



KANAB
— UTAH —

Kanab City Planning Commission

76 N Main, Kanab, UT 84741

435-644-2534

February 16, 2016 Meeting

Agenda

Facilitator: Chairperson, Joan Thacher

6:30 PM Call to Order and Approval of minutes of previous meeting
Motion; Second; Vote On Minutes

6:35 PM Public Comment Period

Discussion Proposed discussion form 02-02-16 meeting regarding revisions to the
Kanab City Land Use Ordinance Chapter 20, and Exhibits, A, B, and C

Discussion Proposed discussion form 02-02-16 meeting regarding minor changes to
Chapters 6 and 9

Work Meeting -Staff Report
-Commission Member Reports
-Council Member Liaison Report

Times listed for each item on the agenda may be accelerated as time permits, or may be taken out of order as moved upon by the commission. If you are planning to attend this public meeting and due to a disability need assistance in understanding or participating in the meeting, please notify the City eight or more hours in advance of the meeting, and we will try to provide whatever assistance may be required. Please contact RaeLene Johnson at the Kanab City Offices.

**See entire packet online a minimum of 24 hours before the meeting at:
<http://www.utah.gov/pmn>**

Kanab Planning Commission Meeting

February 2, 2016

Kane County Commission Chambers

PRESENT: Chairperson Joan Thacher, Chair Pro Tem Mike Downward, Commission Members Stuart Allan, Melvin Watson, Curtis Cutler, Business/Land Use Coordinator Mike Reynolds, Jeff Stott of Kanab City Legal Council, Secretary Katherine Ohlwiler.

MEETING STARTED AT 6:35 PM

NOT IN ATTENDANCE: City Council Liaison Brent Chamberlain, Commission Members Marty Ott and Arlon Chamberlain.

APPROVAL OF MINUTES: Stuart Allan made a motion to approve the minutes of January 19, 2016. Mike Downward 2nd the motion. Motion passed.

PUBLIC COMMENT: None

PUBLIC HEARING, DISCUSSION ON A CONDITIONAL USE PERMIT ALLOWING FOR TEMPORARY LODGING, MAX 180 DAYS, USING A TRAILER ON THE PROPERTY DURING CONSTRUCTION OF A PRINCIPAL DWELLING LOCATED AT 928 WEST KANE DRIVE.

APPLICANT RUSSELL DUFF: Mike Downward made a motion to go in and out of Public Hearing at the call of the Chair. Stuart Allan 2nd the motion. Motion passed. Out of Public Hearing. Mike Reynolds explained that everything with this Conditional Use Permit is in order and that he had not received any objections or concerns from the public and surrounding neighbors. Mike Downward made a motion to recommend approval of the Conditional Use Permit to the City Council with the following findings:

1. The proposed use is necessary or desirable and will contribute to the general well being of the community.
2. That the use will not be detrimental to the health, safety or general welfare of persons or persons residing or working in the community, or injurious to property or improvements in the vicinity.

3a. That the proposed use will comply with the regulations of the Kanab City Land Use Ordinance; i.e. it is listed a conditional use.

Or.

3b. That the proposed use is in harmony with the character and intent of the zone in which the use resides.

4. That the proposed use is in harmony with the intent of the Kanab City General Plan.

And also adopt the recommendations of staff. Melvin Watson 2nd the motion. Motion passed.

PUBLIC HEARING, DISCUSSION ON A CONDITIONAL USE PERMIT FOR A HOME OCCUPATION BUSINESS LICENSE LOCATED AT 563 WEST VANCE, WHEREAS MINOR WELDING WILL BE CONDUCTED APPLICANT DARREN KNAPE:

Mike Reynolds briefly expressed that Mr. Knape has requested a Conditional Use Permit to correlate with his business license, he's been doing welding for a number of years as a hobby and he has decided to start making metal objects and art to sell at some local shows and programs. Notification was sent out and Mike Reynolds hadn't received any feedback from the neighbors surrounding. Mike Reynolds also expressed that he and Mr. Knape had discussed a number of things that need to be done to the property and that he already has made significant improvement on the property now and he is going to do some additional things with fencing. Stuart Allan made a motion to go in and out of Public Hearing at the call of the Chair. Mike Downward 2nd the motion. Motion passed.

Paul Arndt lives two blocks west of the welding shop and wondered how safe this is with having all the torches and tanks he needs to have. He expressed that you have kids running around and also have the odors from welding and sharp metal pieces that would be his concern. He also wondered how much traffic this will create.

Jo Anne Rando Moon is opposed to the welding business being in a residential area opening up spot zoning mainly because of concerns of a fire hazard and also noise. She thinks it's a great business to have in the industrial part of Kanab just not in a residential area where the houses are so close to each other it could cause a real problem if a fire started, there is an empty lot next to the house that's pretty overgrown with weeds so that's a concern of hers.

Darren Knape addressed that he has been welding at his residence for a number of years and has never had a complaint or problem. As far as the fire hazards, he has two houses next to him one with a very tall fence. He also explained that it's pretty much an adult neighborhood and that he'd like to do everything right.

Out of public hearing.

Melvin Watson made a motion to approve the Conditional Use Permit and Occupational Business License at 563 West Vance Drive with the following findings:

1. The proposed use is necessary or desirable and will contribute to the general well being of the community.
2. That the use will not be detrimental to the health, safety or general welfare of persons or persons residing or working in the community, or injurious to property or improvements in the vicinity.
- 3a. That the proposed use will comply with the regulations of the Kanab City Land Use Ordinance; i.e. it is listed a conditional use.

Or.

- 3b. That the proposed use is in harmony with the character and intent of the zone in which the use resides.

4. That the proposed use is in harmony with the intent of the Kanab City General Plan.

And also in compliance with Section 10-7 of the Land Use Ordinance with the additional conditions:

- No arc welding after dark
- A fence be put up to block the glare and security
- Control the weed overgrowth to prevent fire hazard.

Mike Downward 2nd the motion. Motion passed.

REVIEW OF REMODELING PLANS FOR THE PARRY LODGE GIFT SHOP LOCATED AT 89 EAST CENTER STREET: Mike Downward recuses himself from this because his stamp is on the remodeling plans. Mike Reynolds explained that this requires approval of the plan in that it meets the standards and criteria. They are remodeling the west wing of the Parry Lodge to dress it up to be consistent with the main building. Melvin Watson made a motion to approve the remodeling plans to the Parry Lodge gift shop with the finding that the site plan meets the requirements of the Land Use Ordinance and including the opinions expressed in both staff reports provided by the Land Use Coordinator and also the City Planner. Curtis Cutler 2nd the motion. Motion passed.

DISCUSSION ON REVISIONS TO THE LAND USE ORDINANCE CHAPTER 20, EXHIBITS A, B, AND C AND ALSO PROPOSED MINOR CHANGES TO CHAPTERS 6 AND 9: Stuart Allan made a motion to table the discussion on Chapter 20, Exhibits A, B, and C and also changes to Chapters 6 and 9 until the next meeting. Melvin Watson 2nd the motion. Motion passed.

STAFF REPORT: Jeff Stott explained he would like to Open and Public Meetings Act Training at the next meeting.

COMMISSION MEMBER REPORT: None

COUNCIL MEMBER LIAISON REPORT: None

Mike Downward made a motion to adjourn.

Chairperson

Date

Exhibit A

Design Standards
&
Guidelines

Downtown
Overlay

Kanab City

Downtown Overlay
Design Standards
& Guidelines



BN draft revisions Dec 2015

Note: Exhibits A,B, and C (Overlay Zones for Commercial Zones) are proposed to be eliminated, and relevant sections from these exhibits are added to Chapter 20 Commercial Zones, Section 20-8 “ Design Standards for the Commercial Zones”.

The strike-through words on the following pages show the sections proposed to be deleted, and the remaining portions (i.e, without strike-throughs) are what is moved to Chapter 20. Proposed new wording is underlined.

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Land Use Ordinance

Exhibit A

Design Standards & Guidelines

Downtown Overlay

Sections

- 1-1 Purpose: Entry Corridor Protection Overlay
- ~~1-2 Uses~~
- 1-3 Lot and Site Requirements
- ~~1-4 Applicability to Property within Existing Kanab City Limits.~~
- 1-5 Street Trees
- ~~1-6 Access / Traffic~~
- 1-7 Setbacks
- 1-8 Parking Lots
- ~~1-9 Exterior Lighting and Signage~~
- ~~1-10 Building Height~~
- ~~1-11 Fencing~~
- 1-12 Pedestrian Facilities
- ~~1-13 Landscaping / Vegetation Protection~~
- ~~1-14 Design Standards~~
- 1-15 Outdoor Display of Art
- 1-16 Public Park Facilities (combined with 1-15)
- 1-17 Building Front Design

(Note; sections highlighted in yellow above are deleted because of redundancy with other sections. Sections 1-15 & 1-16 are combined)

Section 1-1 Purpose: Downtown Overlay

To maintain the character of Kanab City as a destination community with breathtaking scenery, all Development within the designated corridors in Kanab City shall comply with the requirements of this Chapter:

- A. Preserve Kanab City's corridors,
- B. Preserve and enhance the ~~rural-resort~~ western character of Kanab City,

Adopted January 22, 2008
Revised June 25, 2013

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Land Use Ordinance

Exhibit A

Design Standards & Guidelines

Downtown Overlay

- C. Provide a significant landscaped buffer between Development and highway uses,
- D. Minimize curb cuts, driveways and access points to highways,
- E. Allow for future pedestrian and vehicular improvements along the highway corridors.
- F. Preserve and enhance Kanab's walk-able downtown atmosphere.

~~Section 1-2 Uses~~

~~All uses must be consistent with the underlying Zoning District. Any structures or use within the Downtown Overlay (DO) are also subject to specific review criteria, including Corridor Protection criteria as stated in the following sections.~~

~~Section 1-3 Lot and Site Requirements~~

~~Lot and Site Requirements and Building heights for all Development Activities and uses must be consistent with the underlying Zoning District and are subject to the following additional requirements:~~

- A. ~~A façade improvement shall meet the requirements of Section 1-17 in Exhibit A and the site plan review requirements of Chapter 9. A façade improvement that requires a building permit within the Downtown Overlay needs approval from the Planning Commission. A façade improvement that does not require a building permit needs approval from the Zoning Administrator.~~
- B. ~~Essential public facilities such as bus shelters, bus lanes, highways, directional signs, and utility installations within the Downtown Overlay shall require a conditional use permit with approval by the Planning Commission.~~
- C. To minimize curb cuts, driveways, and access to Kanab City's primary highways and streets, access to property in the Downtown Overlay C-1 zone shall be from existing City streets when possible, rather than direct highway access. Common driveways between adjoining projects shall be used when

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Exhibit A

Design Standards & Guidelines

Downtown Overlay

possible. Driveways must be placed where they create the least interference with through traffic on highways.

- D. The Planning commission shall review all proposals for pedestrian, bicycle paths and trails through the Downtown Overlay Commercial zones.
- E. New construction projects within the Downtown Overlay shall include site plan review criteria as described in this ordinance.

~~Section 1-4 Applicability to Property within Existing Kanab City Limits~~

~~The regulations contained in this overlay zone shall apply to all lots adjacent to or within three hundred feet (300') of the nearest right of way of corridor highways as described below:~~

~~Along Highway 89 (a.k.a. Center Street, 100 East & 300 West) from 100 South to 100 North~~

~~Section 1-5 Street Trees~~

~~Street Trees shall be planted in the right of way as part of the site landscaping requirements and shall be maintained according to City landscape ordinance.~~

~~Section 1-6 Access / Traffic~~

~~Access points and driveways connecting directly to the corridor roadways shall be minimized. Common driveways between adjoining properties shall be encouraged. When direct driveway access is necessary, it shall be located in such a manner to minimize interference with through traffic on the corridor roadway. (note that this section is proposed for deletion because it is covered in section 1-3:C)~~

~~Section 1-7 Setbacks~~

~~A setback in the Downtown Overlay shall be established by the Planning Commission based upon a visual~~

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Exhibit A

Design Standards & Guidelines

Downtown Overlay

~~assessment of the property. However, unless otherwise allowed for in this section the setback shall be a minimum of the underlying zone requirements from the property line and may require additional setback to accommodate adequate parking, seating and/or landscaping. Businesses requesting street front seating/dining should consider a greater setback in their design and site plan to accommodate for use.~~

Section 1-8 Parking Lots

Some established and new businesses in ~~this overlay district~~ the downtown area do not have adequate parking. With new construction and/or when a change of use occurs, parking standards for these businesses will be considered by the Planning Commission as specified in Chapter 6, (6-4-#3 Commercial properties fronting on Highways 89/89A).

Kanab City has developed the Downtown Parking District to create diagonal parking on the side streets in order to create additional downtown parking. The C-1 zone Downtown Overlay is considered a walk-able area that allows less restrictive parking space requirements. All requests for exceptions from the parking requirements outlined in Chapter 6 (Parking) of this ordinance shall be considered as part of the site plan review.

~~Section 1-9 Exterior Lighting and Signage~~

~~All exterior lighting and signage on or adjacent to a business/building in the Downtown Overlay shall meet the requirements outlined in this ordinance.~~

Section 1-10 Building Height

~~No building within the Downtown Overlay shall exceed the allowable height for the underlying zone.~~

Section 1-11 Fencing

~~All fences in the Downtown Overlay must comply with the City fencing regulations.~~

~~Outdoor storage area must be enclosed in a solid barrier~~

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Exhibit A

Design Standards & Guidelines

Downtown Overlay

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Section 1-12 Pedestrian Facilities

Trails and sidewalks are an important element ~~Downtown Overlay~~ and shall be provided in all commercial zone ~~Downtown Overlay~~ developments in accordance with the Kanab City Trails Master Plan. Trails and sidewalks may occupy setback areas.

~~Section 1-13 Landscaping / Vegetation Protection~~

~~A landscaping plan shall be required for all Downtown Overlay developments as specified in this ordinance.~~

~~Section 1-14 Design Standards~~

~~All development within the Downtown Overlay shall comply with the specified design standards.~~

Section 1-15 Outdoor Display of Art

The permanent installation of an outdoor display of art or recreational equipment such as bike racks that require a fixed, ~~impervious~~ location on or above the ground and is within 30' of a UDOT right-of-way may be approved by the Planning Commission. ~~a structure is allowed as a Conditional use if within thirty feet (30') of the Utah Department of Transportation (UDOT) right-of-way.~~ (note; sections 1-15 & 1-16 are combined)

~~Section 1-16 Public Park Facilities~~

~~The permanent installation of outdoor recreational equipment that requires a fixed, impervious location on or above the ground, a structure is allowed as a Conditional Use within thirty feet (30') of the Utah Department of Transportation (UDOT) right-of-way.~~

Section 1-17 Building Front Design

In conjunction with a required site plan, architectural designs for new construction and refurbishing the

Exhibit A

Design Standards & Guidelines

Downtown Overlay

exterior of an existing commercial building are required, addressing the design standards in this section. Site plans or façade improvements in the commercial zones Downtown Overlay that require a building permit need approval from the Kanab City Planning Commission. All other construction or refurbishments that do not require a building permit need approval from the Zoning Administrator.

The following guidelines apply to new construction and refurbishing the exterior of an existing commercial building. ~~in the Downtown Overlay.~~

- A. No corrugated sheet metal products or high maintenance materials shall be permitted on the building front wall surface. Corrugated metal awnings may be approved by the Planning Commission. The building front area shall consist of a combination of City approved materials. The glazing system used ground floor front façade area shall consist of a minimum of 25% window area, unless otherwise approved by the Planning Commission. ~~shall cover a minimum of 10% of the building front area of each floor.~~ City approved materials include window glass, stucco, rock and brick. Wood materials are considered a high maintenance material which may be approved in a site plan review. Colors will also be considered and approved as part of the site plan review and must be compatible with the color scheme of businesses in the downtown overlay district. Natural earth tone colors are ~~preferable~~ preferred.
- B. The primary pedestrian entry of the building should face the street and be identified, defined and reinforced by significant architectural elements of mass. The appearance of the building front shall present a three dimensional effect through the utilization of such architectural features as pop outs, vertical relief overbuilds, recesses, canopies or porticos supported by columns or protrusions, significant variations in the roof or parapet, etc.
- C. The design standards for building fronts described above shall wrap around the building sides adjacent to the primary front, for at least ten (10') feet, unless the Planning Commission approves a lesser

Exhibit A

Design Standards & Guidelines

Downtown Overlay

~~amount. A minimum footage shall be determined with the site plan review.~~

- ~~D.~~ The site plan (including the building architectural design) shall be submitted for P&Z review. ~~five (5) days prior to being put on the agenda.~~
- E. During the site review, the Final Site Plan will be amended as needed to finalize landscaping and building design and will be signed by the Planning Commission Chair and developer. The building inspector shall retain an original signed copy to be used for inspection. (Note; sections D & E should be moved to Chapter 9, 'Site Plan Review')

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Chapter 20

COMMERCIAL ZONES

Ordinance which provides for various commercial uses in three Kanab City Commercial Zones: C-1 C-2 and C-3

Adopted January 22, 2008
Revised Feb 11, 2014

Sections

- 20-1 Purpose
- 20-2 Commercial Zones
- 20-3 Permitted and Conditional Uses
- 20-4 Height Regulations
- 20-5 Temporary Events on Public Right-of-Way
- 20-6 Minimum Area, Width, and Yard Regulations
- 20-7 Special Regulations
- 20-8 Design Standards for the Commercial Zones

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[BN draft revisions Dec 2015](#)

[\(no changes are proposed to the list of permitted and conditional uses\)](#)

Section 20-1 Purpose

The purpose is to provide various zones within the City of Kanab where a wide variety of goods and services can be provided.

Section 20-2 Commercial Zones

A. C-1 Commercial Zone

1. The C-1 Zone has been established to distinguish the historic downtown commercial area of Kanab. This zone is characterized by a variety of types of goods and services that complement one another and is intended to facilitate a high density of economic activity in a walkable atmosphere. The C-1 Zone encourages a mix of store front commercial retail, restaurants, hotels, mixed residential/commercial, and office space.

- ~~2. The C-1 zone is the underlying zone for the Downtown Overlay (DO).~~

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B. C-2 Commercial Zone

1. The objective of the commercial zone is to provide space within the city where nearly all

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types of commercial goods and services may be provided. Since the zone permits such a wide variety of uses, the protective features which zoning normally affords to adjacent properties are mostly nonexistent. Owners should develop and maintain their property in recognition thereof.

2. The C-2 commercial zone is located principally along major roadways for maximum visibility to the public. To maximize traffic safety, property owners should work together to provide access, parking, etc., to adjacent parcels and access should be provided in a manner that will minimize the hazard of traffic leaving and entering major roadways.

- ~~3. The C 2 zone is the underlying zone for the Transitional Commercial Overlay. (TCO)~~

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C. C-3 Commercial Zone

1. The principal objective in establishing the C-3 commercial zone is to provide space within the city where facilities that serve the traveling public can be most appropriately located. Other purposes for establishing the C-3 commercial zone is to promote safety on the highways, to promote the convenience of the traveling public, to promote beauty in the appearance of roadsides and interchanges leading into the city and to prohibit uses which will tend to be contrary to the use of the land for its primary purposes or which would be unsightly to the traveling public.

- ~~2. The C 3 zone is the underlying zone for the Entry Corridor Protection Overlay (ECPO).~~

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Section 20-3 Permitted and Conditional Uses

(See Land Use Chart at the end of this chapter)

Section 20-4 Height Regulations

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No building shall be erected to a height greater than ~~allowed by ordinance 45 feet, unless a conditional use permit is approved for a greater height.~~ No building shall be erected to a height lower than twelve (12) feet.

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Section 20-5 Temporary Events on Public Right-of-Way

In no case shall business be conducted on public right-of-ways except as allowed by a special events permit.

Section 20-6 Minimum Area, Width, and Yard Regulations

Zone	Area	Width	Yard Setbacks in Feet		
			Front	Side	Rear
C-1	5,000 sq ft	0	0	0	2
C-2	5,000 sq ft	0	0	0	2
C-3	12,000 sq ft	0	20	20	2

Where a commercial zone abuts a residential district, building setbacks will be as follows:

Building Height	Yard Setbacks in Feet		
	Front	Side	Rear
Greater than 16 feet	0	20	20
Less than 16 feet	0	10	10

Section 20-7 Special Regulations

- A. All used materials and used merchandise that are not for decorative purpose, except vehicles in running order, shall be stored in an enclosed building or within an enclosure surrounded by a sight-obscuring fence or wall of not less than six (6) feet in height and no material or merchandise shall be stored to a height of more than the height of the enclosing fence or wall.
- B. No trash, rubbish, weeds or other combustible material shall be allowed to remain on any lot outside of approved containers in any Commercial

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District. No junk, debris, abandoned or dismantled automobile or automobile parts or similar material shall be stored or allowed to remain on any lot in any Commercial District.

- C. All solid waste storage facilities shall be located at the rear of the main building or else behind a sight-obscuring fence or wall which will prevent the facility from being seen from a public street.

Section 20-8 Design Standards for the Commercial Zones (C-1, C-2, C-3) (Note: this section replaces the three overlay zones which are contained in Exhibits A,B,& C)

A. The The purpose of the Design Standards is to maintain the western character of the downtown area, preserve city corridors, minimize curb cuts and access points to highways, and enhance Kanab's walkable downtown atmosphere.

B. Lot and Site Requirements:

a Common driveways between adjoining properties shall be used when possible. Driveways must be placed where they create the least interference with traffic on highways.

b Street trees shall be planted in the right of way as part of the site landscaping requirements and shall be maintained according to City landscape requirements.

c Businesses proposing outdoor street front seating / dining should consider an adequate front setback in their site plan to accommodate such front area use.

d Parking for new buildings shall be located in the rear or side of the building, unless access to the side or rear is not feasible. Diagonal parking on side streets is permitted within the Downtown Parking District in order to create additional downtown parking. See Exhibit F for diagonal parking layout.

e Trails and sidewalks shall be provided in all new development within the C-1 zone in accordance with

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the Kanab City Trails Master Plan. Trails and sidewalks may be located within the setback areas.

C. Outdoor Display of Art, or Public Park Facilities: The permanent installation of an outdoor art display, or outdoor recreational equipment such as bike racks that require a fixed location on or above the ground and is within 30' of a UDOT right-of-way may be approved by the Planning Commission, ~~is considered a Conditional Use if within 30' of a Utah Dept of Transportation right-of-way.~~

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D. Building Front Design: In conjunction with a required site plan, architectural designs for new construction and refurbishing the exterior of an existing commercial building are required, addressing the design standards in this section. Site plans or façade improvements in the ~~Downtown Overlay~~ Commercial zones that require a building permit need approval from the Kanab City Planning Commission. All other construction or refurbishments that do not require a building permit need approval from the Zoning Administrator.

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The following guidelines apply to new construction and refurbishing the exterior of an existing commercial building in the ~~Downtown Overlay~~ Commercial zones.

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a. No corrugated sheet metal products or high maintenance materials shall be permitted on the building front wall surface. Corrugated metal awnings may be approved by the Planning Commission. The building front area shall consist of a combination of City approved materials. ~~The glazing system~~ ground floor front façade area shall consist of a minimum of 25% window area, unless otherwise approved by the Planning Commission. ~~shall cover a minimum of 10% of the building front area of each floor.~~ City approved materials include window glass, stucco, rock and brick. Wood materials are considered a high maintenance and approved as part of the site plan review and must be compatible with the color scheme of businesses in the ~~downtown overlay district~~ Commercial zones. Natural earth tone colors are preferred.

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Adopted January 22, 2008
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- b. The primary pedestrian entry of the building should face the street and be identified, defined and reinforced by significant architectural elements of mass. The appearance of the building front shall present a three dimensional effect through the utilization of such architectural features as pop outs, vertical relief overbuilds, recesses, canopies or porticos supported by columns or protrusions, significant variations in the roof or parapet, etc.
- ~~c. The design standards for building fronts described above shall wrap around the building sides adjacent to the primary front, for at least ten feet, unless the Planning Commission approves a lesser amount. A minimum footage shall be determined with the site plan review.~~
- d. The site plan (including the building architectural design) shall be submitted for P&Z review. ~~five (5) days prior to being put on the agenda.~~
- e. During the site review, the Final Site Plan will be amended as needed to finalize landscaping and building design and will be signed by the Planning Commission Chair and developer. The building inspector shall retain an original signed copy to be used for inspection. (Note; 'd' and 'e' should be moved to Chapter 9, "Site Plan Review").
- f. Design Standards unique to the C-3 Zone:
 - 1. Minimum setback on the east side of SR-89A shall be forty five feet (45') per UDOT.
 - 2. Berms and Earthwork Screening must be graded and planted in such a manner so as to permit views of primary uses on the site from adjacent entry corridor roadway. Additionally, berm crests shall be contoured and varied in height to avoid a straight-line barrier effect.
 - 3. Fencing: All fences in the C-3 zone must be one of the following styles; wooden rail, vinyl fencing,

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architecturally compatible solid wood or natural stone, stock fences that do not front on State Highway, and various forms of steel fencing as determined by the Planning Commission. Chain link fencing is not allowed except behind front of structure.

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Ordinance which provides for various commercial uses in three Kanab City Commercial Zones: C-1 C-2 and C-3

Permitted and Conditional Uses

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Permitted and Conditional Uses (Note: no changes are proposed in the list of Permitted and Conditional Uses)

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LAND USE CHART COMMERCIAL	ZONES			
	C1	C2	C3	CPD
Agricultural Crop Sales (Farm Only)	-	-	P	-
Airport Support Facility	-	-	P	P
Antique / Secondhand Store	P	P	P	P
Apparel / Accessory Store	P	P	P	P
Apartment(s)	-	P	P	C
Arcade (Games/Food)	P	P	P	P
Art Gallery	P	P	P	P
Auto / Boat Dealer	-	P	P	-
Auto Rental / Sales	-	C	P	C
Auto Service Station	-	P	P	C
Auto Supply Store	P	P	P	P
Beauty Salon	P	P	P	P
Bed and Breakfast / Guesthouse	P	P	P	-
Cemetery	-	-	C	-
Church	P	P	P	P
College / University	P	P	P	P
Commercial Marine Supply	-	P	P	C
Commercial / Residential Mix*	P	P	P	C
Communications Facility	-	-	P	C
Computer/Office Equipment	P	P	P	P
Conference / Convention Center	P	P	P	P
Construction / Trade	-	-	C	-
Convalescent Center / Nursing Home	P	-	P	-
Convenience Store	P	P	P	C
Day Care I (under 6 children)	-	P	P	C
Day Care II (over 6 children)	-	P	P	C
Department / Variety Store	P	P	P	P
Dry Cleaner	P	P	P	P
Drug Store	P	P	P	P

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Land Use Ordinance

Chapter 20

COMMERCIAL ZONES

**Ordinance
which provides
for various
commercial
uses in three
Kanab City
Commercial
Zones: C-1
C-2 and C-3**

Permitted and Conditional Uses

Adopted January 22, 2008
Revised Feb 11, 2014

KANAB

Land Use Ordinance

Chapter 20

COMMERCIAL ZONES

Ordinance which provides for various commercial uses in three Kanab City Commercial Zones: C-1 C-2 and C-3

Adopted January 22, 2008
Revised Feb 11, 2014

LAND USE CHART COMMERCIAL	ZONES			
	C1	C2	C3	CPD
Elementary - Jr. High	-	-	P	-
Espresso Stand	P	P	P	P
Fabric Store	P	P	P	P
Financial Institution	P	P	P	P
Florist Shop	P	P	P	P
Funeral Home/Crematory	-	P	P	-
Furniture/Fixtures	P	P	P	P
Garage/Vehicle Repair	-	P	P	C
Gas Station	-	P	P	C
Grocery Store	P	P	P	C
Group Home	-	P	P	C
Halfway House	-	C	P	C
Hardware / Garden Material	-	P	P	C
Health Club	P	P	P	P
High School	-	-	P	-
Hobby / Toy Store	P	P	P	P
Hospital	-	-	P	-
Hotel / Motel / Extended-Stay	P	P	P	C
Jewelry Store	P	P	P	P
Kennel / Public	-	-	P	-
Landscaping Business	-	-	P	-
Laundromat	P	P	P	P
Library	P	P	P	P
Liquor Store	P	P	P	C
Live or amplified music	P	P	P	P
Lodging House	P	P	P	C
Media Material	P	P	P	P
Medical / Dental Lab	-	P	P	P
Misc. Equipment Rental Facility	-	P	P	-

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Land Use Ordinance

Chapter 20

COMMERCIAL ZONES

Permitted and Conditional Uses

Ordinance which provides for various commercial uses in three Kanab City Commercial Zones: C-1, C-2 and C-3

Permitted and Conditional Uses

LAND USE CHART COMMERCIAL	ZONES			
	C1	C2	C3	CPD
Mobile / Park Model Home Park	-	-	P	-
Multi-family dwelling units*	-	P	P	P
Museum	P	P	P	P
Office Supply	P	P	P	P
Park	P	P	P	P
Pet Store	P	P	P	P
Photographic and Electronic Store	P	P	P	P
Police / Fire Facility	P	P	P	P
Preschool	-	P	P	P
Printing / Publishing	P	P	P	P
Professional Office	P	P	P	P
Public / Private Parking	P	P	P	P
Recreational Center	P	P	P	P
Restaurant	P	P	P	P
RV / Camp Park	P	P	P	-
Self-Service Storage	-	-	P	-
Single Detached Dwelling Unit	-	P	P	-
Single Attached Dwelling Unit	-	P	P	-
Social / Public Agency offices	P	P	P	P
Sporting Goods and Related Stores	P	P	P	P
Tavern	C	-	-	-
Theater	P	P	P	P
Towing Operation	-	P	P	-
Truck Stop	-	-	P	-
Two-family dwelling units	-	P	P	-
Veterinary Clinic large animal	-	-	P	-
Veterinary Clinic small animal	-	P	P	C
Vocational School	-	P	P	C

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Adopted January 22, 2008
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Permitted and Conditional Uses

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COMMERCIAL ZONES

Ordinance which provides for various commercial uses in three Kanab City Commercial Zones: C-1 C-2 and C-3

Adopted January 22, 2008
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[ining uses as listed in chapter 20, \(no changes in uses are proposed\)](#)

[Youth home](#)
[Wholesale / Bulk store](#)
[Wireless Telecommunications retail](#)
[Wood Products](#)
[Zip Lines](#)

C*Commercial uses allowed for in “Commercial / Residential Mix” include those allowed in the specified zone. Residential uses for “Commercial / Residential Mix” may include one or more units. In the C1 zone, the main ground floor for any street front property along Highway 89, where pedestrian or vehicular access can be made from Highway 89, must only be used as commercial use.

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Sections

- 22-1 Purpose
- 22-2 Findings
- 22-3 Definitions
- 22-4 Districts Established
- 22-5 Downtown Overlay
- 22-6 Transitional Commercial Overlay
- 22-7 Entry Corridor Protection Overlay
- 22-8 Downtown Residential Overlay
- 22-9 Downtown Parking District Established

(Note: Chapter 22 can be deleted by including the design standards in the three Overlay Zones into Chapter 20 Commercial Zones. Section 22-9 which is the Downtown Parking District is moved to Chapter 6, "Parking Requirements" and becomes section 6-11.

22-10 Overlays—Relationships to Other Ordinances



Section 22-1 Purpose

The purpose of this chapter is to foster a viable downtown as a commercial, civic, and cultural center with its own unique identity

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by encouraging and promoting compatible design for new construction which creates a cohesive physical image (or visual unity) and blends with surrounding residential and new development areas.

Section 22-2 Findings

The downtown element in the City's General Plan notes that the downtown is a valuable community asset. The Kanab General Plan suggests consideration of a downtown which maintains its character and appearance. By stressing the streetscape, compatibility of land uses and the need for buffers and transition areas while developing downtown economic niches and new business opportunities, and parking.

Section 22-3 Definitions

The following definitions shall apply to this Chapter:

~~Downtown District Residential (DD) is a geographically definable area which contains buildings, sites, and objects, or a combination thereof, that contribute to the historic residential downtown-preservation goals of the city.~~

~~Entry Corridor Protection Overlay (ECPO) is a geographically definable area which transitions with the Transitional Commercial Overlay. The purpose of this overlay is to ensure that the general appearance from the beginning of the overlay to the Transitional Commercial Overlay (TCO) starts to bring focus to the Downtown District.~~

~~Downtown Overlay (DO) is a geographically definable area which contains buildings, sites, and objects, or a combination thereof, that contribute to the downtown.~~

~~Signage Signs, lettered boards, or other display used to identify or advertise a place of business.~~

~~Streetscape includes buildings, landscaping, lighting, signage, public space, people and traffic.~~

~~Transitional Commercial Overlay (TCO) is a geographically definable area which transitions between the Downtown Overlay (DO) and the Entry Corridor Protection District (ECPO) which contains buildings, sites, and objects, or a combination thereof, that contribute to the historic residential downtown-preservation goals of the city.~~

Section 22-4 Districts Established

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The overlays shall be shown as an overlay map to the underlying districts with the designation "DO", "TCO", "ECPO" and "DD" on the official overlay maps of the city, as amended. The city overlay map shall clearly delineate the boundaries for areas 1, 2, 3 and 4 as provided in subsections 24-5, 24-6, 24-7 and 24-8 of this chapter. The overlay districts are composed of four (4) overlays.

Section 22-5 Downtown Overlay Area

1 (DO) Downtown Overlay:

This overlay possesses a cultural, political and social character of local significance unique to the origins of the city (See exhibit A). The boundaries for this area include all parcels 300 feet from front of property line on each side of the following routes:

Along Highway 89 (a.k.a. Center Street, 100 East & 300 West) from 100 South to 100 North

Section 22-6 Transitional Commercial Overlay

Area 2 (TCO) Transitional Commercial: The purpose of this overlay is to ensure that the general appearance of buildings, signs and the development of the land create a cohesive physical image which does not impair or detract from the character and appearance of area 1 (See exhibit B). The boundaries for this area include all parcels 300 feet from front of property line on each side of the following routes:

North along 300 West from 100 to 300 North

East along US 89 (a.k.a. 300 South) from 100 East to 600 East

South along 100 East from 100 South to US 89A

South along US 89A to Kanab Creek Drive

Section 22-7 Entry Corridor Protection Overlay

Area 3 (ECPO) Entry Corridor Protection Overlay:

The purpose of this overlay is to ensure that the general appearance from the beginning of the overlay to the Transition Commercial Overlay starts to bring focus to the Downtown Overlay (See exhibit C). To maintain the character of Kanab City as a destination community with breathtaking scenery, all

Land Use Ordinance

~~development within the designated entry corridors into Kanab City shall comply with the requirements of this chapter:~~

- ~~• Preserve Kanab City's scenic view corridors.~~
- ~~• Preserve and enhance the rural resort character of Kanab City's entry corridor.~~
- ~~• Provide a significant landscaped buffer between Development and highway uses.~~
- ~~• Minimize curb cuts, driveways and access points to highways.~~
- ~~• Allow for future pedestrian and vehicular improvements along the highway corridors.~~

~~The boundaries for this area include all parcels 300 feet from front of property line on each side of the following routes:~~

~~North along US 89 (a.k.a. 300 West) from 300 North to Kanab City Limits~~

~~East along US 89 (a.k.a. 300 South) from 600 East to Kanab City Limits~~

~~South along US 89A from Kanab Creek Drive to Kanab City Limits.~~

~~Section 22-8 Downtown Residential Overlay~~

~~Area 4 (DD) Residential Overlay:~~

~~This district will be established at a later date.~~

~~Section 22-9 Downtown Parking District Established~~

(Note: This section is moved to Chapter 6, "Parking Requirements" and is now section 6-11)

~~Area 5 (DPO) Downtown Parking Overlay:~~

~~This parking district is created to improve and increase on street parking for the Downtown District and that there should be back lot parking and inter-connection between parcels (See exhibit F). The boundaries for this area include shall the following roadways:~~

~~Along US 89 (a.k.a. Center Street, 100 East, 200 West) from 200 South to 200 West one (1) block on each side of roadways on each side of said US 89.~~

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Section 22-10 Overlays – Relationships to Other Ordinances

A. Relationship of the Overlay Districts to Other City Ordinances:

1. The requirements of the Overlay Districts supplement all other City ordinances and codes. Whenever there is a conflict between the regulations of this chapter and any other land use chapter or ordinance, the regulations of this chapter shall apply. In case of conflict between the regulations of this chapter and any building code, fire code, or other regulations relating to unsafe structures, equipment, or conditions, the more restrictive shall apply.
2. In addition to the land uses allowed in the zoning district underlying the DO, TCO and the ECPO Overlays the following commercial zones will apply:
 - C-1 will apply to the DO Overlay.
 - C-2 will apply to the TCO Overlay.
 - C-3 will apply to the ECPO Overlay

Kanab Land Use Ordinance, Chapter 6 Parking Requirements

6-1 Off-Street Parking Required

6-2 Size

6-3 Access to Individual Parking Space

6-4 Number of Parking Spaces

6-5 Access Requirements

6-6 Location of Gasoline Pumps

6-7 Maintenance of Parking Lots

6-8 Lighting of Parking Lots

6-9 Parking Space Reductions

6-10 Handicapped Accessible Parking

6-11 Downtown Parking District (moved from 22-9)

6-11 Downtown Parking District: This parking district is created to improve and increase on street parking for the Downtown District, and there should be back lot parking and inter-connection between parcels (See Exhibit F). The boundaries for this area shall include the following roadways: Along US 89 (aka Center Street, 100 East, 200 West) from 200 South to 200 West one (1) block on each side of roadways on each side of said US 89.

Kanab Land Use Ordinance, Chapter 9 Site Plan Review

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Section 9-4 Additional Site Plan Requirements by Application

9-4.1 Mobile and Park Model Home Parks

Mobile and Park Model Home Parks shall meet the requirements of Chapter 12 an overall plan for development, in conjunction with site plan requirements listed in Section 9-3.

9-4.2 Recreational Vehicle Parks

Recreational Vehicle Parks shall meet the requirements of Chapter 13 for an overall plan for development, in conjunction with site plan requirements listed in Section 9-3.

9-4.3 Planned Development Overlay

A preliminary and a final site plan shall be required for approval of a Planned Development Overlay as defined in Chapter 23: Planned Development Overlay.

9-4.4 ~~Downtown Overlay~~ Commercial Zones

All site plans submitted for developments within the Down Town Overlay shall be accompanied by architectural design plans that meet the requirements of ~~Exhibit A-~~ Chapter 20.

~~9-4.5 Transitional Commercial Overlay~~

~~All site plans submitted for developments within the Transitional Commercial Overlay shall be accompanied by architectural design plans that meet the requirements of Exhibit B.~~

~~9-4.6 Entry Corridor Protection Overlay~~

~~All site plans submitted for developments within the Entry Corridor Protection Overlay shall be accompanied by architectural design plans that meet the requirements of Exhibit C. (note; the above 3 overlay districts will be eliminated)~~