

Planning Commission Staff Report



MAPLETON

Date:

2/11/2021

Item:

2

Applicant:

Mapleton City

Location:

N/A

Prepared By:

Brian Tucker, Planner

Public Hearing:

Yes

Zone:

I&M-1

Attachments:

1. Proposed Zone Text
2. Current Zone Text

REQUEST

Consideration of an ordinance amending Mapleton City Code Section 18.72 regarding Permitted and Conditional Uses and Design Standards in the I&M-1 Zone.

BACKGROUND & DESCRIPTION

The Industrial and Manufacturing I&M-1 zone is intended for general "cottage industry" activities such as warehousing and incidental office space, light manufacturing, minor industrial uses and heavier commercial uses not allowed in the general commercial zones.

For many years, The Utah League of Cities and Towns and the Utah Planning Association have recommended that cities only include the uses they really want as conditional uses because any use you list as a conditional use is a use you will almost certainly have to allow an applicant to undertake. Also, these organizations have counseled that cities need to include standards for these uses to eliminate the unwanted side effects of the uses.

The existing ordinance has some redundant and confusing language and also lacks specificity for requirements for certain uses. Staff has re-written, or re-organized the ordinance with the intent to:

- Include only those uses that would be appropriate in the zone and to identify them in an easy to read table;
- Provide specific conditions for uses classified as "conditional uses";
- Simplify and clarify the landscaping and screening requirements; and
- Require stricter design standards for buildings that front on Highway 89 to be consistent with the standards that apply in the commercial zones.

The Planning Commission should determine if the proposed ordinance amendments are appropriate for the I&M-1 zone and whether there are other items that the ordinance should address.

RECOMMENDATION

Recommend approval of the proposed ordinance amendments to the City Council.

Attachment “1”
Proposed Ordinance

CHAPTER 18.72
I&M-1 INDUSTRIAL AND MANUFACTURING ZONE

SECTION:

18.72.010: Purpose and Intent

18.72.020: Permitted Uses

18.72.025: Conditionally Permitted Uses

18.72.030: Site Plan Approvals

18.72.040: Lots, Buildings, Yards, And Open Spaces

18.72.050: Screening and Landscaping Requirements

18.72.060: Parking, Driveway Access and Drainage

18.72.070: Lighting

18.72.080: Utility Requirements

18.72.090: Special Provisions

18.72.010: PURPOSE AND INTENT:

The I&M-1 Industrial and Manufacturing Zone is specific to areas of the City as identified on the Mapleton City General Plan map. The I&M-1 Zone shall not be applied to areas designated on the General Plan map as "commercial" or any other uses. The primary purpose of the I&M-1 Zone is to allow for general "cottage industry" activities such as warehousing and incidental office space, light manufacturing, minor industrial uses and heavier commercial uses not allowed in the GC-1 Zone. (Ord. 2004-30, 11-3-2004, eff. 12-1-2004)

18.72.020: PERMITTED USES:

The following principal uses are permitted in the I&M-1 Zone. Uses not specified as a permitted use or a conditional use as defined in section [18.72.025](#) of this chapter, shall be considered "prohibited" in the I&M-1 Zone. The uses below are permitted on individual lots or commercial condominium projects as defined by title 17, chapter [17.03](#), "Condominiums", of this Code.

LAND USE TABLE KEY: P=Permitted Use; C=Conditional Use; Blank box=Uses Not Allowed

LAND USE	PERMITTED USES	CONDITIONAL USES
Agriculture	P	
Assembly use	P	
Car wash	P	
Childcare, commercial	P	
Clinic, animal	P	
Commercial Greenhouse	P	
Commercial parking lot	P	
Commercial repair services	P	
Comprehensive mental care treatment	P	
Construction/contractor offices (no storage or fuel pumps).	P	
Construction/contractor offices including outdoor storage areas and/or		C

gasoline/diesel pumps and fuel storage tanks		
Entertainment center	P	
Gas station	P	
Gas station, cardlock fueling station	P	
Gas station with vehicle repair	P	
Machine shop	P	
Manufacturing, light	P	
Office, general	P	
Office, intensive	P	
Office, medical	P	
Outdoor storage	P	
Parks	P	
Pawn shop	P	
Recreation facility, commercial	P	
Recreation facility, public	P	
Residential Caretaker Unit		C
Service commercial	P	
Salvage yard.		C
School	P	
Self-Storage Unit Facilities		C
Storage yard		C
Sewage pumping stations	P	
Sports facilities	P	
Vehicle assembly	P	
Vehicle-related use	P	
Vehicle rental	P	
Vehicle repair	P	
Vehicle sales (minor)	P	
Veterinary hospital	P	
Warehouse/distribution	P	

18.72.025: CONDITIONALLY PERMITTED USES:

A. The Planning Commission shall be the final review authority for applications for conditional use permits within the I&M-1 Zone. Uses must be compatible with the intent of this zone. Any conditions imposed upon these uses by the Planning Commission must fall under one or more of the following categories:

1. Conditions relating to safety for persons and property;
2. Conditions relating to health and sanitation;
3. Conditions relating to environmental concerns;
4. Conditions relating to compliance with the General Plan or special characteristics of the zoning district;
5. Conditions relating to performance, specifically the developer's ability to complete the project;
6. Conditions relating to traffic circulation and parking;
7. Conditions relating to aesthetics, based on adopted design standards; and

8. Compatibility with existing uses.

B. The following conditions also apply to specific conditional uses:

1. Construction/contractor offices including outdoor storage areas and/or gasoline/diesel pumps and fuel storage tanks:
 - a. Outdoor storage and/or gasoline/diesel pumps shall be for company use only. No processing of materials or retail uses are permitted.
 - b. Gasoline/diesel pumps and fuel storage tanks shall be subject to the requirements of section [18.84.210](#), "Location Of Gasoline/Diesel Pumps And Fuel Storage Tanks", of this title.
 - c. Outdoor storage associate with a construction/contractor office is subject to the same standards as storage yards.
 - d. The proposed office shall have frontage and access off of Highway 89 (1600 West).
 - e. The Planning Commission shall have the authority to require any additional condition that applies to storage yards to avoid the creation of nuisances to adjacent properties and to protect the public health, safety, and welfare.
2. Residential Caretaker Unit
 - a. One residential caretaker unit apartment may be permitted per building.
 - b. The caretaker unit must meet all applicable requirements of the International Residential Building Code as adopted by Mapleton City. Each unit shall have a kitchen suitable for cooking and preparing meals, a bathroom with shower and/or bathing facilities, a living room and a bedroom. Studio units are permitted so long as they provide space for the amenities as described in this section.
3. Salvage and Storage yards:
 - a. No portion of the storage area shall be located within three hundred (300) feet of any Residential Zoning District or use lot line.
 - b. Any outdoor storage area shall be completely enclosed by a fence or wall no less than six (6) feet in height, constructed of a sturdy, durable material and sufficiently opaque to ensure that the stored material is not visible from outside the storage area. The fence or wall shall have a minimum of two (2) nontransparent gates not exceeding forty-eight (48) feet in width providing access to the storage area for vehicles but shall not allow direct view of the storage area from adjacent properties or streets. Said fence or wall shall be continuously maintained in good condition and shall contain only approved signs.
 - c. Each salvage or storage yard must include a masonry wall along the entirety of each street frontage. This wall shall be constructed at the front setback line required for buildings in the underlying zone. The storage or salvage area must be no closer to street than the front façade of the building. The Planning Commission may accept a landscaped berm in lieu of the masonry wall if the height, width and berm landscaping fully screen the storage or salvage areas. A berm allowed in lieu of a masonry wall shall include live plant material that covers no less than 50% of the berm with grasses, bushes, ground cover or tree canopies. Trees and bushes must be at least 25% evergreen.
 - d. Stored materials shall not be stacked higher than six (6) feet and shall be stored in a manner so as not to be visible from adjoining properties or rights-of-way. In no case shall salvage or junk be stored at a height exceeding the height of the storage area fence or wall. Operational vehicles and motorized equipment are not subject to the height requirement for storage. No inoperable vehicle or equipment shall be stored within the outdoor storage areas. Permitted salvage yards are the only allowable storage areas for inoperable vehicles or equipment.

- e. Outdoor storage shall be kept and maintained in a neat and orderly manner. Outdoor and shall not include dirt, manure, gravel, rocks, sand, bark, or similar materials, unless the items are stored in bags, on pallets, or on other individually sealed containers.
 - f. A management office shall be provided on site. A caretaker unit may be permitted for security personnel or on-site operator.
 - g. Conditions within the storage area shall be controlled to minimize the hazards of fire and other threats to health and safety. Conditions within the storage area shall be controlled to minimize the hazards of fire and other threats to health and safety. Product, salvage or other storage shall be stored in rows with a continuously looping drives with a minimum width of twenty (20) feet.
 - h. Requests for a conditional use permit for a salvage yard shall also require submission of a detailed proposal identifying the predominant type of salvage to be received, the methods of separation and/or recycling, and ultimate destination of all salvaged, recycled, and waste materials. The applicant shall be required to submit written materials outlining measures taken to comply with all necessary state, county, and local laws.
 - i. All batteries shall be removed from any vehicle, and all radiator and fuel tanks shall be drained prior to the vehicle being placed in the storage yard. Salvaged batteries, oil and other such substances shall be removed by a licensed disposal company and be stored in a manner which prevents leakage of battery fluid. No fluids removed from vehicles shall be applied as a dust control method, or otherwise allowed to be discharged upon the ground.
 - j. Vehicle parts shall not be stored, loaded, unloaded, or dismantled outside the fence enclosing the salvage yard.
 - k. In order to protect surrounding areas, business operations, including loading and unloading operations shall be limited to daylight hours.
4. Self-Storage Unit Facilities.
- a. Self-storage unit facilities shall not be visually prominent from the street and must be set back from a public street no less than 100'. A building or buildings containing another permitted use shall be located between the storage units and the street.
 - b. Each self-storage unit facility must include a masonry wall along the entirety of each street frontage.
 - c. No garage door or door accessing a unit shall face a public street.
 - d. Storage units shall be no more than one-story and twenty-four feet (24') in height.
 - e. In no case shall any storage unit be used for human habitation or the housing of animals.
 - f. No business activity of any kind may be transacted from within a storage unit.
 - g. No outdoor storage or storage containers are permitted within the self-storage facility.

18.72.030: PROJECT PLAN APPROVALS:

All proposed new development within the I&M-1 Zone shall be required to submit a site plan and conceptual architectural plans for any proposed building and/or addition with all of the information as required on the official project plan application form maintained by the Community Development Department. All project plans shall be approved by the Planning Commission.

18.72.040: LOTS AND BUILDINGS.

A. LOT STANDARDS.

1. Minimum lot size: There is no minimum lot area requirement in the I&M-1 Zone except as may be dictated by off street parking requirements, adequate circulation, and property site utilization
2. Street frontage: Each project site shall have a minimum of a seventy-five feet (75') of frontage on a public street or a City approved private street.

B. BUILDING DESIGN STANDARDS.

1. Height: The maximum building height (including mechanical equipment) is forty feet (40') as defined in section [18.08.010](#) of this title and shall not exceed two (2) stories.
2. Setbacks:
 - a. Front Yard: All buildings shall be located at least fifteen feet (15') behind the front property line and/or the side yard, corner lot.
 - b. Side Yard: For side yards that abut property in the I&M-1 zone or any commercial zone, a ten-foot (10') setback shall be required for all buildings. For side yards that abut property in any residential zone, a twenty-foot (20') setback shall be required.
 - c. Rear Yard: For side yards that abut property in the I&M-1 zone or any commercial zone, a ten-foot (10') setback shall be required for all buildings. For rear yards that abut property in any residential zone, a twenty-five (25') setback shall be required.
 - d. Side Yard, Corner Lot: When a side yard on a corner lot faces a street, the same setbacks in subsection "a" apply.
3. Building Materials: Buildings that front on Highway 89 must comply with the building materials requirements found in section 18.92.040 of this title. Buildings that are part of a master plan that has frontage on Highway 89 and are located within one hundred and fifty (150') feet of a front property line must also comply with section 18.92.040 of this title.

18.72.050 - SCREENING AND LANDSCAPING REQUIREMENTS:

A. FENCING

1. A sight obscuring fence of six feet (6') in height shall be required along all side and rear property lines of the project site. If the property abuts property in any of the commercial or residential zones, said fence shall be masonry, wood, vinyl or other material as approved by the Planning Commission. If the property abuts property in the I&M-1 zone, fencing may also include chainlink with closely prewoven privacy slats, or other closely equivalent materials approved by the Planning Commission.

B. LANDSCAPING:

1. For the purposes of this section, "landscaping" shall mean and include the installation of any combination of turf (including either sod or seeded area), planter beds, gardens, trees, shrubs, ground cover, wood chips, mulch, rocks and boulders. At least thirty percent (30%) of the area not covered in hardscape shall include vegetation (i.e., turf, plants, shrubs, trees, etc.). No more than sixty percent (60%) of the landscaping shall consist of sod.
2. Xeriscape Design:
 - a. Xeriscape designs are permitted and encouraged provided, however, that the failure of an owner to install and maintain landscaping within the front yard under the guise that the vegetation and bare ground that occur naturally on the site constitutes xeriscaping shall not qualify as conforming with the provisions of this section.
 - b. Thirty percent (30%) or more of the landscaped area shall be covered with vegetation, not including required street trees, within two (2) years of planting or when planting has reached maturity, whichever comes first.
3. Park strip:
 - a. When a project site abuts a public road that has a park strip between the curb and the sidewalk, the property owner shall be required to plant and maintain landscaping within the park strip.

- b. Deciduous trees with a trunk size of two inches (2”) in caliper shall be planted every thirty-five feet (35’) within the planter strip. All trees along Highway 89 shall be Sycamore London Plane (*Platanus acerifolia*).
4. Front Yard Landscaping:
- a. All required front yards shall be landscaped. Designated parking areas are not allowed to encroach on the required front setback area.
 - b. Deciduous trees shall be planted at a minimum rate of one tree for every 2,000 square feet of area within the front yard.
 - c. Where parking is located between the building and the street, the parking lot shall be screened with a berm across the entirety of the parking lot that is no less than 3’ tall. The required trees, shrubs and other plantings should be installed to enhance the visual barrier between the parking lot and the street. This screening can be placed within the required setback and/or parking lot landscaped perimeter.
5. Side and Rear Yard Landscaping:
- a. All required setback areas shall be landscaped, except as provided herein.
 - b. Where parking lots and approved storage areas are located between the building and the property line, the required landscaping setbacks are as follows:
 - i. For side and/or rear yards that abut property in any commercial or residential zones, a ten-foot landscape buffer is required. One deciduous tree shall be planted every thirty five feet (35’) within the buffer.
 - ii. For side and/or rear yards that abut property in the I&M-1 zone, a five-foot landscaped buffer is required.
6. Screening.
- a. All mechanical equipment shall be located within or on the side of the building or on the roof with parapet walls and not within the required setbacks. Any mechanical equipment located on the outside of the building must have a visual/noise barrier that completely surrounds the equipment and extends at least one foot (1’) above the equipment.
 - b. Any above ground utilities on the site shall be screened with shrubs or grasses.
 - c. Evergreens should be incorporated into the landscape treatment of a site, particularly in those areas where screening and buffer is required.
 - d. Softening of Walls and Fences: Plants shall be placed intermittently against long expanses of building walls, fences, and other barriers to create a softening effect.
7. Parking Lot Landscaping:
- a. All parking lots designed for ten (10) or more parking spaces shall provide parking lot interior landscaping. This landscaping is intended to be placed primarily within the designated parking lot and in addition to the other required landscaping. Parking lot interior landscaping shall be installed in accordance with the following provisions:
 - i. Parking areas shall be landscaped at a rate of at least four (4) square feet of landscaping per required off street parking stall. Landscaping areas located along the perimeter of a parking lot (beyond the curb or edge of pavement of the parking lot, up to a depth of 10 feet) may be included toward satisfying this requirement.
 - ii. Landscaped areas shall be improved in conformance with the following requirements:
 - 1. Interior parking lot landscaping areas shall be dispersed throughout the parking lot. Landscaped islands shall be required at the end of the parking rows, and at the midpoint of

parking rows which exceed ten (10) parking stalls, or every ten (10) stalls if parking rows exceed twenty (20) stalls.

2. Interior parking lot landscaping areas shall be a minimum of one hundred twenty (120) square feet in area and shall be a minimum of five feet (5') in width, as measured from back of curb to back of curb.
- b. Six inch by six inch (6" x 6") minimum poured concrete curb controls shall be constructed around all required landscaping within the interior of parking lots for the protection of the landscaping, except as follows:
 - i. In the I&M-1 zone, hard surfaced areas used as operational yard areas for trucks, trailers and other incidental vehicles, other than passenger automobiles and light trucks, and which are not parking lots for employees, clients, and customers, shall be exempt from parking lot interior landscaping requirements.
8. Detention/Retention Basins and Ponds: Detention/retention basins and ponds shall be landscaped. Such landscaping may include shade and ornamental trees, evergreens, shrubbery, hedges, turf, ground cover and/or other plant materials.
9. Preservation of Existing Plants: Existing plants should be incorporated into the site and landscape design, except when disease, age, prior damage, new building footprint and other circumstances require removal or when removal is approved by the City.
10. When an existing, use or building is expanded, remodeled or otherwise altered, such alteration shall not result in the violations of th

18.72.060 – PARKING, DRIVEWAY ACCESS AND DRAINAGE:

- A. On-site parking shall be provided in accordance with Mapleton City Code section 18.84.270. Parking Spaces must be at least nine feet (9') wide by eighteen feet (18') long. The City Engineer may approve minor variations in Parking Space dimensions. ADA Parking Space width requirements vary and shall be consistent with current International Building Code standards.
- B. Driveways: Driveways shall not encompass more than thirty percent (30%) of a required front or side yard. Drive access for parcels or lots located along any State highway are encouraged to utilize a side street for access wherever possible.
- C. Drainage: All parking lot and other site associated drainage shall be retained on site.

18.72.070: LIGHTING.

All sites and buildings shall comply with the lighting standards adopted in Mapleton City Code section 18.92.050.

18.72.080: UTILITY REQUIREMENTS:

All buildings used for human occupancy shall provide for culinary water and domestic sewage disposal.

18.72.090: SPECIAL PROVISIONS:

Where the use of activity is one which requires the prior approval of other local, State or Federal review agencies, evidence of such approval shall be submitted to the City as part of the application documents.

Attachment "2"
Existing Ordinance to be Replaced

CHAPTER 18.72
I&M-1 INDUSTRIAL AND MANUFACTURING ZONE

SECTION:

- [18.72.010](#): Purpose and Intent
- [18.72.020](#): Permitted Uses
- [18.72.025](#): Conditionally Permitted Uses
- [18.72.030](#): Site Plan Approvals
- [18.72.040](#): Lots, Buildings, Yards, And Open Spaces
- [18.72.050](#): Project Plan Approvals
- [18.72.060](#): Utility Requirements
- [18.72.070](#): Special Provisions

18.72.010: PURPOSE AND INTENT:

The I&M-1 Industrial and Manufacturing Zone is specific to areas of the City as identified on the Mapleton City General Plan map. The I&M-1 Zone shall not be applied to areas designated on the General Plan map as "commercial" or any other uses. The primary purpose of the I&M-1 Zone is to allow for general "cottage industry" activities such as warehousing and incidental office space, light manufacturing, minor industrial uses and heavier commercial uses not allowed in the GC-1 Zone. (Ord. 2004-30, 11-3-2004, eff. 12-1-2004)

18.72.020: PERMITTED USES:

The following principal uses are permitted in the I&M-1 Zone. Uses not specified as a permitted use or a conditional use as defined in section [18.72.025](#) of this chapter, shall be considered "prohibited" in the I&M-1 Zone. The uses below are permitted on individual lots or commercial condominium projects as defined by title 17, chapter [17.03](#), "Condominiums", of this Code.

Agriculture.

Assembly use.

Cafes and delis, subject to the design standards found in chapter [18.92](#) of this title.

Car wash.

Child care, commercial.

Clinic, animal.

Commercial convenience store.

Commercial parking lot.

Commercial repair services.

Comprehensive mental care treatment.

Construction/contractor offices (no storage or fuel pumps).

Drive-through restaurant.
Entertainment center.
Financial institutions.
Gas station.
Gas station, cardlock fueling station.
Gas station with vehicle repair.
Machine shop.
Manufacturing, light.
Office, general.
Office, intensive.
Office, medical.
Outdoor storage.
Parks.
Pawn shop.
Recreation facility, commercial.
Recreation facility, public.
Restaurant.
Retail and service commercial.
School.
Sewage pumping stations.
Sports facilities.
Vehicle assembly.
Vehicle-related use.
Vehicle rental.
Vehicle repair.
Vehicle sales (minor).
Veterinary hospital.
Warehouse/distribution. (Ord. 2018-08, 6-6-2018, eff. 6-28-2018)

18.72.025: CONDITIONALLY PERMITTED USES:

A. Conditions: Uses must be compatible with the intent of this zone. The conditions imposed upon these uses must fall under one or more of the following categories:

1. Conditions relating to safety for persons and property;
2. Conditions relating to health and sanitation;
3. Conditions relating to environmental concerns;

4. Conditions relating to compliance with the General Plan or special characteristics of the zoning district;
5. Conditions relating to performance, specifically the developer's ability to complete the project;
6. Conditions relating to traffic circulation and parking;
7. Conditions relating to aesthetics, based on adopted design standards.
8. Compatibility with existing uses.

B. Plan Review: Prior to the City Council's review of a conditional use permit, the applicant must have the plan reviewed by the Development Review Committee and the Planning Commission. Any new project, and all new buildings within the I&M-1 Zone shall be a conditional use.

C. Uses: The following is a list of conditional uses:

Agribusiness.

Construction/contractor offices including outdoor storage areas and/or gasoline/diesel pumps and fuel storage tanks shall be subject to the following requirements:

1. Outdoor storage and/or gasoline/diesel pumps shall be for company use only. No processing of materials or retail uses are permitted.
2. Gasoline/diesel pumps and fuel storage tanks shall be subject to the requirements of section [18.84.210](#), "Location Of Gasoline/Diesel Pumps And Fuel Storage Tanks", of this title.
3. Outdoor stored items shall not exceed ten feet (10') in height, and shall not include dirt, manure, gravel, rocks, sand, bark, or similar materials, unless the items are stored in bags or other individually sealed containers. Outdoor stored items shall be stored and maintained in a neat and orderly manner. No junk or junked vehicles shall be stored within the outdoor storage areas.
4. The proposed office shall have frontage and access off of Highway 89 (1600 West).
5. The Planning Commission shall have the authority to require additional conditions to avoid the creation of nuisances to adjacent properties and to protect the public health, safety, and welfare.

Salvage yard.

Storage yard. (Ord. 2018-08, 6-6-2018, eff. 6-28-2018)

18.72.030: SITE PLAN APPROVALS:

All proposed new development within the I&M-1 Zone shall be required to submit a site plan, which complies with all the requirements listed in section [18.72.040](#) of this chapter. Said site plan shall be conditionally approved by the Planning Commission. As a means of mitigating potential safety hazards or significant adverse visual impacts, the Planning Commission may require the installation of landscape features or peripheral landscape screens. Where landscaping is required the site plan shall, in addition to all other elements, contain a landscape plan showing the locations of landscape areas, the location and types of all proposed plantings and other landscape features, and the location of required sprinkler systems. The Planning Commission may also require additional fencing requirements, changes to the parking lot and traffic flow. (Ord. 2004-30, 11-3-2004, eff. 12-1-2004)

18.72.040: LOTS, BUILDINGS, YARDS, AND OPEN SPACES:

There is no minimum lot area requirement in the I&M-1 Zone except as may be dictated by off street parking requirements, adequate circulation, and property site utilization. There will be a minimum of a seventy five foot (75') frontage on a public street. The maximum building height (including mechanical equipment) is forty feet (40') as defined in section [18.08.010](#) of this title. (Ord. 2013-05, 6-18-2013, eff. 7-12-2013)

A. Setbacks: The following setback specifications are required:

1. Thirty foot (30') front yard setback if parking areas are proposed or existing in front of the building or structure. Within the front yard setback, there will be a six foot (6') separation between the back of the curb and edge of the sidewalk (where required) nearest the curb. If the required parking areas are located on the side or in the back of the building or structure, then the front yard setback shall be no less than twenty feet (20'). Corner lots shall be considered a front yard, and all setbacks shall apply. On local streets, fifteen feet (15') of the front yard area shall be maintained in landscaping in conformance to chapter [18.90](#) of this title. On collector or arterial streets, all of the front yard shall be landscaped in conformance to chapter [18.90](#) of this title.

2. Except for corner lots, each lot in the I&M-1 Zone shall be required to have a ten foot (10') landscaped side yard setback. The side yard shall be landscaped in conformance to chapter [18.90](#) of this title.

3. Each lot in the I&M-1 Zone shall be required to have a fifteen foot (15') landscaped rear yard setback. If all of the required parking is located within a rear yard area, or in back of the building, then ten foot (10') landscaped setback shall apply. The rear yard shall be landscaped in conformance to chapter [18.90](#) of this title.

B. Screening And Landscaping Requirements:

1. A sight obscuring fence of six feet (6') in height shall be required along all side and rear property lines behind the front edge of the primary building. Said fence shall be masonry, vinyl, chainlink with closely prewoven vinyl privacy slats, or other closely equivalent materials approved by the Planning Commission. The fence may be topped by a set of 3-strand barbed wire up to twelve inches (12") in height. The applicant must demonstrate that the landscaped screening will be sufficient to protect the future adjacent uses from noise, lights, glare, and other commercial or industrial nuisances.

2. All landscaped areas shall conform to chapter [18.90](#) of this title. Furthermore, the landscaping will contain ten (10) trees per acre, or a fraction thereof, and be at least one inch (1") caliper, measured three feet (3') from the ground.

3. All mechanical equipment shall be located within or on the side of the building or on the roof with parapet walls and not within the required setbacks. Any mechanical equipment located on the outside of the building must have a visual/noise barrier that completely surrounds the equipment and extends at least one foot (1') above the equipment.

C. Parking And Driveway Access: Parking will be required to be in compliance with section [18.84.270](#) of this title. Parking areas will be screened from adjacent roads with landscaped berms. There shall be no parking allowed in any required landscaping area. Driveways shall not encompass more than thirty percent (30%) of a required front or side yard. Drive access for parcels or lots located along any State highway shall be limited to the adjoining side street if present. Otherwise one curb cut and driveway access will be permitted regardless of what would be allowed by the Utah Department of Transportation, however, the stricter requirement shall apply.

D. Drainage: All lot drainage shall be retained on site. (Ord. 2013-01, 1-15-2013, eff. 2-7-2013)

18.72.050: PROJECT PLAN APPROVALS:

Concurrent with any request to rezone property to the I&M-1 Zone; or if the property is currently zoned I&M-1, prior to any approval for a building permit, a preliminary project plan shall be submitted to and approved by the Mapleton City Planning Commission. Said preliminary project plan shall be drawn to scale and shall contain the following information:

A. Location of all existing and proposed buildings and structures on the site, including an indication of the proposed uses;

- B. The location of all parking spaces as required by the Planning Commission, driveways and points of vehicular ingress and egress;
- C. A conceptual signing plan showing the location and size of typical signs;
- D. A conceptual landscaping plan subject to the requirements in chapter [18.90](#) of this title showing planting materials to be used together with the location of fence, walls, hedges, and decorative materials;
- E. Preliminary elevations of the buildings showing the general appearance and types of exterior materials to be used.
- F. Accessory structures less than five hundred (500) square feet in size shall be approved by the Planning Director as long as the structure does not encroach on any of the required parking or required landscape areas. Furthermore, building additions less than five hundred (500) square feet shall also be approved by the Planning Director so long as they meet the aforementioned criteria, and as long as the addition does not physically alter the character of the building. Accessory buildings and additions shall be architecturally compatible with the main structure, including exterior building materials and colors.
- G. Prior to the construction of any building or structure in the I&M-1 Zone, a final project plan shall be submitted and approved by the City Council, after a recommendation from the Planning Commission. Said project plan shall be drawn to scale and shall contain all required information designated on the application checklist. The Planning Commission may require a traffic study be submitted prior to a final project plan recommendation.
- H. Any failure to submit a final project plan within one year of the approval of the preliminary project plan shall terminate all proceedings and render the preliminary plan null and void, and the Planning Commission may also take further action to rezone the property as per section [18.12.010](#) of this title. (Ord. 2004-30, 11-3-2004, eff. 12-1-2004)

18.72.060: UTILITY REQUIREMENTS:

All buildings used for human occupancy shall provide for culinary water and domestic sewage disposal. (Ord. 2004-30, 11-3-2004, eff. 12-1-2004)

18.72.070: SPECIAL PROVISIONS:

Where the use of activity is one which requires the prior approval of other local, State or Federal review agencies, evidence of such approval shall be submitted to the City as part of the application documents.