

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

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BN draft revisions Dec 2015 / 2-17-16

(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).~~

B. C-2 Commercial Zone

1. The objective of the commercial zone is to

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provide space within the city where nearly all 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)~~

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).~~

Section 20-3 Permitted and Conditional Uses

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

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Section 20-4 Height Regulations

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, as per section 4-12. No building shall be erected to a height lower than twelve (12) feet.

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

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material shall be allowed to remain on any lot outside of approved containers in any Commercial 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 purpose of the Design Standards is to maintain the character of Kanab City as a destination community with breathtaking scenery, to preserve the city's corridors, preserve and enhance the rural western character of the downtown area, provide a significant landscaped buffer between development and highway uses, minimize curb cuts and access points to highways, and enhance Kanab's walkable downtown atmosphere.
- B. Lot and Site Requirements are subject to the following requirements:
 - a. A façade improvement that requires a building permit within the Commercial zones needs approval from the Planning Commission. A façade improvement that does not require a building permit needs approval from the Zoning Administrator.
 - b. Common driveways between adjoining properties shall be used when possible. Driveways must be placed where they create the least interference with traffic on

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highways.

- c. The Planning Commission shall review all proposals for pedestrian, bicycle paths and trails through the commercial zones.
- d. 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.
- e. Businesses proposing outdoor street front seating / dining should consider an adequate front setback in their site plan to accommodate such front area use.
- f. Parking Lots: Some established and new businesses in 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). Parking for new buildings in the C-1 zone 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.
- g. Trails and sidewalks shall be provided in all new development within the C-1 zone in accordance with the Kanab City Trails Master Plan. Trails and sidewalks may be located within the setback areas.
- h. Outdoor Display of Art, or Public Park Facilities: The permanent installation of an

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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 allowed as a Conditional Use. if within 30' of a Utah Dept of Transportation right-of-way.

- i. 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 3 Overlay Districts 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.
- j. The following guidelines apply to new construction and refurbishing the exterior of an existing commercial building in the 3 Overlay Districts Commercial zones.

(1). 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

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the color scheme of businesses in the ~~3 overlay districts~~ Commercial zones. Natural earth tone colors are preferred.

(2) 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.

(3). 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.

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.

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; the above two paragraphs are deleted because this is covered in Chapter 9, "Site Plan Review").

K. 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.

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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, 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.

20-9 Other Regulations: Other relevant standards and requirements are found in other sections of this code, including Landscape Requirements in section 9-8, Parking Requirements in chapter 6, Signs in chapter 7, and Site Plan Review in chapter 9.

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

Permitted and Conditional Uses

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 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 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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(no changes in uses are proposed; see listing in Chapter 20 for the uses below)

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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