

Providence City Planning Commission Agenda
Providence City Office Building, 15 South Main, Providence UT 84332
February 11, 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 January 10, 2014.

Item No. 2. The Providence City Planning Commission will consider for approval the minutes of January 28, 2014.

Public Hearing(s):

Item No. 1. Proposed Code Amendment. The Providence City Planning Commission will hold a public hearing to receive public comment on proposed amendments to Providence City Code Title 11 Subdivision Regulations by changing "Development Review Committee (DRC)" to "staff"

Item No. 2. Proposed Code Amendment. The Providence City Planning Commission will hold a public hearing to receive public comment on 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. In addition to uses in the Public Use Zone, other Use Chart proposed amendments including adding upholstery, pet grooming, beekeeping, and making some changes in the Utility and Related Services section.

Item No. 3. Proposed Rezones. The Providence City Planning Commission will hold a public hearing to receive public comment on the proposed rezone of the following City parks:

- Alma H Leonhardt Park, 310 West 250 North, AGR to PUB
- Braegger Park, 300 East 300 South, SFT to PUB
- Brookside Park, 450 North 100 East (38 East Spring Creek Parkway), SFH to PUB
- Cattle Corral Park, 100 East 200 South, SFT to PUB
- Hampshire Park, 285 West 575 South, SFT to PUB
- Meadow Ridge Park, 251 South 325 West, AGR to PUB
- Uptown Park, 100 East 100 North, CGD to PUB
- Von Baer Park, 350 East Center, SFT to PUB
- Zollinger Park, 61 North 200 West, CGD to PUB

Action Items:

Item No. 1. Proposed Code Amendment. The Providence City Planning Commission will consider for recommendation to the Providence City Council proposed amendments to Providence City Code Title 11 Subdivision Regulations by changing "Development Review Committee (DRC)" to "staff"

Item No. 2. Proposed Code Amendment. The Providence City Planning Commission will consider for recommendation to the Providence City Council 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. 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.

Item No. 3. Proposed rezones: the Providence City Planning Commission will consider for recommendation to the Providence City Council rezoning the following City parks to the Public Use Zone (PUB):

- Alma H Leonhardt Park, 310 West 250 North, AGR to PUB
- Braegger Park, 300 East 300 South, SFT to PUB
- Brookside Park, 450 North 100 East (38 East Spring Creek Parkway), SFH to PUB
- Cattle Corral Park, 100 East 200 South, SFT to PUB
- Hampshire Park, 285 West 575 South, SFT to PUB
- Meadow Ridge Park, 251 South 325 West, AGR to PUB

Uptown Park, 100 East 100 North, CGD to PUB
Von Baer Park, 350 East Center, SFT to PUB
Zollinger Park, 61 North 200 West, CGD to PUB

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.

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 February 9, 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.

1 **Providence City Planning Commission Meeting**

2 **Providence City Office Building**

3 **15 South Main, Providence UT 84332**

4 **January 10, 2015 10:00 am**

5
6 **Attendance:**

7 Chair: Larry Raymond

8 Members: Kirk Allen, Larry Hogge, Gary Millburn, Sherman Saunders

9 Alternates: Wendy Simmons

10 Excused: Robert James

11
12 **Business Items:**

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

- 17
18 • The Commission met at the City Office building and drove to the following areas to
19 review potential transportation corridors for the general plan:
- 20 ○ 200 North and 300 East
 - 21 ○ 200 North and 400 East
 - 22 ○ 300 North and 400 East
 - 23 ○ 500 North and 300 East (Providence/River Heights boundary)
 - 24 ○ Corner of Von's Way and Sarah Street
 - 25 ○ Sherwood Drive Eagle's Nest Subdivision
 - 26 ○ Canyon Road and approximately 800 East
- 27 • At the first five locations, pros and cons were discussed about proposed transportation
28 corridors that are currently shown on the Transportation Corridor Plan.
- 29 • The intersection of 200 North and 300 East shows a proposed round-about on the
30 Transportation Corridor Plan map. It was determined that the City owns the lot directly
31 north and east of this intersection to the middle of the garage that is currently standing
32 (moving from the street on the west side of the property toward the east). The Planning
33 Commission agreed that a round-about at this location would be the most efficient way
34 to move traffic in this area of the City.
- 35 • Von's Way and Sarah Street – The Commissioners viewed this area looking for a way to
36 connect the Foxridge Subdivision to the proposed road at the eastern most boundary of
37 Providence City limits (future Grandview Drive). It was felt that it would be
38 unreasonable to expect residents in this neighborhood to drive uphill, moving east, in
39 order to vacate neighborhoods in case of an emergency evacuation.
- 40 • Canyon Road and approximately 800 East – This area was looked at for possible
41 improvements along Spring Creek and Canyon Road. Bike trails and/or walking trails
42 were also considered in this area. The creek could pose possible restrictions on what
43 improvements could be made in this area for Canyon Road.

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

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Larry Raymond, Chairman

Caroline Craven, Secretary

1 Providence City Planning Commission Meeting
2 Providence City Office Building
3 15 South Main, Providence UT 84332
4 January 28, 2015 10:00 am
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6 **Attendance:**

7 Chair: Larry Raymond
8 Members: Robert James, Sherman Saunders
9 Excused: Kirk Allen, Larry Hogge, Wendy Simmons
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11 **Election of Vice Chair:** The Providence City Planning Commission will elect a vice chair to fill the
12 vacancy created by the resignation of Gary Milburn.

13 **Motion to continue to next meeting as more Commissioners will be in attendance: S Sanders,**
14 **second – R James**

15 **Vote: Yea: L Hogge, R James, S Sanders**
16 **Nay: None**
17 **Excused: K Allen, L Hogge, W Simmons**
18 **Abstained: None**
19

20 **Approval of the Minutes:**

21 **Item No. 1.** The Providence City Planning Commission will consider for approval the minutes of
22 December 10, 2014.

23 **Motion to approve minutes for December 10, 2014: S Sanders, second – R James**

24 **Vote: Yea: L Hogge, R James, S Sanders**
25 **Nay: None**
26 **Excused: K Allen, L Hogge, W Simmons**
27 **Abstained: None**
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29 **Item No. 2.** The Providence City Planning Commission will consider for approval the minutes of
30 January 10, 2015.

31 **Motion to continue to next meeting for approval since R James was not at the January 10**
32 **meeting. He abstained from voting, leaving an incomplete quorum: S Sanders, second – R**
33 **James**

34 **Vote: Yea: L Hogge, R James, S Sanders**
35 **Nay: None**
36 **Excused: K Allen, L Hogge, W Simmons**
37 **Abstained: None**
38

39 **Study Items:**

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

- 43 • L Raymond mentioned that he would like to add a bicycle path at Grandview and going
44 east up Canyon Road.

- 1 • R James suggested designating 200 West going south as a bicycle path.
- 2 • Hazards of 100 East/Canyon Road were discussed. S Bankhead suggested adding 3rd East
- 3 from 10th South going north and connecting to Canyon Road as a bicycle path.
- 4 • S Sanders said improvements need to be made on 4th East. It is a narrow road. There is
- 5 an easement on both sides of that street and the road needs to be uniform.
- 6 • S Bankhead asked L Raymond what language he would like specifically to be called out
- 7 on bicycle transportation. He wasn't sure and S Bankhead said she would look into the
- 8 matter.
- 9 • R James brought up the point of alternative transportation vs. recreational
- 10 transportation and questioned whether or not Providence was going to see a lot of
- 11 alternative transportation coming off the east bench.
- 12 • S Bankhead felt with the new high school coming in, 10th South will see more commuter
- 13 bike traffic.
- 14 • S Bankhead also discussed the extension of Gateway Drive into Millville. There will be
- 15 efforts to make this a harmonious flow of traffic with Millville. It is unlikely there will be
- 16 a signal light at 2300 South.
- 17 • S Sanders asked about the area by Zollinger's on 2100 South. S Bankhead said
- 18 Providence paid for a survey to be done in that area. The north side of the road will be a
- 19 challenge. We will have to wait and see what happens in future development.
- 20 • L Raymond felt the new high school would place a burden on the roads in Providence
- 21 which will need upgrading.
- 22 • 10th South will need upgrading on the north side of the street. A 66' corridor is
- 23 recommended. 4th East will also be upgraded as development comes in. Hillsborough
- 24 going up to the Highlands needs to be included. The end of the street in the Cove
- 25 subdivision needs to connect up to Canyon Road rather than end as a cul de sac.
- 26 • On the north end of Providence the master plan shows three streets all congested
- 27 together and emptying out on 300 East and 400 East. S Bankhead suggested omitting
- 28 300 North and making 360 North the main corridor.
- 29 • J Baldwin suggested eliminating 360 North and keeping 300 North. He felt the area
- 30 north of 360 North would not have much development for a very long time. 300 North
- 31 would probably be put to better use with future development. Could help relieve
- 32 congestion on 300 East.
- 33 • S Bankhead commented there will still be significant traffic using 300 East to get to Utah
- 34 State.
- 35 • 400 East from Center Street to 500 North needs to be upgraded.
- 36 • R James felt developing Sarah Street and Sherwood Drive will change the dynamic of
- 37 that area of town. He suggested continuing Sarah Street to 5th North when those areas
- 38 are developed.
- 39 • Development of 4th East from Center Street north was discussed, i.e., curb and gutter on
- 40 the west but not on the east.
- 41 • J Baldwin thought taking the trees out on west side of 4th East may upset some of the
- 42 residents in that area, but the street could be widened about 5 feet without removing
- 43 the trees. A meandering sidewalk on the west side would save the trees.

- 1 • S Sanders suggesting ranking the recommendations for the master plan with Sarah
- 2 Street being on the top of the list and being done before the development of 4th East.
- 3 • R James brought up Center Street dead ending at Zollinger's and the proposed future
- 4 development over to Gateway Drive.
- 5 • S Bankhead said some unique studies were done by some college students. One of the
- 6 things they suggested was extending Center Street all the way down to Gateway Drive.
- 7 She will get the studies for review.
- 8 • J Baldwin made suggestions for two roundabouts, one at Center Street where it dead
- 9 ends into Zollinger Park, and the second, one block north at 200 West and 100 North.
- 10 (???)
- 11 • S Sanders brought up 100 South by Discount Tire/Tractor Supply.
- 12 • That is a proposed future traffic corridor.

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

- 17 • L Raymond had questions on page 4, 6, C – parking areas – has this been done in the
- 18 past? S Bankhead said it has not. Page 5, 12, C and D – pedestrian street lights - are
- 19 these private parking areas being addressed? S Bankhead said its the park strip area
- 20 between curb and sidewalk, adjacent to a parking lot. Page 7, B. General Requirements,
- 21 2. Question about parking in garage. S Bankhead said that should probably be taken out.
- 22 “Single-family dwelling unit parking shall be provided on private property” might be a
- 23 better option.
- 24 • S Bankhead said the current commercial site plan ordinance is sparse. Starting over was
- 25 a better option.
- 26 • 10-8-6 is being moved to 10-8-5-B.

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

- 31 • This will be discussed next meeting. DRC is currently in the ordinance, but it was never
- 32 designated as a bona fide land use authority. With the Open and Public Meetings Act,
- 33 we either need to make DRC meetings public or DRC can be defined as staff in order to
- 34 conduct business without all the public notification.
- 35 • S Sanders prefers staff to DRC.
- 36 • S Bankhead said a public hearing needs to be held. She will schedule one for the next
- 37 meeting. She will include the public use zone in the next meeting as well. The public
- 38 hearing for transportation will be scheduled for the last meeting in February.
- 39 • R James would like the transportation map to be included in the utility bill. It is on the
- 40 website, but Skarlet will include a link to the map in the newsletter that goes in the
- 41 utility bill.

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

- 7 • S Bankhead - There is a request from Verizon to put a cell tower in the west yard of
8 Alma Leonhard Park, but it is currently zoned as agricultural. It needs to be commercial
9 general use so a cell tower can be put in. R Call suggested zoning parks as a public zone.
10 The use chart also includes uses in this public zone. There is also a young man that
11 wants to do auto seat upholstery work as a home business. There is no listing for that so
12 we need to add upholstery to Seamstress, Taylor and Other Related. Public district
13 needs summary on first page for explanation of different districts.

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

- 17 • No staff reports.

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

- 21 • No commission reports.

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23 **Motion to adjourn: R James, second – S Sanders**

24 **Vote: Yea: L Hogge, R James, S Sanders**

25 **Nay: None**

26 **Excused: K Allen, L Hogge, W Simmons**

27 **Abstained: None**

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29 Meeting adjourned at 7:35 pm.

30 Minutes recorded by S Bankhead and prepared by C Craven.

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Larry Raymond, Chairman

Caroline Craven, Secretary

CHAPTER 3

PLAT PROCEDURES AND REQUIREMENTS

SECTION:

- 11-3-0: Dependent Subdivisions (Ordinance Modification 002-00, 01/25/00)
- 11-3-1: Sketch (Concept) Plan
- 11-3-2: Preliminary Plat
- 11-3-3: Final Plat
- 11-3-4: Repealed
- 11-3-5: Building Lots and Building Permits
- 11-3-6: All Provisions, Timelines, Expiration Dates, Etc.
- 11-3-7: Building Lots and Building Permits
- 11-3-8: Lot Consolidation/Lot Line Adjustment in a Recorded Subdivision

11-3-0: **DEPENDENT SUBDIVISIONS:** A subdivision or phase that is dependent upon another subdivision and/or phase for access or public works improvements shall not receive approval, conditional or otherwise, for the final plat until the Final Plat and construction documents for the independent subdivision or phase are approved, substantial completion inspection performed, and the items listed on the substantial completion inspection punch list are competed. Changes will place the dependent subdivision or phase on hold until all modifications to the independent subdivision are approved. (Ordinance Modification 002-00, 01/25/00)

A. Exception: If the Land Use Authority for Subdivisions determines for good cause that any phase of plan/plat approval for the dependent subdivision would be inadequate to protect the public health, safety, and welfare, the dependent subdivision shall not receive approval, conditional or otherwise, for any phase of plan/plat until the Final Plat and construction documents for the independent subdivision or phase are approved, substantial completion inspection performed, and the items listed on the substantial completion inspection punch list are competed. Changes will place the dependent subdivision or phase on hold until all modifications to the independent subdivision are approved.

11-3-1: **CONCEPT PLAN:** A concept plan shall be submitted to the ~~Development Review Committee (DRC)~~ city staff for review and compliance with the Providence City General Plan, and Title 10 and 11 of the Providence City Code.

A. Complete application: Providence City has thirty (30) days to review an application for completeness. At that time the City will provide a written notice of acceptance or denial to the developer and/or their agent. If the application is denied; professional fees for review may be billed.

1. In addition to lot and street layout, a concept plan shall show all non-developable sensitive areas and all potentially developable sensitive areas within the boundaries of the development and within one hundred feet (100') of the development.
2. The following roads do not require curb, gutter, and sidewalk: Grandview Drive and Foothill Drive in the Grand View Hills Subdivision; Canyon Road east of 400 East. 400 East from Canyon Road south to the City's south boundary line does not require curb, gutter, and sidewalk on the west side; curb, gutter, and sidewalk are required on the east side.
3. See the Downtown Street Cross-Sections C-1A in the Providence City Corporation Department of Public Works Standard Construction Drawings for profiles on all other streets.

B. Expiration:

1. Concept Plan Application. A concept plan application shall expire if it is determined by the City's land use authority that the developer and/or its agent did not proceed with reasonable diligence to meet any items/conditions prescribed in City ordinances and/or listed on the ~~DRC~~ city staff review comments; or
2. Approved Concept Plan. An approved concept plan shall expire if a complete preliminary plat application has not been submitted to the City by the developer and/or its agent

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- within one (1) year after DRC city staff approves the concept plan.
- 3. An expired plan is considered withdrawn and any vested right to proceed obtained by the developer shall terminate.

11-3-2: **PRELIMINARY PLAT:** A preliminary plat application will not be accepted by the City without the City's written approval of the concept plan. The following procedure shall be followed in submittal and review of the preliminary plat:

- A. Preparation: The preliminary plat shall be prepared in accordance with all requirements of the City and shall include all proposed phases.
- B. Contents:
 - 1. Drawing Requirements: The title block of the preliminary plat shall include the following:
 - a. The proposed name of the development.
 - b. The section, township and range of the development.
 - c. The names, addresses, and contact information of the owners, developer(s), if other than the owners, and surveyors or and designers of the development.
 - d. Scale of drawing and north arrow.
 - 2. Existing Conditions: The preliminary plat shall also show:
 - a. The legal description basis of bearing, and total acreage of the proposed development, certified by a licensed land surveyor.
 - b. Location, street number and name of existing streets within one hundred feet (100) of the development and of all previously platted streets or other public ways, railroad and utilities rights of way, parks and other public open spaces, permanent buildings and structures, and corporate lines within and adjacent to the tract.
 - c. The location of all wells, proposed, active and abandoned, springs, and all reservoirs within the tract and to a distance of at least one hundred feet (100') beyond the development boundaries.
 - d. Existing sewers, water mains, culverts or other underground facilities within the tract and to a distance of at least one hundred feet (100') beyond the tract boundaries, indicating pipe size, grades, manholes and accurate location.
 - e. Existing ditches, canals, natural drainage channels, open waterways, and proposed alignments or realignments within the tract and to a distance of at least one hundred feet (100') beyond the tract boundaries; and a letter, from the affected users indicating the plans are acceptable, must be submitted to the City.
 - f. Accurate boundary lines certified by a licensed land surveyor and ownership of adjacent parcels of land. (Subd. Ord., 1-24-1990)
 - g. By means of an overlay method or directly on the plat, vertical contour intervals of not more than two feet (2') or one foot (1') on predominantly level land.
 - h. A vicinity map shall show how the development is situated in its surrounding neighborhoods extending a minimum of two (2) blocks or more outward from the boundaries of the development. The vicinity map shall include all major, collector, standard and feeder streets within the area, both existing streets and those proposed on the Master Plan. (Subd. Ord., 1-24-1990; amd. Ord., 1-9-1996)
 - 3. Proposed Conditions: The preliminary plat shall also show;
 - a. The layout of streets showing location, widths and other dimensions of proposed streets (designated by actual or proposed names and numbers), crosswalks, alleys and easements.
 - b. The location for culinary water improvements, waste water improvements, storm drainage and street lights for all lots proposed within the development.
 - c. The layout, numbers, hazard setback, and typical dimensions of lots and square footage.
 - d. Parcels of land intended to be dedicated or temporarily reserved for public use or

- 1 set aside for use of property owners in the development.
- 2 e. Written statement by the design engineer verifying that all lots have an adequate
- 3 buildable envelope with regards to hazardous slope, building, water, zoning
- 4 setbacks, etc.
- 5 f. Easements for water, sewer, drainage, utility lines and other utilities.
- 6 g. Typical street cross-sections and preliminary street grades if required.
- 7 h. Copies of any agreements with adjacent property owners relevant to the
- 8 proposed development.
- 9 i. Location, function, ownership and manner of maintenance of common open
- 10 space not otherwise reserved or dedicated for public use.
- 11 j. A professionally prepared plat having been prepared on a minimum twenty inch
- 12 by thirty inch (20" x 30") or maximum twenty-four inch by thirty-six inch (24" x 36")
- 13 approved reproducible drafting medium.
- 14 k. A signature block along the right-hand margin of the preliminary plat, providing
- 15 for the following certifications or approvals:
- 16 (1) Prior to City review, an affidavit or certificate of clear title to the effect that the
- 17 applicant is the owner of, or that he is authorized by the owner in writing to
- 18 make application for, the land proposed to be subdivided. The affidavit or
- 19 certificate shall state clearly in which status, a copy of said written
- 20 authorization from the owner shall be submitted with the preliminary plat. A
- 21 title report shall also be submitted which indicates in whom the fee simple
- 22 title to such property is vested and any liens or encumbrances thereon. A
- 23 statement from the property owner disclosing any options or unrecorded
- 24 contacts/agreements associated with the property.

25 C. Submittal: Four (4) copies (20"x30" minimum , 24" x 36" maximum size) and one (1) 11" x 17"

26 copy of the preliminary plat shall be submitted to the City for review a minimum of seven (7)

27 days prior to the initial City review. The City will complete the first review within thirty (30)

28 days. Each subsequent review is subject to an additional thirty (30) day review period. If all

29 required information is not included, city has the right to refuse the package.

31 D. Staff Review: Upon review, the ~~Development Review Committee (DRC)~~ city staff will provide

32 written comments, conclusions and recommendations to the Land Use Authority. (Subd. Ord.,

33 1-24-1990; amd. Ord., 1-9-1996)

34 E. Approval: No preliminary plat shall be approved by the Planning Commission, the City

35 Council, or any other designated Land Use Authority unless it complies with or can be shown

36 that a final plat will be likely to comply with all the provisions set forth in the Providence City

37 Ordinances. No preliminary or final plat shall be approved if a commitment-of-service letter

38 has not been issued for the plat pursuant to Section 8-1-21.

- 39 1. A preliminary plat is not considered approved until all conditions have been satisfied and
- 40 the plat has been signed by the City Engineer, Land Use Authority, and the Developer.

41 F. Complete application: Providence City has thirty (30) days to review an application for

42 completeness. At that time the City will provide a written notice of acceptance or denial to the

43 developer and/or their agent. If the application is denied, the application fee may be refunded;

44 professional fees for review may be billed. To be considered complete, an application must

45 contain the following:

- 46 1. a completed Providence City Application Form;
- 47 2. payment of the application fee;
- 48 3. the proposed preliminary plat and all required copies;
- 49 4. a title report shall also be submitted which indicates in whom the fee simple title to such
- 50 property is vested and any liens or encumbrances thereon;
- 51 5. a copy of the City's written approval of the concept plan.

52 G. Expiration:

- 53 1. Preliminary Plat Application. A preliminary plat application shall expire if it is determined
- 54 by the City's Land Use Authority that the developer and/or its agent did not proceed with

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reasonable diligence to meet any items/conditions identified in City ordinances and/or in DRC city staff review comments; or

- 2. Approved Preliminary Plat. An approved preliminary plat shall expire if a complete final plat application has not been submitted to the City by the developer and/or its agent within one (1) year after approval of the preliminary plat.
- 3. An expired plat is considered withdrawn and any vested right to proceed obtained by the developer shall terminate.

11-3-3: **FINAL PLAT:** A final plat application cannot be submitted to the City prior to approval of the preliminary plat. The following information and a complete set of construction drawings shall be submitted for review:

- A. Preparation: The final plat shall be prepared in accordance with all the requirements of the City. The final plat shall be prepared by a land surveyor, licensed in the State. The top of the plat shall be either north or east, whichever accommodates the drawing best.
- B. Description And Delineation:
 - 1. The final plat shall show:
 - a. The name of the development as approved by the Land Use Authority.
 - b. Accurate angular and lineal dimensions for all lines, angles and curves used to describe boundaries, streets, alleys, easements, areas to be reserved for public use and other important features.
 - c. An identification system for all lots, blocks and names of streets. Lot lines shall show dimensions in feet and hundredths.
 - d. The street address for each lot. Each street address shall be assigned by the City. The north and west sides of the streets shall be numbered odd and the south and east shall be numbered even.
 - e. True angles and distances to the nearest official US, State, County, or City monuments which shall be accurately described in the plat and shown by the appropriate symbols. All boundary, lot and other geometries (bearings, distances, curve data, etc.) on the final plat posed to an accuracy of not less than one part in five thousand (5,000).
 - f. Radii, internal angles, points or curvatures, tangent bearings and the length of all arcs.
 - g. Survey markers shall be set at all lot corners and shall be shown or noted on the plat.
 - h. The dedication to the City of all improvements which shall include, but shall not be limited to, streets, storm water system, water works, sewer works, etc., included in the proposed development.
 - i. Accurate outlines and dimensions of any areas to be dedicated or reserved for public use, with the purposes indicated thereon, and of any area to be reserved by deed or covenant for common use of all property owners.
 - j. A statement that all expenses involving the necessary improvements or extensions for a culinary water system, sanitary sewer system, gas service, electrical service, telephone service, cable television service, grading and landscaping, storm drainage systems, curbs and gutters, fire hydrants, pavement, sidewalks, signage, street lighting and other improvements shall be paid for by the developer(s).
 - k. All hazard setback(s)
 - l. A statement verifying that all lots have an adequate buildable envelope with regards to hazardous slope, zoning setbacks, etc.
 - m. A statement that the City will not issue any building permit for any lot until minimum improvements, as specified in Section 11-5-2 of this Title are complete.
 - n. Boundary descriptions of the development.
 - o. Standard forms for the following:
 - (1) A registered land surveyor's certificate of survey as applicable under State law.
 - (2) The owner's signature of dedication.
 - (3) A notary public's acknowledgment.
 - (4) The City Engineer's certificate of approval.

- (5) The City's authority for the culinary water and the sanitary sewer system's signature
- (6) The County Board of Health's certificate of approval if a septic tank system is used for sewage disposal.
- (7) The Land Use Authority signature of approval.
- (8) The City's signature of approval by the Mayor.
- (9) The City Attorney's certificate of approval.
- (10) A signed statement from each of the utility companies involved stating that they have reviewed the plat, that they approve the plat as it relates to their particular company, that they are in agreement with placing all of their utilities underground within the right-of-way as shown on the plans and are willing to provide the needed service for the development. Also included, if available, in said statements descriptions of any restrictions that will be imposed by the utility companies, any fees that will be assessed by the utility companies to install the utilities and any time tables that the utility companies might use to install their respective utilities.
- (11) The County Recorder's stamp of approval according to requirements prior to final plat approval.

2. The final plat shall also:

- a. Be drawn to a scale of not less than one inch equaling one hundred feet (1" = 100') and shall indicate the base heading of true north.
 - b. Be prepared on a minimum twenty inch by thirty inch (20"x30") maximum twenty-four inch by thirty-six inch (24" x 36") paper.
 - c. Show a workmanlike execution in every detail. A poorly drawn or illegible plat is sufficient cause for rejection. (Subd. Ord., 1-24-1990)
 - d. Final approved plat for recording shall be prepared on Mylar.
- C. Development Agreement: The developer shall enter into and sign an agreement with the City, which shall indicate a timetable for completion of the final improvements as listed in the preliminary and final plat. This agreement will be submitted to the City Council for approval. (Ord., 4-9-1996)
- D. Submittal: Four (4) copies (20"x30" minimum, 24" x 36" maximum) and one (1) 11" x 17" copy of the final plat and construction drawings shall be submitted to the City for review a minimum of seven (7) days prior to the initial City review. The City will complete the first review within thirty (30) days. Each subsequent review is subject to an additional thirty (30) day review period. If all required information is not included, city has the right to refuse the package.
- E. Upon review, the ~~Development Review Committee (DRC)~~ city staff shall provide written comments, conclusions, and recommendations to the Land Use Authority.
- F. Approval: The final plat shall be approved by the Land Use Authority. The construction drawings shall be approved by the City staff. The development agreement shall be approved by the City Council. Prior to submitting the final plat for recording, the final plat shall be signed by the developer(s) and utility companies or a letter submitted with the final plat from the utility companies. All security bonds must be in place and the development agreement shall be signed by the developer(s). The City does not consider the final plat to be approved until the construction drawings are signed, the development agreement has been signed and all signatures are on the final plat. At this point, the developer(s) shall submit an electronic copy of the approved final plat and approved construction drawings.
- G. Expiration:
1. Final Plat Application. A final plat application shall expire if it is determined by the City's Land Use Authority that the developer and/or its agent did not proceed with reasonable diligence to meet any items/conditions identified in City ordinances and/or in DRC staff review comments.
 2. Approved Final Plat. An approved final plat shall be void if it is not recorded within one (1) year of approval of the Development Agreement by the City Council.

3. Approved Final Plat with Phasing. If the final plats are recorded in phases, subsequent final plats must be recorded within five (5) years of the recording of the previous plat. If a development fails to meet this requirement, new concept plan and preliminary plats must be submitted and approved before subsequent final plats can be submitted or approved.
4. An expired plat is considered withdrawn and any vested right to proceed obtained by the developer shall terminate.

11-3-4: REPEALED

11-3-5: DOWNTOWN AREA DEVELOPMENT – FIVE (5) LOTS: A development located in the Downtown Area, as defined in 10-1-4 of this Code, consisting of five (5) lots or less; shall be subject to the requirements listed in this Chapter.

A. Design Requirements:

1. Inner Block Development Prohibited. Lots must have 95 feet of frontage on a city street that existed prior to September 1, 2006.
2. Right-of-way Improvements.
 - a. Widening or rebuilding of the adjacent city street may be required. Areas disturbed by the extension of infrastructure, such as, but not limited to, water and/or sewer service lines, must be repaired in accordance with the Department of Public Works Standards and Specifications Manual.
 - b. Sidewalk. Sidewalk required along the frontage of the development
 - c. Curb & gutter, swales. Refer to the Downtown Area Street Cross Section Booklet

11-3-6: ALL PROVISIONS, TIMELINES, EXPIRATION DATES, ETC. All provisions, timelines, expiration dates, etc. listed in this Chapter apply to the developer, their successors, or assigns.

11-3-7: BUILDING LOTS AND BUILDING PERMITS: Building lots in the approved development may be sold after the final plat has been recorded. The lots, however, shall have recorded restrictions placed upon them stating that the City will not issue any building permit for any lot until minimum improvements, as specified in Section 11-5-2 of this Title are complete. (Ord. 97-OM016, 8-12-1997)

11-3-8: LOT CONSOLIDATION/LOT LINE ADJUSTMENT IN A RECORDED SUBDIVISION: Lot consolidation/lot line adjustment in a recorded subdivision plat is considered a minor revision of the subdivision.

A. A petition to have a plat amended shall be submitted to the Development Review Committee (DRC) city staff for review and compliance with the Providence City General Plan, and Title 10 and 11 of the Providence City Code.

1. Petition Requirements: In addition to the petition requirements listed in Utah State Code, a petition for lot consolidation must contain a concept plan, drawn to a scale of not less than one inch equaling one hundred feet (1"=100'), showing all existing structures and their distance from the property lines on all lots involved in the consolidation.

B. The Planning Commission is the land use authority for altering or amending a subdivision plat.

C. The Planning Commission, if required by state code, shall hold a public hearing within 45 days after the day on which the petition is filed.

D. General Requirements:

1. All conditions applicable to the original subdivision remain in full force and effect.
2. Any dedicated street, sidewalk, drainage feature, utility easement, or other characteristic found in the original subdivision remains in full force.

E. Geometric Requirements:

1. When combining two lots which share a common boundary, the common boundary in plan view must be a minimum of fifteen feet.
2. When combining two or more lots which do not share a common boundary such a boundary must be created for the consolidated lot by the use of abutting connector parcel(s).

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- a. The connector parcel(s) must be a minimum width of fifteen feet in plan view at its narrowest point.
- F. Final Plat for Recording:
- 1. Upon approval of the Planning Commission, the petitioner shall prepare an amended final plat for recording. The final plat shall include standard forms for the following:
 - a. A registered land surveyor's certificate of survey as applicable under State law.
 - b. The owner's signature of dedication.
 - c. A notary public's acknowledgment.
 - d. The City Engineer's certificate of approval.
 - e. The City's authority for the culinary water and the sanitary sewer system's signature
 - f. The County Board of Health's certificate of approval if a septic tank system is used for sewage disposal.
 - g. The Land Use Authority signature of approval.
 - h. The City's signature of approval by the Mayor.
 - i. The City Attorney's certificate of approval.
 - j. A signed statement from each of the utility companies involved stating that they have reviewed the plat, that they approve the plat as it relates to their particular company.
 - k. The County Recorder's stamp of approval according to requirements prior to final plat approval.
 - 2. Expiration: An approved amended final plat shall be void if it is not recorded within one year from the date the Planning Commission granted approval.

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 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 than 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 reasonably 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 are 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.

CHAPTER 6

USE REGULATIONS

SECTION:

10-6-1: Use Chart

10-6-2: Classification of New and Unlisted Uses

10-6-1: **USE CHART:** Land and buildings in each of the zoning districts may continue to be used, but no land shall herein after be used, and no building or structure shall hereinafter be erected, altered or converted which is arranged, designed or used for other than those uses specified for the district in which it is located as set forth by the following use chart and indicated by:

P = permitted use

C = conditional use permit required

X = special review required

I = Allowed only as a conditional use when incidental to a retail business with more than 15,000 square feet of floor area and:

- incidental to a single use (i.e.: a bank is incidental to retail business, not multiple businesses); and
- a department store, grocery store, health fitness center, or other retail business may have more than one incidental use associated with it; and
- the combined total of all incidental uses associated with a building may not exceed 12% of the gross square footage of the building or 6,000 sq ft whichever is less (administrative offices, restrooms, storage areas, and other enmities necessary for the operation of the retail business are not considered incidental uses) ; and
- cannot be a stand alone building (an unoccupied drive through structure(s) and/or fueling pads will be counted as part of the 12% but not included in the 6,000 sq ft cap of the incidental use); and
- must share the same public entrance(s); and
- a permitted business is not considered an incidental use; and
- incidental use must have its own business license unless owned and operated by the primary retail business.

= not permitted (absence of symbol)

If a use is not specifically designated, it is prohibited.

		AGR	SFE	SFL	SFT	SFR	SFM	SFH	SMH	MFR	MFM	MFH	CND	CGD	CHD	MXD	PUB
A.	Residential Uses																
1	Single family, detached	P	P	P	P	P	P	P	P	P			C			P	
2	Single family, attached					P	P	P		P	P	P				P	
3	Dwelling, two family									P	P	P				P	
4	Dwelling, three family									P	P	P				P	
5	Dwelling, four family									P	P	P				P	
6	Dwelling, multi-family											P				P	
7	Manufactured/modular	P	P	P	P	P	P	P	P	P	P	P				P	
8	Mobile/trailer home								P								
9	Secondary residential structure (OM 005-2005 01/13/04)	C	C		C												
10	Cluster development			C	C	C	C	C	C	C	C	C				C	
11	Inner block development		C	C	C											C	
12	Planned Unit Development	C	C	C	C	C		C	C	C	P	P				C	
13	Bed & Breakfast	C	C	C	C	C							C	C		C	
14	Hotel/motel											C	C	C		C	
15	Lodging house									C	C	C	C	C		C	
16	Residence for persons with disabilities		P	P	P	P	P	P	P	P	P	P				C	
17	Residential facility for the aged		P	P	P	P	P	P	P	P	P	P				C	
B.	Accessory/Incidental Uses																
1	Accessory building	P	P	P	P	P	P	P		P	P	P	P	P	P	P	
2	Accessory dwelling unit	C	C		C	C	C									P	
3	Accessory farm building	P	P	P	P	P											
4	Off street parking incidental to main use	P	P	P	P	P	P	P		P	P	P	P	P	P	P	
5	Private swimming pool	P	P	P	P	P	P	P		P	P	P	P	P		P	
C.	Governmental/Institutional/Special Services																

		AGR	SFE	SFL	SFT	SFR	SFM	SFH	SMH	MFR	MFM	MFH	CND	CGD	CHD	MXD	PUB
1	Church	P	P	P	P	P	P	P	P	P	P	P					
2	Ministers, rabbis, priests, and other similar ordained religious work	P^	P														
3	Community center	P	P	P	P	P	P	P	P	P	P	P	P	P			
4	Day care nursery	C^	P	P	I or C*	C											
5	Preschool	C^	P			C											
6	Public Park	P	P	P	P	P	P	P	P	P	P	P				P	P
	Private Lessons / public facility																C
7	Public School (OM 020-2004)	P	P	P	P	P	P	P	P	P	P	P					
8	Public building	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P
D.	Utility and Related Service																
1	Electric substation	C	C														
2	Electric power plant	C															
3	Fire station	P	P	P	P	P	P	P	P	P	P	P					
4	Gas meter station	P	P	P	P	P	P	P	P	P	P	P					
5	Irrigation supply	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
6	Utility distribution lines	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
7	Radio/TV/cellular tower													C			C
8	Sewage/water pumping station	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
9	Telephone utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
10	Public utilities, other	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
11	Utility shop, storage and bldgs	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
12	Water treatment plant	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
13	Water well reservoir or storage tank	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
E.	Professional Services																
1	Business office, medium impact	C^	C			P											
2	Business office, low impact	P^	P			P											
3	Business office, general												C	P	I or C*	P	
4	Clinic, dental												C	P	I or C*	P	
5	Clinic, medical												C	P	I or C*	P	
6	Clinical Social Worker												C	P	I or C*	P	
7	Office for single physician, dentist, or chiropractor	C^			I or C*												
8	Licensed professional	C^	C	P	I or C*	P											

		AGR	SFE	SFL	SFT	SFR	SFM	SFH	SMH	MFR	MFM	MFH	CND	CGD	CHD	MXD	PUB
9	Mortuary	C^	C^	C^					C^	C^	C^	C^	C	P		P	
10	Optical shop	C^	C	P	I or C*	P											
11	Pharmacy	C^	C	P	I or C*	P											
12	Private school, teaching, tutoring(1 or 2 students at a time)	P^	C^	C^	C^	C^											
13	Private school, teaching	C^	C	P		P											
14	Studio: Art, Dance, Drama, Photography, etc (1 or 2 students at a time)	P^	C^	C^	C^	C^											
15	Studio: Art, Dance, Drama, Photography, etc and tutoring	C^	C	P	I or C*	P											
13	Dressmakers, seamstresses, tailors, and related occupations	P^	C^	C^	C^	C^											
14	Artists, artisans, craftsman, sculptors, authors, small crafts and handcrafts, and related artistic work	P^	C^	C^	C^	C^											
15	Veterinarian^	C^	C^	C^					C^	C^	C^	C^	P	C		P	
F.	Retail/Related Uses																
1	Adult oriented business													C			
2	Food preparation, catering, etc	C^	P	P	P	P	C										
3	Bakery/Confectionery sales												P	P	P	P	
4	Barber/beauty shop	C^	P	P	P	P											
5	Book/Stationery Store												p	p	p	P	
6	Computer Store												p	p	p	P	
7	Department store													p	p	P	
8	Florist Store												p	p	p	P	
9	Furniture Store													p	p	P	
10	Specialty Store/Shop	C^			P												
11	Grocery store	C^	p	p	p	P											
12	Hardware store													p	p	P	
13	Home & Garden store												p	p	p	P	
14	Laundry/dry cleaning store												p	p	p	P	
15	Liquor store (OM 015-2004)													p	p	P	
16	Music Store												p	p	p	P	
17	Paint Store													p	p	P	

		AGR	SFE	SFL	SFT	SFR	SFM	SFH	SMH	MFR	MFM	MFH	CND	CGD	CHD	MXD	PUB
	Pet Grooming	C^	P	P	P	P											
18	Pet Store												p	p	p	P	
19	Restaurant/fast food												p	p	p	P	
20	Shoe repair	C^	p	p	p	P											
21	Small appliance repair	C^		p	p	C											
22	Variety Store												p	p	p	P	
23	Commercial complex												p	p	p	P	
24	Shopping center													p	p	P	
25	Tire sales, retail (OM 001-002, 02/27/01)													c	P		
26	Yard sales on an occasional basis	P^															
	G. Commercial/Related Uses																
1	Auto Sales – New & Used (OM 016- 2004 05/11/04)													P	P		
2	Auto Sales –Used (OM 016-2004 05/11/04)																
3	Auto wash												P	P	P		
4	Bank/financial													C	I or C*	P	
5	^^^Nondepository Financial Institutions													P	I or C*		
6	Building materials													P	P		
7	Dance hall																
8	Gasoline/petroleum storage (not bulk)	C	C	C	C								C	C	C		
9	Gasoline sales/service												P	P	P		
10	Fitness Center Commercial (Gym)													P	P	P	
11	Convenience store												P	P	P		
12	Night club																
13	Print shop/sales	C^					P	P	P	P							
14	Recreation/Entertainment													P	I or C*		
15	Research facilities	C^				P											
16	Theater													P	P	P	
17	Vehicle storage																
	H. Industry and Manufacturing																
1	Auto repair, paint and body shop																

		AGR	SFE	SFL	SFT	SFR	SFM	SFH	SMH	MFR	MFM	MFH	CND	CGD	CHD	MXD	PUB
2	Bldg maintenance & repair services																
3	Cabinet Shop																
4	Clothing Manufacturer																
5	Furniture Manufacturer																
6	General contractor yard																
7	HVAC shop/sales																
8	Ice cream plant																
9	Lumber yard													P			
10	Paint Shop													P			
11	Welding/machine Shop													C			
12	Wholesale outlet/storage and sales													P			
13	Light Manufacturing													C			
14	Motorcycle, Snowmobile, ATV, etc repair	C^															
I.	Agriculture and Related Uses																
1	Beekeeping	P^^	P^^	P^^													
2	Breeding or raising animals for sale, food, pleasure, or profit	P^^	P^^	P^^	P^^	P^^											
3	Keeping dogs, cats, fish, or exotic caged birds	P^^		C	I	P											
4	Commercial crop production	P	P	P													
5	Dairy business	P^^	P^^	P^^													
6	Feed lot	C															
7	Gardens and orchards for home use	P	P	P	P	P	P	P	P	P	P	P	P				P
8	Ranch/farm production and operation	P	P														
9	Garden and greenhouse plants and produce for wholesale or retail sales OM 007-2006 05/23/2006	C^															

^Use is allowed as a permitted or conditional use only if it is a home business, child care business or nonconforming business that complies with Title 3, Chapter 4 of this Code, Conditional Businesses

^^Must conform to Title 5 Chapter 1 of this Code, Animal Regulation and Control.

^^^Nondepository financial institutions are businesses that conduct transactions of cashing a check for consideration or extending a deferred deposit loan and shall include any other similar types of businesses licensed by the State of Utah pursuant to the check cashing and deferred deposit lending registration act. Nondepository financial institutions shall be limited by the population of all residents in Providence City. The total

population figures shall be based on the US Census Bureau's annual estimates. Only one nonfinancial institution shall be allowed for a population of 0 – 7,000. and 1 per 7,000 thereafter.

*The following conditions apply to a non-sales tax generating business (NSTGB) located in the CHD zone:

1. The combined total of all NSTGB will be limited to no more than 15% of the combined existing gross leasable space (GLS) of buildings in the project area; the GLS of a building is based on the square footage of the ground floor; upper levels are not included in the combined totals for or against the 15% limitation.
2. The project area is the approved preliminary plat.
3. Incidental uses in the project area are not computed in the 15% limitation.
4. NSTGB may be in a free standing building of its own or part of a multi-tenant building with separate outside entrances for the public.

10-6-2: CLASSIFICATION OF NEW AND UNLISTED USES:

A. Request; Referral: Requests for a new use or unlisted conditional use shall be referred to the Planning Commission chairperson for consideration by the Planning Commission. Applications for a new use and unlisted conditional use will be processed in accordance with the procedures listed in subsection 10-3-5:C of this Title to determine if such use should be permitted and added to the current list of approved uses. The Planning Commission shall forward to the City Council a recommendation to accept or reject the request. The Planning Commission shall also forward, with any recommendation for approval of a new use, the necessary ordinance amendments to implement the use.

B. City Council Action: The City Council will approve or disapprove the recommendation. Upon approval, the Process will be started to amend the necessary City ordinances in accordance with the procedures outlined for ordinance amendments and changes. (Ord., 7-23-1996)

OFFICIAL ZONING MAP OF THE CITY OF PROVIDENCE UTAH

SHEET 5-A OF THE
PROVIDENCE CITY MASTER PLAN
REVISED: FEBRUARY 3, 2015



PREPARED BY: BENTLEY & ASSOCIATES, INC.
CITY OF PROVIDENCE, UTAH
PROVIDENCE, UTAH 84302
DRAWN BY: J. W. BENTLEY, JR.
DATE: FEBRUARY 3, 2015

LEGEND

	PROVIDENCE CORPORATE LIMITS
	NEIGHBORING CITY LIMITS
	ZONING DISTRICT BOUNDARY *
	PROPERTY LINE
	SEWER
	SECTION CORNER
	00-000-0000 PROPERTY TAX NUMBER

ZONING DISTRICTS *

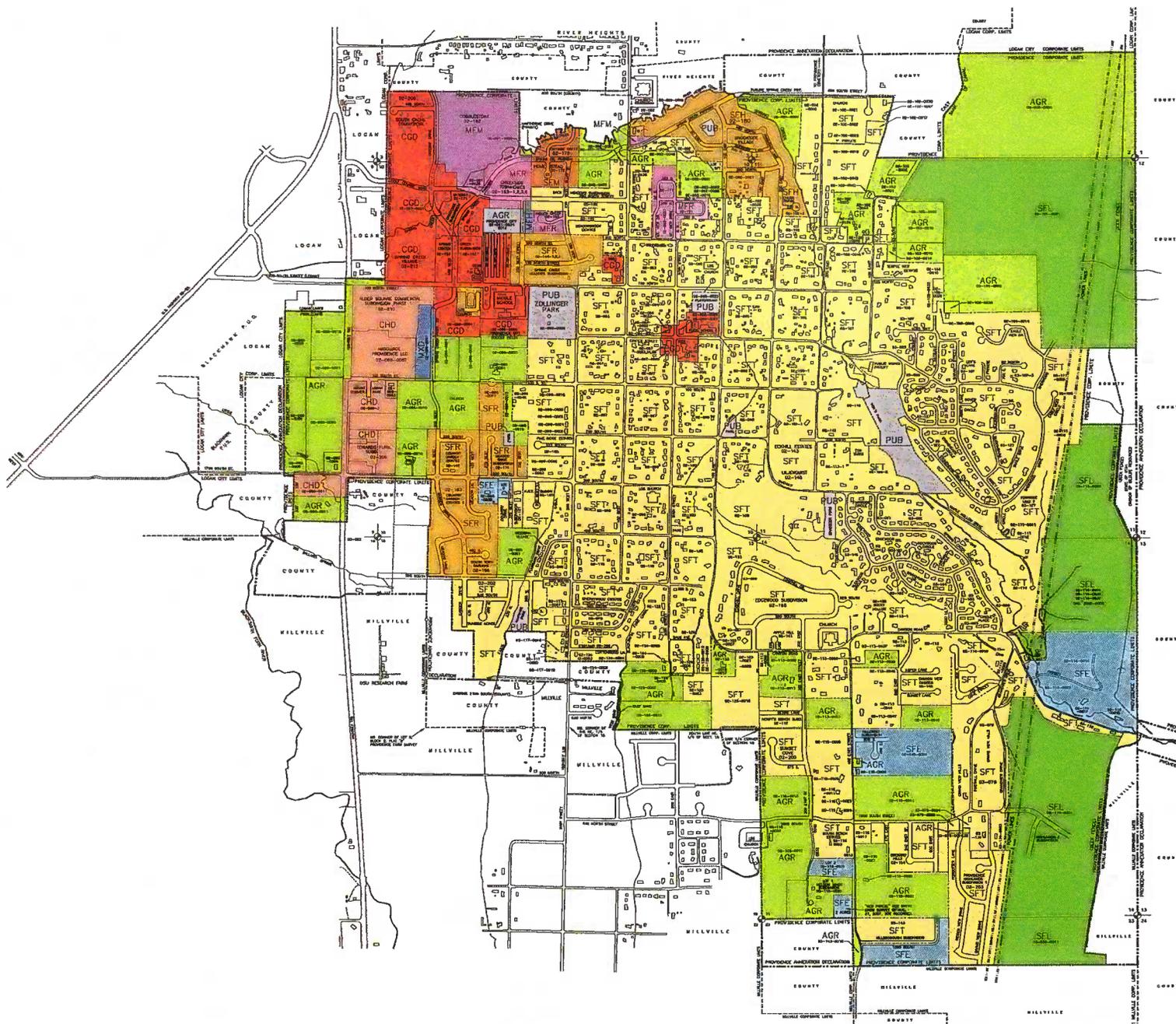
	AGR AGRICULTURAL DISTRICT
	SFE SINGLE FAMILY ESTATE DISTRICT
	SFL SINGLE FAMILY LARGE DISTRICT
	SFT SINGLE FAMILY TRADITIONAL DISTRICT
	SFR SINGLE FAMILY RESIDENTIAL DENSITY DISTRICT
	SFM SINGLE FAMILY MEDIUM DENSITY DISTRICT
	SFH SINGLE FAMILY HIGH DENSITY DISTRICT
	SMH SINGLE FAMILY MOBILE HOME DISTRICT
	MFR MULTIFAMILY RESIDENTIAL DENSITY DISTRICT
	MFM MULTIFAMILY MEDIUM DENSITY DISTRICT
	MFH MULTIFAMILY HIGH DENSITY DISTRICT
	MXD MIXED USE DISTRICT
	CND COMMERCIAL NEIGHBORHOOD DISTRICT
	CGD COMMERCIAL GENERAL DISTRICT
	CHD COMMERCIAL HIGHWAY DISTRICT
	PUB PUBLIC USE DISTRICT

* NOTE: THIS ZONING MAP IS A COMPARISON OF ZONE BOUNDARIES THAT HAVE BEEN DETERMINED BY EACH COUNTY INCLUDING PLATS ON FILE IN THE PROVIDENCE CITY OFFICE. REFER TO THESE CITY PLATS FOR DETAILED LOCATIONS OF ZONE BOUNDARIES.

ZONING DISTRICT BOUNDARIES ARE REDEFINED ON THIS MAP BY COMPARED TO ZONE BOUNDARIES DERIVED BY LEGAL DESCRIPTION OR OTHER DOCUMENTS OF THE MAP. ALL ZONING DISTRICT BOUNDARIES SHALL FOLLOW THE FOLLOWING PRIORITY:

1. FOLLOW THE CENTER LINE OF A STREET, HIGHWAY, CANAL, OR OTHER LINEWORK.
2. FOLLOW THE CORNER LINE OF A PARCEL UNLESS AS DETAILED ON THE CITY'S PLATS.
3. FOLLOW THE CITY'S CORPORATE LIMITS.

① INDICATES A DISTRICT BOUNDARY ALONG THE RIGHT-OF-WAY LINE OF A PUBLIC STREET.



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 Devices, 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 Metropolitan 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.

~~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 (C4) 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 placed 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 planting 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%) 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 heat 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 40 6 feet (40' 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, they 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's 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 90° parking — 64 feet
When 60° parking — 60 feet
When 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. (Zen. Ord., 5-8-1991)~~