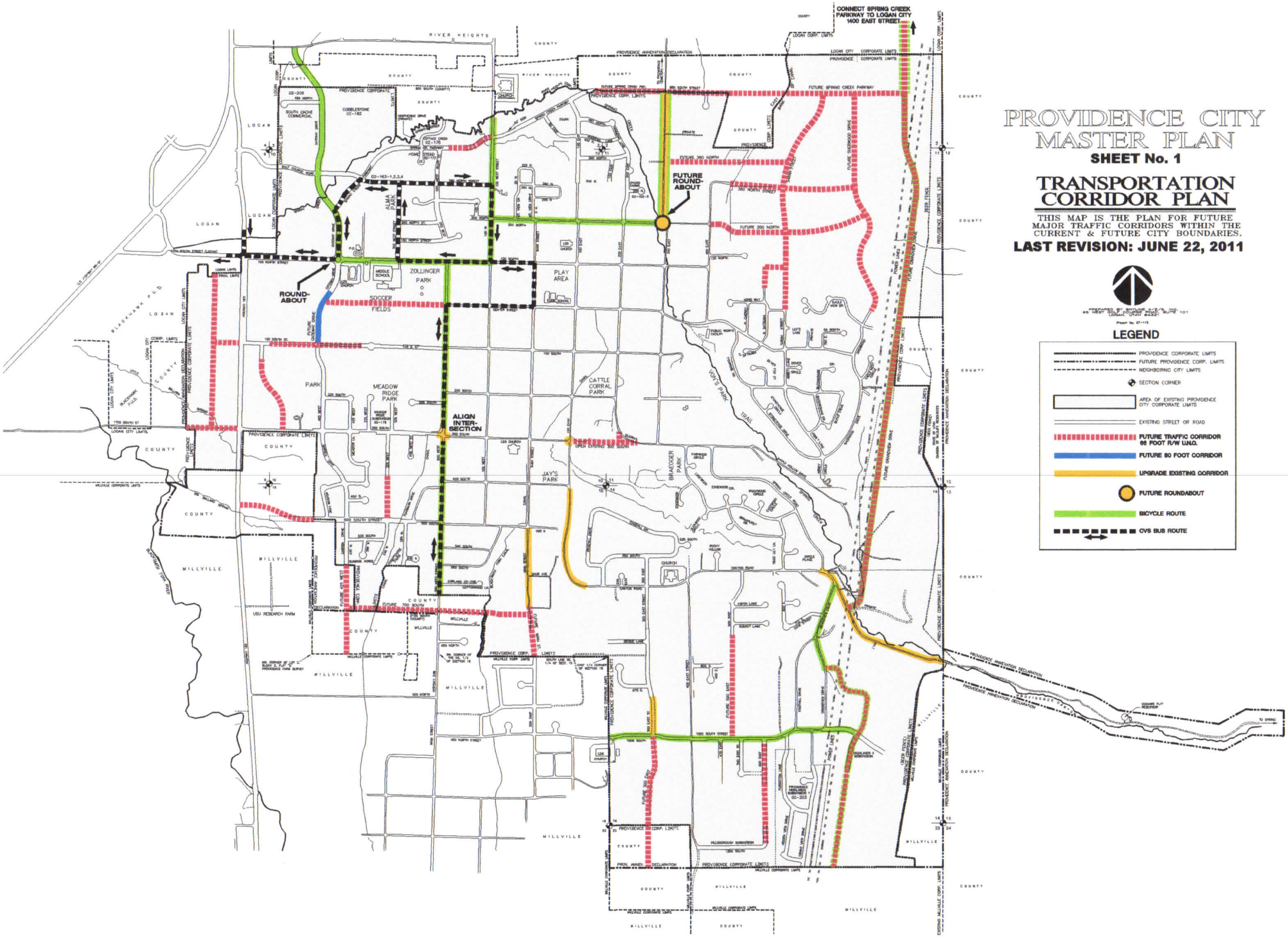
At times, deviation from the ordinances have led to less than desirable outcomes relative to walks, park strips, curb and gutter placement, and storm water control, which deviated from the standards included in the ordinances and Public Works Standards and Specifications Manual.

Conformance to the intent of the ordinance is vital. Deviations should not be allowed for the convenience of a developer. However, creative concepts that work within the ordinances are encouraged when applied to entire developments.

Future growth will compound these problems. Creative and careful planning is needed to anticipate transportation needs in advance of newly developing areas.

Future Needs:

- A capital facilities plan for transportation corridors should be drafted, along with updating the 1997 Impact Fee Analysis.
- A bench corridor, near the power lines, not only incorporates the CMPO plan for multi-city connectivity, but also allows bench traffic to travel north/south without impacting the lower downtown neighborhoods.
- Connecting the area of 500 North to Spring Creek Parkway will help with concerns in the north.
- Routing traffic north on 300 East should be a top priority. A proposed roundabout at 200 North will promote better traffic flow.
- Development of 200 North east and west is one of the best immediate solutions. Long range solutions are through land not yet annexed to the city.
- Continuation of Gateway Dr to 300 South and beyond will aid the commercial area.
- With the rebuild and extension of Gateway Drive that occurred in conjunction with Logan City's 100 East project, the City anticipates approximately 7000 ADT at the intersection of Gateway Dr and 100 North. The City should consider a round-about at this intersection to alleviate additional emissions from stacking.
- 400 East south of Canyon Road On April 22, 2008, the Providence City Council approved Resolution 08-006 a resolution establishing guidelines for the right-of-way for Canyon Road and 400 East between Canyon Road and the City's south Boundary line.
- The intersection of Canyon Road and 400 East should be improved to provide better vision to the east, and better traffic flow in general. The installation of a round-about has been suggested.
- Continue 500 East from Canyon Road to 1000 South and beyond.
- Continue 300 East, at approximately 870 South, south as a complying paved road.
- In the downtown area, each street has been considered and should be improved in accordance with the Downtown Street Cross-Sections. In general sidewalks will be placed at the property line; however, in areas with existing sidewalk, new sidewalk will be placed to allow a smooth transition. Curb, gutter, and asphalt width will be installed in accordance with the Downtown Street Cross-Sections.


CONNECT SPRING CREEK PARKWAY TO LOGAN CITY 1400 EAST STREET
FUTURE ROUND-ABOUT
ROUND-ABOUT
ALIGN INTER-SECTION
ZOLLINGER PARK
SOCCER FIELDS
PLAY AREA
MEADOW RIDGE PARK
CATTLE CORRAL PARK
JAY'S PARK
BRAEGGER PARK
VON'S PARK TRAIL
ALMA PARK
COBBLESTONE
RIVER HEIGHTS
LOGAN
MILLVILLE
COUNTY
PROVIDENCE CORPORATE LIMITS
PROVIDENCE ANNEXATION DECLARATION
FUTURE SPRING CREEK PARKWAY
FUTURE 360 NORTH
FUTURE 200 NORTH
FUTURE 700 SOUTH
FUTURE 500 EAST
FUTURE 300 EAST
USU RESEARCH FARM
PROVIDENCE DRIVE
PROVIDENCE AVE
PROVIDENCE CITY MASTER PLAN
SHEET No. 1
TRANSPORTATION CORRIDOR PLAN
THIS MAP IS THE PLAN FOR FUTURE MAJOR TRAFFIC CORRIDORS WITHIN THE CURRENT & FUTURE CITY BOUNDARIES.
LAST REVISION: JUNE 22, 2011
LEGEND
PROVIDENCE CORPORATE LIMITS
FUTURE PROVIDENCE CORP. LIMITS
NEIGHBORING CITY LIMITS
SECTION CORNER
AREA OF EXISTING PROVIDENCE CITY CORPORATE LIMITS
EXISTING STREET OR ROAD
FUTURE TRAFFIC CORRIDOR 66 FOOT R/W U.N.O.
FUTURE 80 FOOT CORRIDOR
UPGRADE EXISTING CORRIDOR
FUTURE ROUNDABOUT
BICYCLE ROUTE
CVS BUS ROUTE

~~10-8-5: **COMMERCIAL ZONED DISTRICTS; SITE DEVELOPMENT:** All site development and landscaping in the commercial zoned districts (C1) shall conform to the minimum regulations specified herein: (Zon. Ord., 5-8-1991; 1998 Code)~~

~~A. Landscaping:~~

~~1. Parking Spaces: Provisions shall be made to accommodate three hundred (300) square feet of landscaped area for every ten (10) parking spaces within the parking lot in any commercial district. The landscaped area shall consist of medians, islands, or area around the structures. A minimum of ten percent (10%) of the total lot is to be landscaped. The landscaped public area between the curb, gutter, and sidewalk is not used to meet the requirement. (Ord. 98-OM007, 3-24-1998)~~

~~2. Median Adjacent Parking Aisle: A landscaped median running the length of the adjacent parking aisle shall be provided for every two (2) contiguous double-loaded parking aisles.~~

~~3. Width: All planted medians shall be a minimum of ten feet (10') in width.~~

~~4. Buffering: All parking areas shall be visually buffered from main roadways with appropriate landscaping.~~

~~5. Building: A ten foot (10') wide minimum landscaped area shall be provided around the entire building, with the exception of where loading docks, ramps, etc., are located. Up to five feet (5') of said ten foot (10') minimum may be sidewalk. (Zon. Ord., 5-8-1991)~~

~~6. Trees: One tree (minimum 1¾ inch caliper, minimum 10 feet in height) shall be planted and maintained for each one thousand (1,000) square feet of landscaped area. Trees in portable planters shall not qualify to meet the tree requirements. (Ord. 98-OM007, 3-24-1998)~~

~~7. Yard, Setback Areas: All yards and setback areas not occupied by buildings or parking shall be landscaped as herein required. (Zon. Ord., 5-8-1991)~~

~~8. Public Right of Way: The area within the public right of way between the curb, gutter and sidewalk shall be landscaped. A minimum of one tree per thirty feet (30') frontage shall be planted and maintained. Trees must be a variety listed by the City as acceptable street trees, (minimum 1¾ inch caliper, minimum 10 feet in height). The tree requirement may be reduced or waived by the City for safety reasons. (Ord. 98-OM007, 3-24-1998)~~

~~B. Curb, Gutter and Sidewalk:~~

~~1. A curb shall be provided along all interior roadways to prevent vehicular intrusion.~~

~~2. Curb/gutter and sidewalk may be required along the entire frontage of the lot if deemed desirable by the City for drainage purposes and pedestrian access, etc.~~

~~C. Storage: No storage or equipment or materials shall be visible from any public right of way. Storage areas shall be screened appropriately and be within setback lines.~~

~~D. Docks, Service Areas: Wherever practical, loading docks and service areas shall be located so as not to be visible from any public right of way. Every reasonable effort shall be made to screen docks and service areas from any public right of way.~~

~~E. Installation; Performance Security: No requests for any building, structure or other improvements shall be approved until site and landscape plans satisfactory to the Land Use Authority have been submitted. Landscaping and site developments in accordance with the approved plans shall be installed within thirty (30) days following occupancy of the building. If said completion date is~~

~~impossible due to adverse weather conditions, a mutually agreed upon completion date shall be determined by the City and the applicant, but in no case shall the completion date be more than one hundred fifty (150) days from the date of occupancy. The developer (or owner) shall hereby deposit a security of performance as specified in subsections 11-5-7B through C of the Subdivision Title as security to assure compliance with all landscaping and site requirements. If the developer or an agent of the developer fails to comply with the above installation and time requirements, the security of performance may be foreclosed upon by the City to cover costs of installing, repairing or replacing said landscaping and site developments.~~

~~F. Maintenance Responsibility: Maintenance of all landscaping shall be the sole responsibility of the landowner/developer. Failure to adequately maintain and protect said landscaping (as determined by the City) shall cause the landowner/developer to be guilty of a misdemeanor as detailed in Section 10-2-2 of this Title. (Zon. Ord., 5-8-1991)~~

10-8-5: **COMMERCIAL ZONED DISTRICTS; SITE DEVELOPMENT:** All site development and landscaping in the commercial zoned districts ~~(C1)~~ shall conform to the minimum regulations specified herein: (Zon. Ord., 5-8-1991; 1998 Code).

A. Site Plan Required. A site plan is an architectural plan, landscape architecture document, and a detailed engineering drawing of proposed improvements to a given lot. A site plan shows a building footprint, travelways, parking, drainage facilities, sanitary sewer lines, water lines, trails, lighting, and landscaping and garden elements. Commercial site plans must include:
   1. Show north arrow, scale, building location, property lines, setbacks, abutting rights-of-way, parking layout, ADA parking and ramps, entrances to site, curbs, water and sewer lines, fire hydrants, fire lanes, storm drain lines and appurtenances.
   2. Show all existing fire hydrants within 300 feet.
   3. Show parking/loading computations for proposed use.
   4. Show connectivity with adjacent parking lots and interior private roadways.
   5. Show landscaping computations for proposed use.
   6. Provide elevations with rendered elevations for all elevations. Include color renderings of design concept or intent, site elements, and building facades.
   7. Provide floor plans; include the proposed low floor elevation.
   8. Provide cross-sections of the site showing spatial relationships between all vertical elements (building, trees, berms, Light standards, etc.) as they relate to activities and use of streetscape, pedestrian, and parking areas.
   9. Provide lighting and signage plan for the entire site. Indicate how signs will be illuminated, their design and spatial relationship to other site amenities including buildings, and a graphic example of each type of sign. This does not take the place of a sign permit application.
   10. Provide storm water pollution prevention plan if the site disturbs an acre or more, or is part of a larger development.
   11. Provide cost estimates for site development, including but not limited to: landscaping, parking/loading areas, pedestrian areas.
   12. Summary data indicating the area of the site in the following classification: total area of the lot, total area and percentage of the site utilized by buildings, total area and percentage of the site in landscape area, total area and percentage of the site for parking areas (including the number of parking spaces).

B. Parking / Parking lots. Private parking lots within any development shall provide interior access to adjacent parking lots and interior private roadways. When new developments are being constructed adjacent to existing businesses the project shall join existing drives and parking lots at property lines. When new developments are proposed adjacent to undeveloped land or underdeveloped areas, the new developments shall construct connections which will allow joining of future roads or parking lots.

All accesses between interior lots and roads shall be open to the public for customer parking and access. INTERNAL NOTE: The following is being moved from 10-8-6 C.

1. Visitor, guest or customer drop-off zones and parking shall be provided near visitor or customer entrances into buildings and shall be separated from all-day employee parking.
2. Parking will not be permitted closer than 15 feet to the property line unless it is decided by the Land Use Authority to be in the best interest of the City to permit parking to be closer than 15 feet. (Ordinance Modification 019-99 07/27/99) A business that locates the parking in the rear of the building rather than the front will be allowed a front yard setback of 15 feet. The standard front yard setback will be used when a business locates the parking in the front of the building. When parking is allowed on the street adjacent to the building the standard front yard setback applies. (Ordinance Modification 009-2002 06/11/02)
3. Parking aisles shall not exceed forty (40) cars in a row. Total parking area shall be broken down into sections not to exceed one hundred (100) cars. Each section shall be separated by internal drives to improve traffic circulation.
4. All parking spaces must be designated properly by painter lines or other City-approved methods.
5. Minimum aisle dimensions (from face of curb to face of curb) shall be: 90° parking – 64 feet; 60° parking – 60 feet; 45° parking – 53 feet
6. One access shall be allowed per lot, as exists on the effective date hereof, or one access shall be allowed for each one hundred fifty feet (150') of frontage with a maximum of two (2) accesses per street frontage. Minimum distance between accesses shall be one hundred feet (100') and the minimum distance from the street intersection shall be one hundred feet (100'), except for service stations which are approved conditional uses where only two (2) accesses are allowed per lot with one frontage. A third access shall be allowed for the other street frontage on corner lots as long as it meets the frontage and distance requirements above. (OM 006-2005 02/08/05)
7. Handicap Parking: All private, public and City parking lots shall provide accessible handicap parking. Minimum design, sign and identification of handicap parking spaces shall be as specified in the Utah State Building Board Planning and Design Criteria to Prevent Architectural Barriers for the Aged and Physically Handicapped. (Zon. Ord., 5-8-1991)

C. Landscaping: All landscaped area shall be planted with live plant material and include a permanent automatic irrigation system. The owner, tenant and agent shall be jointly and individually responsible for the maintenance of all landscaping in good condition and free from refuse and debris so as to present a healthy, neat and orderly appearance. The landscaped public area between the curb, gutter, and sidewalk is not used to meet the landscape requirements. See Title 7 Chapter 1 Section 8 of this code for park strip requirements.

1. Definitions:
   a. Buffering: plants place intermittently against long expanses of building walls, fences, and other barriers to create a softening effect.
   b. Landscaping: vegetative plantings such as grass, trees, shrubs, vines and related improvements such as pools, walkways, rockwork and sculpture which is of a design that will beautify and enhance a property, control erosion and reduce glare.
   c. Screening: masonry wall, fence, hedge, berm, or vegetative planning or combination thereof which is of a design (height, width, material, etc.) that will provide a visual and audible barrier between land uses having different intensities of use.
2. Large retail buildings (15,000 square feet and larger): shall require at least ten percent (10%) of the total lot be landscaped.
3. Retail buildings (detached - less than 15,000 square feet): shall require at least ten percent (10%) of the total lot be landscaped.

a. A ten foot (10') wide minimum landscaped area shall be provided around the entire building, with the exception of where loading docks, ramps, etc. are located. Up to five feet (5') of said ten foot (10') minimum may be sidewalk. The Administrative Land Use Authority may provide for an exception to this requirement if soil types make it inadvisable to have irrigation near the building. In such case, the required amount of landscaping shall be provided elsewhere on the property.

4. Professional / Office buildings: shall require at least fifteen percent (15%) of the total lot be landscaped.
   a. A ten foot (10') wide minimum landscaped area shall be provided around the entire building, with the exception of where loading docks, ramps, etc. are located. Up to five feet (5') of said ten foot (10') minimum may be sidewalk. The Administrative Land Use Authority may provide for an exception to this requirement if soil types make it inadvisable to have irrigation near the building. In such case, the required amount of landscaping shall be provided elsewhere on the property.
5. Industrial / warehouse buildings: shall require at least fifteen percent (~~15~~10%) of the total lot be landscaped.
   a. A ten foot (10') wide minimum landscaped area shall be provided around the entire building, with the exception of where loading docks, ramps, etc. are located. Up to five feet (5') of said ten foot (10') minimum may be sidewalk. The Administrative Land Use Authority may provide for an exception to this requirement if soil types make it inadvisable to have irrigation near the building. In such case, the required amount of landscaping shall be provided elsewhere on the property.
6. Parking Areas: Landscaping in parking area shall be designed to provide the following:
   a. Incorporate appropriate plantings that are in scale with their surroundings.
   b. Separate roadways, travel paths, pedestrian paths etc. using landscaped islands and /or planter strips.
      (1) Define area where pedestrians are safely separated from the travel path / roads.
      (2) Reinforce way-finding by emphasizing entrances and circulations patterns.
   c. Add aesthetic value, provide canopy shade, reduce radiant hear from the surface, reduce headlight glare, and add seasonal interest.
   d. When possible, preserve mature trees and other significant landscape features which help define the character of the City.
   e. When planted parking medians are used, they shall be a minimum of ~~10~~ 6 feet (~~10'~~ 6') wide.
   f. Planted islands shall be a minimum of twenty-five (25) square feet.
7. Xeriscape. Xeriscape landscaping can work well in Utah's desert climate. Xeriscape landscape is not zero-scape; it is an area filled with color, scent and variety. Trees can be used effectively in xeriscape and with property planning, planting, and care, the will thrive in low-water landscape.
8. Low Impact Development (LID). LID is a stormwater management approach with a basic principle that is modeled after nature: manage rainfall at the source using uniformly distributed decentralized micro-scale controls. LID's goal is to mimic a site' predevelopment hydrology by using design techniques that infiltrate, filter, store, evaporate, and detain runoff close to its source. Developments are encouraged to implement LID's.
9. Trees. One tree (minimum two inch (2") caliper, minimum 10 feet in height) shall be planted and maintained for each one thousand (1,000) square feet of landscaped area. Trees in portable planters shall not qualify to meet the tree requirements.
   a. Trees within overhead utility easements shall be of a type that customarily grows to a height not exceeding fifteen feet.
10. Plants. The selection of plant materials should consider public health and safety. Plants to be avoided include those with poisonous fruits, large thorns, or invasive growth patterns. The

ultimate form and height of plantings as they mature should be considered so they will not create unsafe conditions or block sight lines for pedestrians, bicyclists, or motorists.

a. Planting beds may be mulched with bark chips, decorative stone, or similar materials. Mulch shall not be used as a substitute for plants.

11. Snow storage. Landscape materials surrounding parking lots and in islands and medians should be able to tolerate large quantities of snow stored during winter months. Delicate plant material should not be used in area where they are likely to be damaged by snow.
12. Lighting. The intent of lighting is to provide the necessary lighting to ensure pedestrian safety, night vision for pedestrians and automobiles, add aesthetic value to the city appearance, and not create or cause excessive glare onto adjacent properties.
    a. Lighting height and location shall be designed to illuminate the site only. Light cutoffs are required to prevent spillover of direct light.
    b. Pedestrian street lights or lampposts located within the public right-of-way are required in all commercial zones.
    c. Pedestrian street lights or lampposts located within the public right-of-way shall be mounted between 8' to 16' above grade to provide ~~continuous~~ illumination of ~~all~~ street sidewalks.
    d. Pedestrian street lights or lampposts shall reflect the architectural design characteristic of the surrounding area.
    e. ~~Exterior building lights affixed to building on street-front elevations shall be mounted between 6' to 14' above the adjacent grades~~.
    f. Up-lighting is not permitted, except as approved through the site plan review for highlighting signature landscape features or building elements.
    g. HID or fluorescent tube lights (except compact fluorescent bulbs) are not permitted as exterior building lights.
    h. Floodlights or directional lights permitted for the lighting of alleys, parking garages and outdoor working areas must be shielded or directed to prevent the source of light (bulb or lamp) from being seen from adjacent properties or public rights-of-way.
13. All landscape plans submitted for approval shall contain the following information unless specifically waived by the City. ~~The final landscaped plan shall be stamped by a Utah Licensed Architect and include a statement demonstrating how the design and installation will conserve water~~.
    a. The location and dimensions of all existing a proposed structures, property lines easements, parking lots and drives, roadways and rights of way, sidewalks, bicycle paths, ground signs, bicycle parking areas, fences, freestanding electrical equipment, tot lots, and other recreation facilities.
    b. The location, quantity, size and name, both botanical and common names, of all proposed plants.
    c. The location, size and common names, of all existing plants including trees and other plants in the parkway, and indicating plants to be retained and removed.
    d. The locations of existing buildings and structures ~~and plants~~ on adjacent property within twenty feet (20') of the site.
    e. Location and heights of fences and retaining walls proposed on the site.
    f. ~~Irrigation plan(s) must also be included and must be stamped by a Certified Irrigation Designer (CID), professional engineer (PE), Licensed Landscape Architect. Irrigation plans must demonstrate water conservation~~.
14. Completion; Performance Security. No requests for any building, structure or other improvements shall be approved until site and landscape plans have been approved by the Administrative Land Use Authority.

a. Landscaping and site developments in accordance with the approved plans shall be installed within thirty (30) days following occupancy of the building.

b. If said completion date is impossible due to adverse weather conditions, a mutually agreed upon completion date shall be determined by the City and the applicant, but in no case shall the completion date be more than one hundred fifty (150) days from the date of occupancy. The developer (or owner) shall hereby deposit a security of performance as specified in subsections 11-5-7B through C of the Subdivision Title as security to assure compliance with all landscaping and site requirements. If the developer or an agent of the developer fails to comply with the above installation and time requirements, the security of performance may be foreclosed upon by the City to cover costs of installing, repairing or replacing said landscaping and site developments.

D. Undeveloped Area. All area of the parcel on which development is taking place shall be regulated by this chapter. Land which is not covered by the building(s), parking lots, roads, landscaping or otherwise improved shall, as a minimum, be restored with natural vegetation and maintained so as not to create a weed nuisance (see Title 4 Chapter 2 of this Code), or the area may be maintained in agricultural production.

10-8-6: **PARKING REGULATIONS:** Except as herein provided, no building or structure shall be constructed, altered or converted for or to any use unless there shall be provided on the lot or parcel vehicle parking of at least the following ratio of vehicle spaces for the uses specified in the designated districts and that all roadways comply with the standards contained herein. The exception being that, an established use lawfully existing at the effective date hereof need not provide parking or roadways as herein set forth and that no existing vehicle parking or roadways be reduced or further reduced below the minimum standards herein required.

A. Schedule: In all districts, the following off-street parking schedule shall apply:

1. Dwelling Unit:

a. Two (2) spaces for each unit, except as provided in subsection A1b and A1c of this Section.

b. Dwelling unit occupied by four (4) or more individuals unrelated by blood, marriage or adoption; two (2) spaces per three (3) individuals, plus one additional space for each additional individual exceeding three (3) and up to and including five (5) individuals.

c. Multi unit residences for persons with disabilities and/or residential facility for the aged; when evidence presented by the applicant warrants, the Land Use Authority may allow a number less than two (2) space per dwelling unit; but not less than 1.5 spaces per dwelling unit to the City Council. (Ordinance Modification 002-02 03/26/02)

2. Clinic or Doctor's Office: Ten (10) spaces per clinic or four (4) spaces per doctor or dentist, plus three (3) additional spaces for each doctor or dentist over three (3).

3. Restaurant or Cafeteria: One space for each four (4) fixed seats and one space for each forty (40) square feet of floor area for moveable seating under maximum seating arrangement.

4. Office, General: One space for each two (2) employees working the shift with the greatest number of employees.

5. Commercial:

a. Recreation And Amusement: One space for each two hundred fifty (250) square feet in use.

b. Retail Or Personal Service: One space for each two hundred fifty (250) square feet in use.

6. Churches, Meeting Rooms, Public Assembly: One space for each five (5) fixed seats and one space for each fifty (50) square feet of floor area for moveable seating under maximum seating arrangement.

7. Storage or Warehouse: One space for each five thousand (5,000) square feet or floor area.

8. Manufacturing, Process or Repair: One space for each two (2) employees working the shift with the greatest number of employees.

B. General Requirements:

1. Buildings, Developments; Computation: In computing the parking requirements for any building or development, the total parking requirements shall be the sum of the specific parking space requirements of all of the buildings, structures or uses in the development.

2. Single-Family Dwelling: Single-family dwelling unit (detached or attached) parking shall be provided only in a private garage or in an area properly located for a future garage.

3. Plan Approval: Prior to the issuance of any building permit, a plan which clearly and accurately designates parking spaces, access aisles, driveways and the relationship to the use to be served by the off-street parking shall be forwarded to the Land Use Authority for the process of City approval. Approval shall be based on:

a. Adequate number of spaces, including handicap spaces if required;

b. Relationship of parking to use;

c. All parking spaces being usable and accessible by adequate roadway/parking configuration; and

d. Parking stalls being nine feet in width by twenty feet in length (9' x 20') and on a hard paved surface (see subsection D of this Section for handicap parking requirements). Access to all stalls shall also be of a paved hard surface.

4. Location: Parking space as required above shall be on the same lot with the main building, or in the case of nonresidential buildings, it may be located no further than three hundred feet (300') therefrom. (Zon. Ord., 5-8-1991)

~~C. Commercial General (CGD) Zoned District~~:

1. ~~Visitor, guest or customer drop-off zones and parking shall be provided near visitor or customer entrances into buildings and shall be separated from all-day employee parking.~~

~~2. Parking will not be permitted closer than 15 feet to the property line unless it is decided by the Land Use Authority to be in the best interest of the City to permit parking to be closer than 15 feet. (Ordinance Modification 019-99 07/27/99) A business that locates the parking in the rear of the building rather than the front will be allowed a front yard setback of 15 feet. The standard front yard setback will be used when a business locates the parking in the front of the building. When parking is allowed on the street adjacent to~~

~~the building the standard front yard setback applies. (Ordinance Modification 009-2002 06/11/02)~~

3. ~~Parking aisles shall not exceed forty (40) cars in a row. Total parking area shall be broken down into sections not to exceed one hundred (100) cars. Each section shall be separated by internal drives to improve traffic circulation.~~

4. ~~All parking spaces must be designated properly by painter lines or other City-approved methods.~~

5. ~~Minimum aisle dimensions (from face of curb to face of curb) shall be:~~

   ~~When 90º parking – 64 feet~~
   ~~When 60º parking – 60 feet~~
   ~~When 45º parking – 53 feet~~

6. ~~One access shall be allowed per lot, as exists on the effective date hereof, or one access shall be allowed for each one hundred fifty feet (150') of frontage with a maximum of two (2) accesses per street frontage. Minimum distance between accesses shall be one hundred feet (100') and the minimum distance from the street intersection shall be one hundred feet (100'), except for service stations which are approved conditional uses where only two (2) accesses are allowed per lot with one frontage. A third access shall be allowed for the other street frontage on corner lots as long as it meets the frontage and distance requirements above. (OM 006-2005 02/08/05)~~

7. ~~Handicap Parking: All private, public and City parking lots shall provide accessible handicap parking. Minimum design, sign and identification of handicap parking spaces shall be as specified in the Utah State Building Board Planning and Design Criteria to Prevent Architectural Barriers for the Aged and Physically Handicapped. (Zon. Ord., 5-8-1991)~~

CHAPTER 4

ESTABLISHMENT OF DISTRICTS

SECTION:

10-4-1: Zoning Districts Established
10-4-2: Boundaries of Districts
10-4-3: Planned District
10-4-4: Mixed Use District
10-4-5: Public District

10-4-1: **ZONING DISTRICTS ESTABLISHED:** The City is hereby divided into zoning districts. Portions of each district may also be designated as being within a hazard or redeveloping zone and thus be subject to additional regulations (see Sections 10-3-5, 10-5-1 and Chapter 14 of this Title). The regulations established herein are uniform for all classes of buildings within each district. The districts established herein shall be known as:

District	Abbreviation	Minimum Lot Size sq. ft.	Summary
Agricultural district	AGR	217,800 (5 acres)	Agricultural operations.
Single family estate district	SFE	43,560 (1 acre)*	Single family residential type uses. Home businesses may be allowed as a permitted use or a conditional use.
Single family large district	SFL	21,800*	
Single family traditional district	SFT	12,000*	
Single family residential density district	SFR	10,000	
Single family medium density district	SFM	8,000	
Single family high density district	SFH	6,000	
Single family mobile home district	SMH	5,000	
Multi-family residential density district	MFR	10,000	Multi-family residential type uses. Home businesses may be allowed as a permitted use or a conditional use.
Multi-family medium density district	MFM		
Multi-family high density district	MFH		
Mixed Use District	MXD		See Section 4 below
Commercial neighborhood district	CND		Small scale, day-to-day convenience shopping and services for residents of the immediate neighborhood.
Commercial general district	CGD		Retail, personal service, entertainment, office and related commercial uses.
Commercial highway district	CHD		Retail uses (88%), minimal non-retail use allowed (12%)
Public district	PUB		See Section 5 below
Recreation District	REC		
*Lot Size Averaging may be used in these zones. See 10-8-2. A.			

10-4-2: BOUNDARIES OF DISTRICTS:

A. Established; Zoning Map: The boundaries of the zoning districts are hereby established as delineated on the officially adopted map (or maps) entitled "Zoning Map of Providence City, Utah", or as hereafter amended by due process. The Zoning Map and all boundaries, notations and other data shown thereon shall be as much a part of this Title as if fully described and detailed herein. The Map shall be filed in the office of the City and may be examined by the public and made available for City use.

B. Boundaries Not Established; Determination: District boundary lines that are not established by legal definition shall be determined as follows:

1. Boundaries indicated as being approximately upon the center line of a street, alley, easement, block, canal, waterway or other existing landmark shall be construed to follow such center line.

2. Boundaries indicated as following lot lines shall be construed as following such platted lot lines.

3. Boundaries indicated as following City limits shall be construed as following such legal City limit lines.

4. Boundaries indicated as being parallel to or extensions of features indicated on the Map shall be so construed. Distances not specifically designated shall be determined by the scale of the Map.

5. Whenever any street, alley or other public way is vacated by official action of the City Council, or whenever such area is franchised for building purposes, the zoning district line adjoining each side of such street, alley or other public way shall be automatically extended to the center line of such vacated street, alley or way and all area so involved shall then and henceforth be subject to all regulations of the extended districts.

6. Any uncertainty regarding district boundaries not clarified by the five (5) preceding criteria shall be referred to the Appeal Authority for resolution.

C. Changes: Changes in the boundaries of the zoning districts shall be made only by due process as set forth in Section 10-1-5 of this Title. (Zon.Ord., 5-8-1991)

10-4-3: Planned District (P)

A. **Purposes:**

1. To encourage and provide a means for effectuating desirable development through the use of variations in site layout, mixed land uses, and/or varied dwelling or other buildings.

2. To preserve the amenities and compatibility of P Districts by adoption of a general development plan, showing proper orientation, desirable design character, and compatible land uses.

3. To provide for the orderly pre-planning and long-term development for a variety of uses of large tracts of land which are under unified ownership or development control, so as to ensure that the entire tract will provide an environment of stable and desirable character.

4. To give the developer reasonable assurance that sectional development plans prepared in accordance with an approved general development plan will be acceptable to the local jurisdiction. Sectional development plans shall include subdivision plans and/or planned unit development plans as provided for in this Chapter.

5. To enable the adoption of measures providing for development of the surrounding area in character compatible with the Planned District.

B. **Standards and Requirements:** The following provisions shall apply in a P District, which District shall also be subject to other provisions of the Zoning Ordinance, except that where conflict in regulations occurs, the regulations specified in this Chapter, or on a development plan approved pursuant to this Chapter, shall apply.

1. P Districts may be established on parcels of land which are suitable for, and of sufficient size to be planned and developed in a manner consistent with the purposes and objectives of this Chapter. No P District shall include less than ten (10) acres of contiguous land.

2. No ordinance establishing a P District shall be adopted unless and until there is on file with the local jurisdiction written consent of every property owner within such District at the time of adoption of the Ordinance, agreeing:

   a. That the owner will be bound by the conditions and regulations proposed and which will be effective within the District, and
   b. To record such written agreement with the County Recorder

3. Before detailed studies of any P District development plans shall be

undertaken by the planning staff or the planning commission, there shall be on file with the local jurisdiction the written request of all property owners within the proposed District that such detailed studies be made.

4. Standards for area, coverage, density, yard requirements, parking and screening for P District uses shall be governed by the standards of the residential, commercial, or industrial zoning districts most similar in nature and function to the proposed P District use(s), as determined by the Planning Commission, and as modified by the approved general development plan. Standards for public improvements shall be governed by applicable ordinances and laws. Exceptions to these standards by the Planning Commission and by the governing body are possible, when these bodies find that such exceptions encourage a desirable living environment and are warranted in terms of the total proposed development or unit thereof.

C. **Preliminary Development Plan Approval:**

1. Procedure and Applications. Prior to the filing of a formal P District rezoning application, the applicant shall submit a preliminary development plan for an approval in principle thereof by the planning commission and the governing body.

   a. The preliminary development plan and text shall be prepared and endorsed by a qualified urban planner, with other professional assistance as required, and shall include the following information presented in a general schematic fashion:

      i. The topographic character of the land, and any major grading intended;
      ii. Proposed land uses, population densities, and building intensities;
      iii. Proposed circulation pattern indicating both public and private streets;
      iv. Proposed parks, playgrounds, school sites, and other open spaces;
      v. A market analysis of proposed uses, if required by the Planning Commission, if the property is not zoned for commercial purposes at the time of submittal of the preliminary development plan;
      vi. Delineation of the units to be constructed in progression, if any; and Relation of the proposed development to future land use in surrounding area(s) and as shown on the master plan.

D. **Public Hearing – Optional:** A public hearing on the preliminary development plan may be held by the Planning Commission and governing body. Approval in principle of the preliminary development plan shall be limited to the general acceptability of the land uses proposed and their interrelationships, and shall not be construed to endorse precise location of uses, configuration of parcels, or engineering feasibility, and such approval shall not be construed as or deemed to be in any form or sense a commitment to approve any subsequent formal rezoning application.

E. **General Development Plan and Schedule Approval:** Together with the application for rezoning classification, the applicant shall submit the following general development plan consisting of documents and supporting evidence, prepared and endorsed by a qualified professional team, as required by the Planning Commission.

1. A mylar map with ten (10) prints of a survey of the property, showing existing features of the property including specimen trees, structures, streets, easements, drainage channels, utility lines, and existing land uses;

2. A mylar map with ten (10) prints of a general development plan which shall be in reasonable conformance with the approved preliminary plan, showing as appropriate, all the information required on the preliminary development plan; the approximate location and proposed density of dwelling units; non-residential building uses and intensities; and land use considered suitable for adjacent properties;

3. A schedule for the development of units to be constructed in progression and a description of the design principles for buildings and streetscapes; tabulation of total number of acres in the proposed project and the per cent thereof designated for the various uses; the number of dwelling units proposed by type of dwelling unit of the P District; estimated non-residential population; proposed retail sales area and economic justification; anticipated timing for construction of each unit; and standards for height, open space, building intensity, population density, and public improvements proposed for each unit of development whenever the applicant proposes an exception from standard zoning district or other ordinance regulations governing development;

4. Evidence that the applicant has sufficient control over the land to effectuate the proposed plan;

5. Engineering and other feasibility studies, as necessary; and if the

development or plan is to be approved in stages, each stage of development shall be completed prior to proceeding to the next stage, or adequate performance guaranties be posted to insure completion of each approved stage.

G: **Findings Required:**

1. The Planning Commission, after public hearing, may recommend the establishment of a P District, and the governing body, after public hearings, may by ordinance establish a P District, provided that both find that the facts submitted with the application and presented at the hearings establish that:
   a. The proposed P District or a given unit thereof, can be substantially completed within two (2) years of the establishment of the P District.
   b. That each individual unit of development as well as the total development, can exist as an independent unit capable creating an environment of sustained desirability and stability, or that adequate assurance will be provided that such objective will be attained; and that the uses proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which could not be achieved under other zoning districts;
   c. That the streets and thoroughfares proposed are suitable and adequate to carry anticipated traffic, and increased densities will not generate traffic in such amounts as to overload the street network outside the P District;
   d. That commercial development can be justified economically at the locations proposed to provide commercial facilities;
   e. That the area surrounding said development can be planned and zoned in coordination and substantial compatibility with the proposed development;
   f. That any exception from standard ordinance requirements is warranted by the design and amenities incorporated into the general development plan, in accordance with adopted policy of the Planning Commission and the governing body;
   g. That the P District is in conformance with the Master Plan; and,
   h. That existing or proposed utility services are adequate for the population and use densities proposed.

H. **Planning Commission and Governing Body's Action:**

1. If, from the facts presented, the Planning Commission, or the governing body is unable to make the necessary findings, the application shall be denied.
2. In taking action, the Planning Commission may deny the general development plan and general development schedule as submitted, or may recommend approval of said plan and schedule to the governing body,

subject to specified amendments.

3. Upon application for rezoning of an area to a P District and recommendation of such rezoning by the Planning Commission, the governing body shall hold a public hearing thereon as required by other amendments to the zoning ordinance.
4. Changes of use or density of an approved general development plan shall be considered the same as a change in the zoning map, and shall be made in accordance with the provisions for amendments of the zoning ordinance. If no development has occurred to effectuate a P District development within two (2) years after the District is created, the Planning Commission shall review the action and determine whether or not the continuation of a given P District is in the public interest. If the Planning Commission so recommends, the governing body may order the area reverted to the original district from which it was created, without a public hearing.
5. At the time of adoption of any ordinance establishing a P District, the governing body shall make appropriate arrangements with the applicant to insure the accomplishment, at the scheduled times, of the public improvements, public dedications, and grants of easement shown on the approved general development plan. The P District shall be given an appropriate name, number of letter to identify it; and the approved general development plan shall be adopted by reference and become a part of the zoning ordinance.

10-4-4: **MIXED USE DISTRICT**:

A. **Purpose:** The Mixed Use District is established to stimulate economic development by providing a unique planning environment which combines light commercial, office, and residential development in a pedestrian friendly manner. This district encourages creative development and site design for mixed use commercial, office, and residential uses within the District. The MX District includes a mixture of uses with no one land use type being a constant dominate or prevailing use.

B. **Procedures:**

1. The Planning Commission shall be the land use authority for approval of all development proposals in the MX District. All exterior construction visible from adjacent properties or public streets must also be reviewed and approved by the Planning Commission.
2. Prior to the Planning Commission taking action, plans must be submitted in accordance with the zoning ordinance.
3. All submissions shall be made in conformance with the adopted application and agenda deadline schedule.

C. **Uses-Allowed:** Uses are listed in 10-6-1. Any uses not listed on a table in that section are conditional uses. Any development in the MX District must include retail and either commercial or residential uses.

D. **Development Standards:** The following provisions shall apply in a MX District, which District shall also be subject to other provisions of the Zoning Ordinance, except that where conflict in regulations occurs, the regulation specified in this Chapter, or on a development plan approved pursuant to this Chapter, shall apply.

1. Open Space: Usable open space shall be provided within the mixed use development with the amount and type of open space depending upon size, scale, and nature of the development as determined by the Planning Commission. Approved open space may include but is not limited to: commons, pocket parks, plazas, courtyards, landscape features, water fountains and features, and greenbelts. Open space shall be maintained by owners or the homeowners association. The design shall encourage comfortable and safe pedestrian use, including landscaping, seating areas, and lighting as appropriate.
2. Standards for area, coverage, density, yard requirements, parking and screening for MX District uses shall be governed by the standards of the residential, commercial, or industrial zoning districts most similar in nature and function to the proposed MX District use(s), as determined by the Planning Commission, and as modified by the approved general development plan. Standards for public improvements shall be governed by applicable ordinances and laws. Exceptions to these standards by the Planning Commission and by the governing body are possible, when these bodies find that such exceptions encourage a desirable living environment and are warranted in terms of the total proposed development or unit thereof.

E. **Uses:** The variety of uses allowed in a MX District are intended to create a mix of retail, commercial, entertainment, office, personal services, and residential dwelling land use types that can be developed in a compact design that encourages compatibility of uses.

F. **Architectural Design and Materials:** The treatment of building mass, materials and exterior appurtenances shall create an aesthetically pleasing building and site that is in character with the proportions of other surrounding developments. Proposed developments shall be designed with a common theme that reflects the heritage and community of Providence and traditional small town streetscapes. The use of theme in a proposed development shall be reviewed and approved by the Planning Commission. Requirements applicable to all buildings are stated below:

1. All sides of buildings shall receive equal design consideration, particularly where exposed to vehicular or pedestrian traffic and adjacent properties.

Façade shifts shall be encouraged on structures with a width greater than 50 feet.

2. Basic exterior construction materials shall be limited to no more that three types of materials per building and all buildings within the development shall possess a similar architectural theme. Building styles shall be compatible with existing buildings in the MX District.
3. Buildings shall be designed to relate to grade conditions with a minimum of grading and exposed foundation walls.
4. Mechanical equipment shall be located or screened so as not to be visible from public and private streets. Screens shall be aesthetically incorporated into the design of the building whether located on the ground or on the roof. Screen materials shall be compatible with those of the building.
5. Plans for the exterior modifications to any existing structures must be submitted to the Planning Commission for approval and must meet the same requirements as all other structures within the MX District.
6. The primary entrance to a building shall be located facing the public street. Entrances at a building corner that faces the street may be used to meet this requirement.

G. **Buffers, Fences, and Walls:** The intent in having special buffer, fence, and wall requirements is to provide quality separation between incompatible commercial uses, and to provide physical and visual protection between commercial and residential uses.

1. Landscape buffers are preferred over fences and walls where a separation is desirable. A visually open look should be encouraged between similar uses. Visual screening is often more important than a physical separation and the Planning Commission may, at its own option, require special treatment of such areas.
2. Buffer treatment may be required whenever a change occurs between residential and non-residential uses. Additional landscaping and screening may be required at the discretion of the Planning Commission within the setback which separates the uses. Fences or walls will be reviewed for their effectiveness in screening a view, and for their color and texture in relationship to building materials.
3. Where differing uses are to be developed adjacent to existing residential areas, special consideration shall be made to protect the privacy of residents and requirements shall be the discretion of the Planning Commission. As a minimum, the negative effects of noise and artificial lighting shall be minimized to protect existing residents.
4. Service areas shall be properly screened. Outdoor lighting shall be designed to prevent exposure of light source to the view of residents. Facilities that require late night customers and activities shall be located away from residential areas to reasonable prevent the disruption of privacy.

H. **Parking Areas:** Parking areas shall be considered as structures since they present a three dimensional appearance when occupied.

1. Parking lots shall be located in the central portions of the development and not along streets so they can service a variety of buildings. Location of parking shall be determined not only from its visual relationship to building and site, but also as it relates to safe convenient pedestrian and vehicular circulation patterns. The placing of building and parking elements on a site shall be evaluated by the Planning Commission on the basis of the following factors:
   a. Type of land use and structure.
   b. Building height and configuration.
   c. Relationship to other buildings both horizontally and vertically.
   d. Natural land features such as slopes and vegetation.
   e. Physical features such as rail lines, canals, and controlled ingress and egress.
   f. Visibility from vehicular approaches and distant highways.
   g. Parking locations are strongly encouraged on the side and to the rear of any proposed structures, with minimum parking between the front of the building and the street.
   h. Cooperation among neighboring land owners and tenants to share parking for the public and/or employees is encouraged. The availability of shared parking may be used as a justification for the approval of development design and configuration proposals that would otherwise not be approved.
2. Parking shall not occur adjacent to any public street except when:
   a. It has been established that such a location is needed or justified by other site or building entrance orientation.
   b. The use is restricted to visitors and/or key employees.
   c. Parking is 80% screened by fencing, walls, and/or landscaping from the highway or street by either depressing the paved areas or using elevated landscape berms.
   d. A minimum of 10 feet of landscaped screening consisting of mixed evergreen and deciduous trees shall surround the periphery of paved areas adjacent to buildings or property lines. The number of trees for this area shall be determined by a standard of 1 tree per every 200 square feet of landscaping required,
3. Parking requirements will be considered as maximum parking requirements. Residential units will require at least one and a half spaces per unit. Non residential uses may consider the parking available on public streets as meeting the development requirements.

I. **Signage:** Proper design and placement of signs and their lighting is critical and shall be compatible with structures and uses. Permitted signs within the MX District shall be in compliance with this code, except that off-premise signs or billboards shall not be permitted. Typical retail signage is designed upon a pedestrian scale located 8 – 12 feet above the sidewalk and placed on the store fronts.

J. **Landscaping:** Landscaping shall comply with landscaping requirements in commercial Districts except as approved by the Planning Commission in the process of reviewing a MX District Development.

K. **Service and Loading Areas:** Loading and refuse collections areas shall not be permitted between buildings and streets, and must be screened from view of public and private streets. Streets shall not be used directly for loading, unloading, or refuse collection. Building and improvements upon lots must be designed to properly accommodate loading, unloading and refuse collection. Loading and refuse collection areas shall be properly screened meeting standards stated herein.

L. **General Maintenance:** An overall maintenance schedule shall be implemented by property owners in maintaining all buildings, landscaping, fences, walls, drives, and parking lots (including surfacing and striping, signs, or other structures). The above shall be maintained in good and sufficient repair in a safe and aesthetically pleasing manner. Roads and pavements shall be kept true to line and grade and in good repair.

10-4-5: Public District. This zone provides for a wide range of public and recreational areas and activities, including: public buildings, parks, and open space.

A. Purpose. The purpose and objectives of this zone are as follows:
   1. To allow for public buildings and associated uses.
   2. To enable land to be used for public open space or recreational purposes. Allowing a range of recreational settings and activities and compatible land uses; and to protect and enhance the natural environment for recreational purposes.

B Structures and facilities. The following structures and facilities are permitted in the public district:
   1. Public buildings and amenities.
   2. Buildings and areas for storage of equipment and materials.
   3. Restrooms (permanent and temporary).
   4. Playground structures.
   5. Athletic fields and amenities including: fences, batting cages, water activity areas, tennis courts, volley ball areas, athletic field and court

lights, parking lots and lights, flags and lights, ballpark advertising banners, regulatory signs.

6. Natural amenities: grass, plants, trees, etc.
7. Cell towers may be allowed by conditional use.

C Permitted uses. The following uses area permitted in the public district:

1. Public meetings, City sponsored gatherings and events such as: city celebrations, concerts in the park, movies in the park, etc.
2. Social gatherings (indoor and outdoor). Some gatherings may require a Special Event application and permit (see Title 7, Chapter 7, Section 9 of this Code)
3. Athletic events: competitive and organized recreational play and practice. Some events (including but not limited to: fun runs, marathons, bike races, walks) may require a Special Event application and permit (see Title 7, Chapter 7, Section 9 of this Code)
4. Kiosk and tent vendors associated with permitted events.
5. Food vending by contract with the City.
6. Rental of some City owned facilities.
7. General, unorganized play and recreational use.