

5. The off-street parking structures shall have architectural treatments that are consistent with the features of the primary structures including, but not limited to, roof pitch, roofing materials, and colors. The orientation of the parking should be interior where possible with the primary structures along the outside edges of the project.
6. Pedestrian circulation walks and bicycle racks may be required by the City Council. If required, these facilities must be located in highly visible and convenient areas.
- ~~7. Each project will address the provision of recreational vehicle parking and storage. The location, size, and design of the parking/storage area will be dependent on the product mix, availability of enclosed garages, and other factors. If the City Council determines on-site recreational vehicle parking and storage is necessary, the parking/storage plan must address, at a minimum, the following:~~
 - ~~a. Provide ample storage for recreational vehicles without using parking stalls or roads and streets. The parking area shall not exceed two thousand (2,000) square feet per acre of the project.~~
 - ~~b. To the extent possible, the parking/storage area should be located in an area not visible from the public street and secured by a six (6) foot sight-obscuring fence.~~
 - ~~c. The parking/storage area shall be owned and maintained by the owners of the development by means of a homeowners association or other acceptable entity. The management, use, and lease of the area shall be determined and enforced by the project Covenants, Conditions, and Restrictions (CC&Rs)~~
 - ~~d. Recreational vehicle parking areas shall not be leased, rented, or otherwise used by individuals that do not reside in the development or used as a junk yard, salvage yard, etc.~~

The parking requirements found listed above represent the minimum parking requirements. Any additional parking, beyond that required above, must be approved by the City Council due to a loss in the amount of landscaping in the project.

19.6.7. ~~15~~16 Project Amenities

Each development approved in the RMF Zone shall include appropriate amenities for the residents of the project and be properly maintained. Because each project will be different in nature, the amenities are likely to be different. For example, playground equipment is appropriate for family apartment projects

whereas a putting green is appropriate for a retirement community. As a general rule, active recreation areas will include amenities such as sport courts, shuffleboard, pickle ball courts, bocce ball, horseshoe pits, swimming pools, splash pads, playgrounds, clubhouses etc., and passive recreation (lawn) areas. The amount of amenities required shall be adequate for the proposed number of units in the development.

1. Projects with less than thirty (30) units shall furnish:
 - a. Picnic areas with tables and barbecue areas.
 - b. A recreation area with amenities appropriate for the targeted population.
2. Projects with thirty-one (31) to sixty (60) units shall furnish:
 - a. One (1) picnic area with tables and barbecue area with shade structure.
 - b. A sport court with at least five hundred (500) square feet, or equivalent amenity.
 - c. One (1) recreation area with amenities appropriate for the targeted population.
3. Projects with sixty-one (61) to one hundred (100) units shall furnish:
 - a. Two (2) picnic areas with tables and barbecue areas with shade structures.
 - b. One (1) sport court with at least five hundred (500) square feet, or equivalent amenity (i.e. pickle ball, racquetball, splash pad, hot tub/spa).
 - c. One (1) recreation area with amenities appropriate for the targeted population.
 - d. A clubhouse used for gatherings of residents not less than one thousand (1000) square feet in size complete with restrooms. The clubhouse may be substituted for an outside social function area, no less than two thousand (2000) square feet in size, with approval by the City Council.
4. Projects with more than one hundred (100) units shall furnish:
 - a. Three (3) picnic areas with tables and barbecue areas with shade structures.
 - b. Two (2) recreation areas with amenities appropriate for the targeted population.
 - c. A clubhouse used for gatherings of residents not less than two thousand (2000) square feet in size complete with restrooms and indoor amenities and services.

The City Council will be the final authority in determining if the amenity package is appropriate for the project size, location, and target population. The type and quality of amenities will be taken into

rather than steel beams. Applicants are responsible for approval of bridges from the Utah Department of Natural Resources, The U.S. Department of the Interior, Army Corps of Engineers, and any other regulatory body.

19.6.28.6.4 Parking

To ensure proper traffic circulation and safety, there shall be no on-street parking on streets that are twenty four (24) feet wide or less in the MH-1 Zone. Each development shall satisfy the off-street parking requirements found in Chapter 19.4 herein, including adequate parking for anticipated guests and visitors, together with parking for ~~recreational vehicles~~, service vehicles and other vehicles. (11-18-20)

19.6.28.7 Landscaping and Vegetation

19.6.28.7.1 Preservation of Existing Vegetation

19.6.28.7.2 Introduction of New Vegetation

19.6.28.7.3 Landscaping Limitations

Landscaping and existing vegetation are primary concerns in the MH-1 Zone. It is the intention of Payson City to encourage landscaping and vegetation that is natural and native to the surrounding environment. Each building site plan in the MH-1 Zone shall include a landscaping plan that indicates the number and size of trees and shrubs to be planted, lawn and turf areas, and irrigation plans. Plans found to be inappropriate for the reasons of wasting water, destruction of the natural environment, introduction of species that could threaten native vegetation, or other justifiable reason will be denied by the City. Each landscaping plan shall be reviewed by a member of the American Society of Landscape Architects to ensure that the plan is appropriate for the specific location in terms of planting materials, introduction of species, climate, drought tolerance, fire resistance and other applicable considerations. If development of the site will affect the ability of the existing vegetation to receive water, the plan must include a method of watering the existing vegetation. (2-16-05)

19.6.28.7.1 Preservation of Existing Vegetation

Where possible, efforts must be made to protect existing vegetation. Applications for excavation permits in the MH-1 Zone must be accompanied by a limits of disturbance (LOD) preservation plan indicating the extent of disturbance. The LOD shall be limited to the minimum area necessary to construct a structure and provide adequate fire protection, together with an entrance to the structure no wider than twenty-four (24) feet. Protective fencing shall be installed at the edges of the LOD to protect the remainder of the site from disturbance and erosion. Disturbance beyond

the area indicated on the LOD may result in revocation of any development permit. At a minimum, disturbance beyond the area indicated on the LOD will be mitigated by the replacement of vegetation by the applicant.

19.6.28.7.2 Introduction of New Vegetation

Any vegetation introduced on any parcel shall be approved by the City. The City shall review the proposed introduction to determine if the proposed vegetation is appropriate for the location. The vegetation should be native to the area and not present a threat to existing native vegetation. The City may hire, at the applicant's expense, a botanist or other appropriate professional to determine the effect of the proposed vegetation introduction.

19.6.28.7.3 Landscaping Limitations

Lawn and turf areas shall be limited to the extent possible. Each building site plan shall include a landscaping plan indicating all lawn and turf areas. The introduction of plant species that could threaten native vegetation will not be allowed.

19.6.28.8 Design Guidelines

19.6.28.8.1 Acceptable Materials

19.6.28.8.2 Fencing Considerations

19.6.28.8.3 Three Hundred Sixty Degree Architecture

19.6.28.8.4 Project Details (2-16-05)

19.6.28.8.1 Acceptable Materials

Developments in the MH-1 Zone are proposed in an area that is unique and in the case of Payson Canyon, nationally significant as evidenced by the establishment of the Nebo Loop National Scenic Byway. In order to preserve the critical nature of development in areas designated MH-1, more specific development standards will be enforced. Developments in the MH-1 Zone shall use appropriate materials and colors throughout the development. (2-16-05)

Materials acceptable for construction in the MH-1 Zone include only the following:

1. Logs, timber and wood siding (not to include wood simulated vinyl or aluminum, or masonite siding)
2. Rock and stone
3. Wood simulated masonry siding, not to exceed fifty (50) percent of the total exterior of the structure (2-16-05)
4. Stucco not to exceed twenty-five (25) percent of the total exterior of the structure (2-16-05)
5. Cedar shake shingles, must satisfy fire code

6. Setback from ridgeline – A structure shall not be located in a ridgeline protection area as defined in this Chapter.
7. Setback from viewshed – A structure shall not be located in a viewshed protection area as defined in this Ordinance or Title 21, Sensitive Lands Ordinance.
8. The side setback from any property line will be at least ten (10) feet. (7-6-05)

19.6.29.6 Circulation and Access, Roads

- 19.6.29.6.1 Roads and Access
- 19.6.29.6.2 Curb and Sidewalk
- 19.6.29.6.3 Bridges
- 19.6.29.6.4 Parking

Circulation and access are important considerations in the MH-2 Zone. Developments are likely to be low density, rural developments. Emergency response in these areas is critical due to location and terrain. Applicants and the City must work together to reach an agreement on adequate and appropriate circulation and access. If adequate and appropriate circulation and access for safety, provision of services, protection of the natural environment and other access issues cannot be achieved, the development will not be approved.

19.6.29.6.1 Roads and Access

The design requirements for roadways and access facilities in the MH-2 Zone may vary according to topography, the number of units, the types of units, location to public safety facilities and other considerations. However, in no case shall the road width within any development be less than twenty-eight (28) feet. Furthermore, turn around facilities and backing areas for public safety vehicles, snow removal vehicles, and other oversize vehicles will be required in logical and appropriate areas as determined in coordination with the City Engineer, Fire Chief and Police Chief. In accordance with Title 20, Subdivision Ordinance, each development will be required to have at least two points of ingress and egress for more than ten (10) residential units or ten (10) equivalent residential units.

If approved by the City Council, developments may incorporate private roads, but at least one access to the proposed development must be from a publicly maintained road. All private roads must satisfy all design standards of public streets with the exception of width as addressed herein.

In the event of very steep slopes, the City Engineer may require grade separated travel lanes to reduce the

amount of cut and fill in the MH-2 Zone. Other ideas and considerations intended to provide safe, proper and effective traffic circulation that will result in more environmentally friendly road construction may be reviewed by the City Council during the review process.

19.6.29.6.2 Curb and Sidewalk

Curb in the MH-2 Zone may be a rolled curb thirty (30) inches wide designed to satisfy the storm drainage requirements of Payson City. Sidewalks are required where appropriate in the MH-2 Zone, but may be eliminated in some instances if it can be shown that sidewalks would be detrimental to environmental protection or would distract from the natural setting. However, each development must include a pedestrian plan for safe and convenient pedestrian movement. Sidewalks, trails, paths, or any combination may be used to satisfy this requirement.

19.6.29.6.3 Bridges

Bridges in the MH-2 Zone shall be avoided where possible. If bridges are found necessary, bridge design shall incorporate natural materials where possible. For instance, bridge rails shall be constructed of wood rather than steel beams. Applicants are responsible for approval of bridges from the Utah Department of Natural Resources, The U.S. Department of the Interior, Army Corps of Engineers, and any other regulatory body.

19.6.29.6.4 Parking

To ensure proper traffic circulation and safety, there shall be no on-street parking on streets that are twenty four (24) feet wide or less in the MH-2 Zone. Each development shall satisfy the off-street parking requirements found in Chapter 19.4 herein, including adequate parking for anticipated guests and visitors, together with parking for ~~recreational vehicles~~, service vehicles and other vehicles. (11-18-20)

19.6.29.7 Landscaping and Vegetation

19.6.29.7.1 Preservation of Existing Vegetation

19.6.29.7.2 Introduction of New Vegetation

19.6.29.7.3 Landscaping Limitations

Landscaping and existing vegetation are primary concerns in the MH-2 Zone. It is the intention of Payson City to encourage landscaping and vegetation that is natural and native to the surrounding environment. Each building site plan in the MH-2 Zone shall include a landscaping plan that indicates the number and size of trees and shrubs to be planted, lawn and turf areas, and irrigation plans. Plans found to be

5. Setback from geologic hazard – Structures shall not be located in any area deemed to present a geologic hazard.
6. Setback from ridgeline – Structures shall not be located in a ridgeline protection area as defined in this Chapter.
7. Setback from viewshed – Structures shall not be located in a viewshed protection area as defined in this Chapter.

19.6.30.6 Circulation and Access, Roads

- 19.6.30.6.1 Roads and Access
- 19.6.30.6.2 Curb and Sidewalk
- 19.6.30.6.3 Bridges
- 19.6.30.6.4 Parking

Due to the configuration and general characteristics of the golf course, circulation and access are important considerations in the GCD Zone. Emergency response in these areas is critical due to location and lack of ample access. Applicants and the City must work together to reach an agreement on adequate and appropriate circulation and access. If adequate and appropriate circulation and access for safety, provision of services, protection of the natural environment and other access issues cannot be achieved, the development will not be approved.

19.6.30.6.1 Roads and Access

The design requirements for roadways and access facilities in the GCD Zone may vary according to topography, access constraints near the golf course and other considerations. However, in no case shall the road width within any development be less than thirty (30) feet. Furthermore, turn around facilities and backing areas for public safety vehicles, snow removal vehicles, and other oversize vehicles will be required in logical and appropriate areas as determined in coordination with the City Engineer, Fire Chief and Police Chief. In accordance with Title 20, Subdivision Ordinance, each development will be required to have at least two points of ingress and egress for more than ten (10) residential units or ten (10) equivalent residential units.

If approved by the City Council, developments may incorporate private roads, but at least one access to the proposed development must be from a publicly maintained road. All private roads must satisfy all design standards of public streets with the exception of width as addressed herein.

In the event of very steep slopes, the City Engineer may require grade separated travel lanes to reduce the amount of cut and fill in the GCD Zone. Other

ideas and considerations intended to provide safe, proper and effective traffic circulation that will result in more environmentally friendly road construction may be reviewed by the City Council during the review process.

19.6.30.6.2 Curb and Sidewalk

Curb in the GCD Zone may be a rolled curb thirty (30) inches wide designed to satisfy the storm drainage requirements of Payson City. Sidewalks are not required in the GCD Zone, but are allowed. Each development must include a pedestrian plan for safe and convenient pedestrian movement. Sidewalks, trails, paths, or any combination may be used to satisfy this requirement. In particular, the plan should consider the possibility of errant golf shots, interruption of golfing activities, and inadvertent wandering into the play of golf.

19.6.30.6.3 Bridges

Bridges in the GCD Zone shall be avoided where possible. If bridges are found necessary, bridge design shall incorporate natural materials where possible. For instance, bridge rails shall be constructed of wood rather than steel beams. Applicants are responsible for approval of bridges from the Utah Department of Natural Resources, The U.S. Department of the Interior, Army Corps of Engineers, and any other regulatory body.

19.6.30.6.4 Parking

To ensure proper traffic circulation and safety, there shall be no parking on streets that are twenty four (24) feet wide or less in the GCD Zone. Each development shall satisfy the off-street parking requirements found in Chapter 19.4 herein, including adequate parking for anticipated guests and visitors, together with parking for ~~recreational vehicles~~; service vehicles and other vehicles. (11-18-20)

19.6.30.7 Landscaping and Vegetation

- 19.6.30.7.1 Preservation of Existing Vegetation
- 19.6.30.7.2 Introduction of New Vegetation
- 19.6.30.7.3 Landscaping Limitations
- 19.6.30.7.4 Entire Area to be Landscaped

Landscaping and existing vegetation are primary concerns in the GCD Zone. It is the intention of Payson City to encourage landscaping that is consistent with and complementary to the golf course vegetation. In order to protect the operation of the golf course, trees that could interfere with play should be planted in alternative locations, grasses should not be invasive varieties that could harm the turf of the course, and other landscaping considerations should be reviewed

adjoining streets or property. Streetlights shall be installed on all public roads according to standards established in the Payson City Municipal Code and Development Guidelines.

~~13. *RV storage.* A Senior Housing Facility may provide recreational vehicle and/or boat storage areas for up to twenty (20) percent of dwelling units within the development. Storage areas shall be fenced from neighboring properties by a six (6) foot solid masonry wall. RVs, motor homes, trailers and boats shall only be stored in these designated locations on the property and shall not be used as a residence.~~

~~14.~~13. *Accessory buildings and facilities.* Allowable accessory buildings and facilities include free standing club facilities for member use; garage structures, carports, and sheds; pools and hot tubs/spas; recreation facilities such as game rooms, fitness facilities, basketball courts, tennis courts, and similar structures. A minimum separation distance of ten (10) feet shall be maintained between all buildings.

~~15.~~14. *Architectural Design.* The architectural design of a Senior Housing Facility shall comply with architectural design guidelines as established in the RMF, Multi-Family Residential Zone and any additional design standards imposed by the city council.

~~16.~~15. *Unified ownership.* Senior housing development projects within the zone shall be under a single ownership, with respect to each development. Individual dwelling units may not be developed or converted to condominiums and may not be sold separately from the rest of the development.

19.6.33.6 Overlay Approval and Limitations

1. The Payson City Council shall be the final land use authority for all Senior Housing Facility applications. The city council shall not render a decision on an application until the planning commission has reviewed the application and provided a recommendation to the city council.
2. Upon approval of the overlay, the applicant shall apply for and obtain Development Plan approval to ensure compliance with the land use and development ordinances. This application may be processed concurrently with the overlay.
3. Unless otherwise specified by the city council, approval of the overlay shall be valid for one year. If substantial construction of the project has not been completed, the approval for use of the overlay shall be null and void.

19.6.33.7 Maintenance of Premises

1. No excessive or offensive noise, dust, odor, smoke, or light, shall be emitted which is discernible beyond the site or parcel boundary lines in question, except that which emanates from the movement of motor vehicles. Premises shall be maintained in such a manner to avoid unreasonable interference with adjacent uses and to avoid public nuisances.
2. No person shall store junk, unlicensed and/or inoperable vehicles, partially or completely dismantled vehicles, or salvaged materials outside a building.
3. All solid waste storage facilities shall be enclosed with a masonry wall and constructed as per adopted City standards. The minimum access width to a solid waste storage facility shall be fifteen (15) feet.
4. No trash, rubbish, or weeds shall be allowed to accumulate on any lot in the Senior Housing Overlay. The space around buildings and structures in these zones shall be kept free from refuse, debris, and weeds. All waste shall be concealed from view from adjacent property.
5. The architecture, appearance, and aesthetics of all buildings, structures, and edifices shall be maintained to reasonable upkeep and maintenance standards.
6. Landscaping shall be maintained in a living, growing, and reasonable condition.