**Commercial Zones – Staff Summary**

Schedule of Uses

There are four commercial zones in the current code, C-1, C-2, C-3 and C-V. These zones each had their own chapter. This model ordinance combines the four commercial zones into one chapter. The C-V Zone was intended primarily for tourism-support areas near the Canyons and Great Salt Lake. This Zone has been removed from the draft for Kearns.

There is only one parcel in all of the MSD Service Areas Zoned C-1. The model ordinance takes advantage of this by re-creating the C-1 as a modern commercial zone where buildings are located nearer the street to create a sense of scale and place, openings or at least the impression of doors and windows are placed on the street side of the building, and parking is located in the rear of the building. It is anticipated that most smaller scale commercial development will occur in the C-1 zone.

C-2 is the predominant commercial zone within the town, township and county. The C-2 is also modernized but becomes more of a “shopping center commercial” zone. Larger commercial projects will use the C-2 in most cases.

The C-3 zone is located almost exclusively along Magna Main, with only one parcel in Kearns and two others near Copperton. Magna has adopted a mixed-use zone tailored to Magna Main and it is anticipated that future development will use this new zone and that all of these parcels will be rezoned to Mixed Use. The C-3 zone was written with warehousing and wholesale businesses in mind. This niche is now filled by the revised M-1, light industrial zone and the C-3 zone has become superfluous. The intent is that C-3 will be phased out and new development will not occur in the current zone. Most of the uses in the use table are prohibited in the C-3 zone.

Among the most important parts of the ordinance project is updating the use tables to combine uses, eliminate obsolete uses, and define uses. The uses defined are typically more general in nature to both shorten the list of uses by combining like uses and to include future like uses. These uses have been grouped together with similar uses for the ease of the user.

The use tables now combine permitted and conditional uses into one table. Larger projects such as PUD’s and large commercial projects will require Planning Commission input and approval, but most other uses will not. As a result, the Planning Commission will be able to concentrate on the big picture land use management items rather than the small details.

Most of the existing use list could be characterized as retail uses, service uses or personal services. All of these uses now fall under either “retail and service commercial” or “personal care services” unless they were of a type that the council was more wary of. Check cashing, pawn shops, reiki and retail tobacco specialty businesses are not included in the general “retail and service commercial” and are typically either prohibited or allowed as conditional uses.

Development Standards

* There are no minimum lot size, frontage or width standards in any of the commercial zones. Because the intent is that the C-2 zone be used only for larger commercial projects, it has a 3-acre project area requirement.
* The front setback is also a build to line, meaning that in most cases 50% of the building must be built at the setback line. This front setback is landscaped, and parking is located to the side or rear of the building. This allows the buildings to frame the street, which emphasizes the buildings rather than the parking and gives the streetscape a more human scale. Exceptions for grocery and other larger commercial buildings and drive through windows are built into the ordinance.
* Outdoor dining and pedestrian access are encouraged by requiring walkways and site furnishings.
* Architectural standards have been created to improve the built environment. These standards primarily apply to new development. These standards should lead to the creation of buildings that are in line with buildings in the better developments in the region but should not be a significant burden on developers. Most construction in the last 5 years would need only moderate improvements to meet the proposed standards.
* Entrances and windows will be required on the street facing side of new buildings. This does not preclude other entrances.
* Open space and landscaping standards will have a separate chapter. The elements found in this chapter are intended to be an enhancement from the general regulations that apply to industrial and other zoning districts.
* Parking lot lighting standards are included to require lighting that does not trespass on neighboring property, is efficient and relatively uniform so that dark areas are minimized.
* Residential buffering and fencing requirements are created.

Resources Utilized

* Ogden Zoning Ordinance
* Vineyard Zoning Ordinance
* South Jordan Zoning Ordinance
* Midvale Zoning Ordinance
* Mapleton Zoning Ordinance
* Spanish Fork Zoning Ordinance

**Chapter 19.32: Commercial Zones**

DRAFT for Review Purposes Only – August 5th, 2022

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## 19.32.010 – Purpose of Provisions.

The purpose of the commercial zones is to provide places in the municipality for a wide range of commercial and retail trades and uses, offices, business and professional services, and other uses that contribute to the economic stability of the community and wellbeing of its employees and residents. The zones are intended to provide employment opportunities and expand the municipal tax base, while also encouraging sustainable development and providing an attractive transition between residential and non-residential uses.

## 19.32.020 – Establishment of Commercial Zones.

To anticipate and respond to the changing needs of our community and implement commercial node concepts included in the adopted General Plan, the following zones are established:

1. Commercial Zone – General Commercial (C-1):The C-1 Zone is intended to provide a wide range of commercial uses designed to serve neighborhood, community, and regional needs. The commercial use may be freestanding or integrated in a center. Development is oriented to the street to encourage a pedestrian relationship and buildings are placed to allow interconnected walkways and shared site accesses for increased convenience, accessibility, and enhanced safety for pedestrians. Development includes elements and façades at the pedestrian level and achieves a sense of human scale and creates visual interest at eye-level.
2. Commercial Zone – Shopping Center Commercial (C-2): The C-2 Zone is intended to provide retail uses, service-oriented businesses, offices, and restaurants in an integrated center. Each center shares common architecture, access, parking, signage, and landscape design. Each centers typically includes three (3) or more acres and provides regional or community level destination shopping which incorporates a design that enhances pedestrian orientation within the center.
3. Commercial Zone – Warehousing and Wholesale Commercial (C-3): The C-3 Zone is intended to provide a legacy zone, originally intended to provide areas for warehousing and wholesale businesses and general commercial. The warehouse and wholesale business is now developed under the M-1 zoning classification and new commercial uses are developed as appropriate under the C-1 or C-2 zones.
4. Commercial Zone – Visitor and Tourism (C-V):The C-V Zone is intended to provide areas in appropriate locations where commercial centers provide for the needs of tourists and travelers be established, maintained, and protected. The regulations of this zone encourage the provision of transient housing facilities, restaurants, service stations, and other commercial activities providing for the convenience, welfare, or entertainment of the tourist or traveler.

# **19.32.030 – Schedule of Permitted Uses.**

1. Schedule of Permitted Uses. The specific uses listed in the following schedule are permitted in the zones as indicated, subject to the general provisions, special conditions, additional restrictions, and exceptions set forth in this Title.
2. Procedure for Multiple Uses (Combination of Uses). If a development proposal involves a combination of uses other than accessory uses as identified in Table 19.XX.030, the more restrictive provisions of this Title shall apply. For example, if a portion of a development is subject to Conditional Use (“C”) approval and the other portion is subject only to Permitted Use (“P) review, the entire development shall be reviewed and approved by the Conditional Use process.
3. Abbreviations. The abbreviations used in the schedule mean:
4. P = Permitted Use. This use is allowed in the zone but may be subject to additional restrictions and approval processes as provided in this Title.
5. C = Conditional Use. This use is conditional because of the unique characteristics or potential impacts on the municipality, surrounding neighbors, or adjacent uses, incompatibility in some areas of the zone, or compatibility only if special provisions or conditions are required to mitigate the detrimental impacts of the use. The Planning Commission is the land use authority for uses with this designation.
6. X = Prohibited Use. This use is prohibited in this zone. Any use not specifically identified in Table 19.XX.030 is prohibited in this zone.

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| **Table 19.32.030 - Uses Allowed in Commercial Zones.** | | | |  |
| **Use Categories** |  |  |  |  |
| RETAIL AND SERVICE: | **C-1** | **C-2** | **C-3** | **C-V** |
| Car and Light Truck Wash | P | P | X | P |
| Child Care Center | P | P | X | P |
| Check Cashing | P | P | X | X |
| Commercial Plant Nursery | P | P | X | P |
| Financial Institution | P | P | X | P |
| Kennel, Commercial | P | P | X | P |
| Laundry Cleaning, Automatic Self-Help and/or Drop Off | P | P | X | P |
| Liquor and/or Wine Store and Package Agency | P | P | X | P |
| Mobile Store | P | P | X | P |
| Pawn Shop | P | P | X | X |
| Personal Care Services | P | P | X | P |
| Personal Instruction Services | P | P | X | P |
| Reception Hall, Reception Center | P | P | X | P |
| Reiki | P | P | X | X |
| Retail and Service Commercial | P | P | X | P |
| Retail Shops or Galleries where Primary Product is Produced On-Site | P | P | X | P |
| Retail Tobacco Specialty Business | P | P | X | X |
| Self-Service Fuel Station | P | P | X | P |
| Sexually Oriented Business or Activity | X | X | P | X |
| Shopping Center | C | C | X | C |
| Vehicle and Equipment Repair, Minor | P | P | X | P |
| Vehicle Rental | P | P | X | P |
| Vehicle Sales and Service | P | P | X | X |
| Vehicle Sales, Small Dealership | P | P | X | P |
|  |  |  |  |  |
| FOOD AND DRINK: | **C-1** | **C-2** | **C-3** | **C-V** |
| Bars and Clubs | P | P | X | P |
| Breweries and Distilleries in association with a Restaurant | P | P | X | P |
| Food truck / mobile restaurant / food cart | P | P | X | P |
| Restaurant, Fast Food | P | P | X | P |
| Restaurant, Sit-Down with or Without Alcohol | P | P | X | P |
|  |  |  |  |  |
| LODGING: | **C-1** | **C-2** | **C-3** | **C-V** |
| Bed and Breakfast Inn | P | P | X | P |
| Hotel/Motel | P | P | X | P |
|  |  |  |  |  |
| OFFICE: | **C-1** | **C-2** | **C-3** | **C-V** |
| Office, General | P | P | X | P |
| Office, Intensive | P | P | X | P |
| Office, Medical | P | P | X | P |
|  |  |  |  |  |
| RECREATIONAL: | **C-1** | **C-2** | **C-3** | **C-V** |
| Athletic Clubs | P | P | X | P |
| Commercial Recreation | P | P | X | P |
| Recreation Facility, Commercial | P | P | X | P |
| Recreation Facility, Public | P | P | P | P |
| Theatres and Concert Halls (Indoor) | P | P | X | P |
|  |  |  |  |  |
| RESIDENTIAL USES: | **C-1** | **C-2** | **C-3** | **C-V** |
| Planned Unit Development, subject to Chapter 19.18 | C | C | X | C |
|  |  |  |  |  |
| INSTITUTIONAL USES: | **C-1** | **C-2** | **C-3** | **C-V** |
| Animal Control or Rescue Facility | P | P | X | P |
| Animal Hospital or Clinic | P | P | X | P |
| Animal Hospital or Clinic with Outdoor Holding Facilities | P | P | X | P |
| Cemetery | CU | CU | P | X |
| Church, Synagogue, Mosque, Temple, Cathedral, or other religious buildings | P | P | P | P |
| Hospital | P | P | X | P |
| Libraries | P | P | P | P |
| Parks/Open Space | P | P | P | P |
| Public Uses | P | P | P | P |
| Public Utilities, Major | C | C | P | X |
| Public Utilities, Minor | P | P | P | P |
| Schools, Public | P | P | P | P |
| Schools, Private/Charter | C | C | X | X |
|  |  |  |  |  |
| SPECIALTY: | **C-1** | **C-2** | **C-3** | **C-V** |
| Crematorium | P | P | X | X |
| Laboratory, Medical or Dental | P | P | X | X |
| Laboratory, Research and Development | P | P | X | X |
| Mortuary or Funeral Home | P | P | X | X |
| Nursing Home, Convalescent Care Center | P | P | X | X |
| Rehabilitation/Treatment Facilities | P | P | X | X |
| Self-Service Storage Facilities, Enclosed | P | P | X | X |
|  |  |  |  |  |
| ACCESSORY USES: | **C-1** | **C-2** | **C-3** | **C-V** |
| Accessory Outside Storage | C | C | X | C |
| Home Business, subject to chapter 19.40 | P | P | X | P |
| Household Pets, not including kennels | P | P | X | P |
| Drive-Thru and Drive-Up Facilities appurtenant to a permitted use | P | P | X | P |
| Outdoor dining appurtenant to a permitted restaurant use | P | P | X | P |
| Sidewalk Displays and Sidewalk Cafes appurtenant to a permitted use | P | P | X | P |
| Temporary buildings subject to 19.42 | P | P | X | P |
|  |  |  |  |  |
| NONCONFORMING USES: | **C-1** | **C-2** | **C-3** | **C-V** |
| Pre-Existing Lot | P | P | P | P |
| Pre-Existing Structure | P | P | P | P |
| Pre-Existing Use | P | P | P | P |

# **19.32.040 – Lot and Area Standards.**

Development in the C-1, C-2, C-3 and C-V Zones shall comply with the lot and project area standards in Table 19.32.040 and all other applicable standards in this Title.

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| **Table 19.32.040 - Required Yards and Setbacks.** | | | | |
| Lot and Area Standards | C-1 | C-2 | C-3 | C-V |
| Minimum Project Area | None | 3 acres | N/A | None |
| Minimum Lot Size | There is no minimum lot size required in the Commercial Zones. | | | |
| Minimum Lot Width and Frontage | No minimum lot width is required for lots in Commercial Zones. Lots not fronting on a street must be accessible to the public via a recorded easement or right-of-way. | | | |

# **19.32.050 – Site Standards.**

The following site standards shall apply in the C-1, C-2, C-3 and C-V Zones:

* 1. Setbacks*.*  A setback standard frames the street spatially and encourages a consistent building wall along street edges. A parking setback enhances pedestrian safety and comfort and reduces the visual prominence of automobiles as viewed from streets, building entrances, and sidewalks. See Table 19.32.050 for setback requirements.

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Table 19.32.050 – Site Standards.** | | | | |
| Setback Standards | C-1 | C-2 | C-3 | C-V |
| Front Yard Setback, Major Street | 18' landscaped setback from back of sidewalk | 30' landscaped setback from public right of way | 30' landscaped setback from public right of way | 20' landscaped setback from public right of way |
| Front Yard Setback, Minor Street or Drive | 10' landscaped setback from back of curb | 15' landscaped setback from back of curb | 15' landscaped setback from back of curb | 10' landscaped setback from back of curb |
| Side Yard Setback – Corner Lots | Same as the front yard setback | Same as the front yard setback | Same as the front yard setback | Same as the front yard setback |
| Build to Line | The front yard setback is the build-to-line. At least fifty percent (50%) of the adjacent façade must be built within three feet (3') of the build-to-line. A side yard, corner lot setback is also a build-to-line. | | | N/A |
| Side Yard Setback – Interior Lots | No setback required when sharing a common wall. 8’ setback to property line or 16’ between buildings where building pads are used. 20’ landscaped buffer required to separate residential uses from commercial uses. | | | |
| Rear Yard Setback | 10’ setback to property line or 20’ between buildings where building pads are used. 20’ Landscaped buffer required to separate residential uses from commercial uses. | | | |

1. Location and Orientation of Buildings*.* Structures frame streets spatially by being constructed at the build-to-line. Buildings shall be sited to face the street with parking lots on the side or rear. At street or drive intersections the buildings shall be located directly on the corner with parking in the rear. At least fifty percent (50%) of the adjacent façade shall be built within three feet (3’) of the build-to-line.
2. Build-to-Line Exceptions*.*
3. Any big box development may have parking in front, provided other commercial pad sites are proposed along the frontage that would comply with the build-to-line requirements. The other commercial pad sites shall create at least forty percent (40%) building street frontage along the width of the project area when combined with public plazas or courtyards.
4. Drive-through windows shall be located at the side or rear of buildings. A single drive aisle may be located between the building and the street so long as its width does not exceed twelve feet (12’), any pedestrian crossings across it are clearly delineated with special paving treatments, parking spaces do not occur off of it, and a low wall, railing with landscaping, or a continuous hedge at least three feet (3’) high exists between stacked cars and the sidewalk. If a drive-through is located between the building and the street, the front setback/build-to-line shall be twelve feet (12’) farther from the back of sidewalk or public right of way.
5. Sidewalks or Trails*.* Any building front entryway shall have a continuous sidewalk to the street sidewalk. A sidewalk at least six feet (6’) wide is required along the entire front of the lot or project area. A six foot (6’) wide park strip shall be installed between the street and the sidewalk as a pedestrian buffer. No fencing that is parallel to any sidewalk may be within two feet (2’) of the edge of the sidewalk.
6. Outdoor Dining*.* If outdoor dining is allowed, the patio or dining area may encroach on up to ten feet (10’) of the required landscaped setback.
7. Utilities*.* Any overhead utility shall be placed underground unless the applicable utility company determines it is infeasible.
8. Screening*.* Any garbage dumpster shall be enclosed by a masonry wall or architectural design with materials that are consistent with the building. The enclosure gate shall be metal and accessible to service vehicles. The enclosure wall and gate shall be a minimum of twelve inches (12”) higher than the trash receptacle bin. Service areas, mechanical equipment, and meters shall be completely screened from the street.
9. Site Furnishings*.* The developer or builder is responsible for providing site furnishings as required in this document. All site furnishings shall be specified on the plans.
10. Benches*.* Each project shall provide one (1) outdoor bench per small building (buildings 20,000 square feet or smaller) and two (2) outdoor benches for larger buildings (greater than 20,000 square feet). Benches are encouraged in places where people congregate and at pedestrian intersections and nodes. Benches shall be durable and permanently installed on a hardscape surface (concrete, pavers, etc.).
11. Bike Rack*.* Bike racks shall be provided and installed at a minimum of three (3) bike stalls per fifty (50) vehicle parking stalls within each development (minimum of 3 bike rack stalls). Bike racks should be located near the entrance to the building and visible from the street or drive. Bike racks shall be durable and permanently installed and maintained over a hardscape surface.
12. Trash and Recycle Receptacles*.* At least one (1) trash receptacle and one (1) recycling receptacle shall be provided at a minimum of one (1) at each public entrance to commercial buildings.

# **19.32.060 – Architectural Standards.**

All new development shall present an attractive, coordinated streetscape, incorporate architectural and site design elements appropriate to a pedestrian scale and provide for the safety and convenience of pedestrians. All new development shall comply with the following architectural standards:

1. General Design Standards: The following building design requirements shall apply in the C-1, C-2, and C-3 Zones:
2. Walls.No more than three (3) materials may be used for primary wall surfaces. Exterior finishes shall be of traditional, time- and weather-tested techniques. Retaining and screening walls shall be of materials complementary to the building’s materials. Buildings shall use a cohesive palette of colors which complement nearby buildings. Without limiting the use of color, large areas of wall shall be subdued in color and not reflective. Intense colors should be used as accent only.
3. Building Heights. Buildings should provide a sense of street enclosure for pedestrians in more urban environments. New commercial buildings adjacent to existing neighborhoods shall step-down in height to help minimize the visual impact to residential areas. See Table 19.32.060A for requirements.
4. Transparency*.* Where applicable, the intent of transparency standards is to promote economic activity by creating active street walls and visual interest for pedestrians at the ground-level. They also serve to promote personal and property safety by introducing more “eyes on the street” or natural surveillance of the public right-of-way and building interiors.  See Table 19.32.060A for requirements.

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Table 19.32.060A - Commercial Development Standards.** | | | | |
| Standard | C-1 | C-2 | C-3 | C-V |
| Building Height | *Minimum*: No primary building within this district shall be erected to a height less than fifteen feet (15’) above grade.  Maximum: 45' | *Minimum*: No primary building within this district shall be erected to a height less than fifteen feet (15’) above grade.  Maximum: 60' | *Minimum*: No primary building within this district shall be erected to a height less than fifteen feet (15’) above grade.  Maximum: 45' | *Minimum*: No primary building within this district shall be erected to a height less than fifteen feet (15’) above grade.  Maximum: 30' |
| Step-down Height Adjacent to Residential Areas. | Within one hundred feet (100’) of sites zoned for single family residential, the following standards shall apply:   * + 1. On the portion of the site within one hundred feet (100’) of a site zoned R-1, the maximum height shall be thirty-five feet (35’).     2. On the portion of the site within one hundred feet (100’) of a site zoned R-2, R-4, RM, or RMH the maximum height shall be forty-five feet (45’). | | | N/A |
| Transparency | Ground Floor (frontage) 30%  Ground Floor (exposed sides) 30%  Upper Floors (frontage) 20% | Ground Floor (frontage) 30%  Upper Floors (frontage) 20% | Ground Floor (frontage) 30%  Ground Floor (exposed sides) 30%  Upper Floors (frontage) 20% | Ground Floor (frontage) 30% |

4. Roofs*.* All the roofs and dormer roofs of a building shall be constructed of the same material. Slopes of roofs shall be of equal pitch if a gable or hip roof is employed. All metal roofs must be of a subdued color. Painted roof shingles are prohibited.

1. Flat roofs on stand-alone buildings are allowed when variation to the roof line is provided through the use of parapets, towers, step-backs, or accessory structures.
2. Large building roofs shall have parapets and enclosures concealing flat roofs and rooftop equipment from public view. Parapet and enclosure materials shall match the building in quality and detail.
3. Pitched roofs have a sloped or pitched roof. The slope is measured with the vertical rise divided by the horizontal span or run.
4. The roof may not be sloped less than a 4:12 (rise: run) or more than 16:12.
5. Slopes less than 4:12 are permitted to occur on second story or higher roofs.
6. Hipped, gabled, and combination of hips and gables with or without dormers are permitted.
7. Gambrel, butterfly (inverted gable roof), and mansard roofs are not permitted.
8. A gabled end or perpendicular ridge line shall occur at least every one-hundred feet (100’) of roof when the ridge line runs parallel to the front lot line.
9. Exterior Structure Standards: All exterior walls of all structures shall be constructed in compliance with the following:
10. Materials*.* All buildings shall use one or more of the following durable materials as significant finish: architectural precast concrete, architecturally treated concrete masonry units, brick cladding, natural and cast stone, architectural metals, and glazing. Architectural site-cast concrete may be allowed if designed, articulated, and colored for a finished appearance on all buildings. At least fifty percent (50%) of all buildings visible from a major street shall be composed of brick, stone, architecturally treated CMU, architectural precast concrete, architectural metals, and/or glazing.
11. Exterior Insulation and Finish System (EIFS)/Stucco*.* The design and application of EIFS or synthetic stucco are expected to be of a high enough quality to allow for crisp detailing and substantial relief. The use of EIFS on ground floor walls shall be limited to the surface area three (3) or more feet above finished grade. The wall area from finished grade to where the use of EIFS begins shall be clad by a hard, durable material such as brick, stone, architectural precast concrete, or architecturally treated concrete masonry units.
12. Detail and Finish*.* Building façades that face the street but do not have pedestrian entries shall be composed of high-quality materials such as brick or stone and shall provide variety and interest in the façade through the introduction of such elements as pilasters, recessed or protruding bays, changes in materials and/or colors, building lighting elements, display windows with products or product graphics, transparent windows or clerestories, and well-designed signs and graphics.
13. Surface Variation. Continuous building wall surfaces shall be relieved with significant variations of wall planes or overhangs that create shadow areas and add visual interest. Variations should result from significant dimensional changes in plane, color, or detail as accomplished by such devices as protruding bays, recessed entries, upper-level step-backs, arcades, offsets in the general plane of the façade, changes in materials or color, bay windows, vestibules, porches, balconies, exterior shading devices, nonretractable canopies or awnings, projecting cornices, or eaves.
14. Vertical Separation and Human Scale. Buildings in excess of two (2) stories in height shall exhibit architectural detailing that establishes a vertical separation between lower and upper stories. This may be accomplished by a mid-façade cornice or trim, a change in material, style or color, a façade step-back or roof pitch with dormer windows, or other methods. Buildings in excess of two (2) stories shall also exhibit architecture design that incorporates the human scale, which is specific architecture features below 10 feet (10’).
15. Façade Features.All large retail building façades visible from public streets shall include architectural treatments that add detail, character, and reduce the appearance of massive blank walls. Techniques such as color and material changes, expression of structure, shifts in plane, offsets and projections, belt courses, reveals, pilasters, windows, doors, arcades, canopies, and other similar elements may achieve this standard. Opaque storefront security closures (rolling doors, etc.) are not allowed.
16. Entrances.The intent of entrance standards is to provide direct and comfortable access to businesses for pedestrians. Entrances on public streets are particularly important to promote pedestrian traffic and activities on the sidewalks. The following standards apply to the entrances of all structures:
    1. Street front entrances shall be developed on all new buildings. An unobstructed sidewalk connection from the door location must be provided to connect to the public sidewalk. Entry doors must be located on the front façade or be placed within three feet (3’) of the front façade.
    2. Each primary public entry shall be architecturally emphasized so that pedestrians can easily find it.
    3. Weather protection features such as awnings, canopies, doors inset by at least three feet (3’), or arcades shall be provided at all customer entrances.

D. Corner Buildings. Special attention shall be given to corner buildings that are highly visible, that may serve as landmarks, and provide a sense of enclosure at intersections. Special attention can be achieved by architecture, landscape, and public place.

**19.32.070 – Off-Street Parking Standards.**

In addition to the parking standards specified in Chapter 19.48, “Off Street Parking Standards”, the following parking standards shall apply:

A. Change Of Use: Whenever the existing use of a structure or the existing use of land is changed to another use or another occupancy, parking and loading facilities shall be provided as required by this Title, except that the Planning Commission may reduce this requirement where a variance is requested and justified pursuant to this Title and Utah Code.

B. Surface parking areas, except for approved street parking, may not be located between a building and a public right-of-way on lots or parcels adjacent to a public right-of-way. This requirement shall only apply to one side of a lot or parcel that is adjacent to a public right-of-way on multiple sides. Surface parking for a big box development, such as a grocery store, that meets the standards for a build-to-line exception as described in 19.32.050.C, is allowed parking between the building and the right of way if the pad sites each comply with this part.

C. Surface parking areas, except for approved street parking, located within thirty feet (30') of a public right-of-way shall be screened by grading, landscaping, walls/fences, or a combination of these, to a height of three feet (3') above the surface of the parking area.

D. All commercial development should be designed to allow for cross-access to adjacent properties to encourage shared parking and shared access points on public or private streets, unless otherwise specified. A minimum distance of one hundred feet (100’) should be required between a cross-access way and an entrance. UDOT standards may supersede this requirement in areas of UDOT jurisdiction. The Director may waive this requirement when the Director determines that cross-access is impractical based on topography, the presence of natural features, or vehicular safety factors, provided that appropriate bicycle and pedestrian connections are provided between adjacent developments or uses.

E. The Director or Designee may approve an exception to the requirements of this subsection if he or she determines that any of the requirements are not reasonably possible based on the unique characteristics of the site.

**19.32.080 - Open Space and Landscaping.**

In addition to the parking standards specified in Chapter 19.50, “Landscaping and Screening”, the following parking standards apply:

1. Physical Connections*.* Each lot shall have a system of pedestrian walkways and sidewalks that provide connections between the building entrances, neighboring building entrances, sidewalks, parking areas, open space, and public trails.
2. Minimum Landscaped Area*.* Thirteen percent (13%) of the area of each commercial site shall be developed as landscaped setbacks, courtyards, plazas, open space, or walkways.
3. Landscaped Setback from Edge of a Street or Drive*.* The entirety of the required setback between a building or parking lot and a street or drive shall consist of landscaping, sidewalks, or a combination thereof. Courtyard or plaza areas shall be deemed to be a part of the front setback of the building.
4. Prohibitions*.* Maintenance buildings, trash collection and recycling areas, storage and service areas, mechanical equipment, and off-street loading areas are not permitted in the front setback of any building and shall be located behind the main building structure, or completely screened from public view.
5. Building Foundation Landscaping*.* The ground adjacent to the building foundation shall be landscaped if it is visible from public vantage points.
6. Residential Buffer*.* A landscaped buffer is required to separate residential uses from commercial and industrial uses.
   1. Landscaped Buffer Area*.* The landscape buffer area must be a minimum of thirty feet wide to provide adequate screening, buffering, and separation of these uses. The landscape treatment should use a combination of distance and low-level screening to separate the uses to soften the visual impact of the commercial or industrial use. The thirty-foot (30’) buffer area may be shared between adjoining properties, upon adequate proof of reciprocal easements to preserve and maintain the buffer area. The landscaped buffer area shall include a minimum of one tree for every two hundred fifty square feet (250 sq. ft).
   2. Fully Sight-Obscuring Fence*.* The Planning Commission shall require complete visual separation from residential uses if it determines that complete screening is necessary to protect abutting uses, and landscaping is not practical. Such fence must be a minimum of six feet (6’) high (up to eight feet (8’) if warranted and approved by the Planning Commission) and completely sight-obscuring. Fences may be of wood, metal, bricks, masonry, or other permanent materials.

**19.32.090 – Lighting.**

Except for ordinary repairs and maintenance of lighting approved and installed after (The adoption of this ordinance), all new development must comply with the following outdoor lighting standards:

A. Light Source*.* Light sources shall be at least as efficient as LED and no greater than four thousand kelvins (4000K) in correlated color temperature (CCT). Light levels shall be designed such that light trespass measured at the property line does not exceed 0.01 foot-candles. Light fixtures shall use a cutoff luminaire that is fully or partially shielded with no light distributed above the horizontal plane of the luminaire or into nearby residential structures. In no case may the total lumens emitted for a single site exceed one hundred thousand (100,000) lumens per acre.

B. Parking Lot Lighting*.* Parking lot lighting shall be designed and constructed to comply with the following standards:

1. Pole Height/Design*.*

a. Luminaire mounting height is measured from the parking lot or driveway surface and may range from ten feet (10’) to thirty feet (30’), based on review of site plan, proposed uses, surrounding uses, parking area size, building mass, topography of site, and impacts on adjacent properties.

b. Poles and fixtures shall be black, dark brown, or another neutral color approved by the Director or Designee.

c. All attempts shall be made to place the base of light poles within landscape areas.

d. Light poles in parking areas may not exceed thirty feet (30’) in height. Poles exceeding twenty feet (20’) in height are appropriate only for parking areas exceeding two hundred (200) stalls and not within seventy-five feet (75’) of a residential zone.

C. Other Outdoor Lighting Standards*.*

1.  Wall-mounted lighting fixtures may not be located above eighteen feet (18’) in height unless being used as building accent lighting. Fixture styles and finishes shall complement the building exterior.

2.  Lighting located along pedestrian pathways or in areas primarily dedicated to human activity shall be bollard style lighting or down-directed lighting not to exceed twelve feet (12’) in height. Pedestrian lighting shall be coordinated through each project and shall complement adjacent projects to the greatest extent practical.

3.  In order to avoid light pollution, backlit awnings, up-light spotlights, and floodlights are prohibited.

4.  Street lighting shall either be chosen from the city’s approved streetlight list or installed to match a theme set by developments within the zone or neighborhood.

5.  Lighting for outdoor athletic facilities may be mounted on a roof or wall at a height above the typical eighteen-foot (18’) maximum, provided it is demonstrated by the applicant. through submittal of appropriate documentation and light studies, that the facility cannot otherwise be properly lighted. This lighting shall comply with the following requirements:

a.  Light fixtures and necessary supports may not extend more than four feet (4’) above the roof line;

b.  Light fixtures shall include appropriate shields to ensure no light trespass off the site;

c.  Light fixtures shall include appropriate shields and louvers to minimize, to the greatest extent possible, any point source light pollution;

d.  Light fixtures and supports shall be painted to blend with the color scheme of the structure to which they are mounted;

e.  Light fixtures shall be dimmable to address any possible unforeseen light impacts once they are constructed and operable; and

f.  The Planning Commission shall review the hours of light usage and shall approve an appropriate usage schedule depending on the specific situation and impacts on the surrounding area.

D. Upgrading Preexisting Lighting*.* An applicant shall bring preexisting lighting into compliance with this code upon application with the business license department for a change in ownership, new business in a stand-alone structure or a multi-tenant structure in which the new business utilizes more than fifty percent (50%) of the building square footage on the site, in conjunction with an application for a building permit for any alteration, remodel or expansion of any structure on the site, or in conjunction with changes to the approved site plan.

E. Lighting Plan Submission Requirements*.* A lighting plan is required for all developments and shall contain the following:

1. Plans indicating the location on the premises and the type of illumination devices, fixtures, lamps, supports, reflectors, installation and electrical details;
2. Description of illuminating devices, fixtures, lamps, supports, reflectors, and other devices that may include manufacturer catalog cuts and drawings, including a section where required;
3. Photometric data, such as that furnished by manufacturers, or similar showing the angle of the cutoff or light emission; and
4. A point-by-point light plan to determine the adequacy of the lighting over the site.

**19.32.100 – Fences Hedges and Walls.**

The following standards apply to new development of fences, hedges, and walls:

A.  Required Setbacks*.* A fence, hedge, wall, column, pier, post, or any similar structure or any combination of such structures is permitted in the required setback of a zone if it meets the following conditions:

1.  No fence, hedge, or wall extends beyond or across a property line without a recorded agreement with the abutting property owner;

2.  Only one fence or wall is allowed per property line. Double fences, walls or combination thereof are prohibited; and

3.  No barbed wire or other sharp, pointed, or electrically charged fence may be erected or maintained, except a temporary fence on a construction site to protect the property during the period of construction may be topped with barbed wire where the barbed wire is not less than eight feet (8’) above the ground and does not extend more than two feet (2’) above the temporary fence.

B.  Height*.* No fence or wall may exceed seven feet (7’) in height, four feet (4’) in height from the front of the primary structure forward, or three feet (3’) in the sight distance triangle, measured as follows:

1.  In a required yard abutting a street, the total effective height above the finished grade measured on the side nearest the street;

2.  In any other required yard, the total effective height above the finished grade measured on the side nearest the abutting property;

3.  On a property line, measured from the finished grade of either side when the abutting property owners are in agreement; and

4.  A temporary fence on a construction site may be as high as required to protect the property during the period of construction.

C.  Athletic Facilities*.* Fencing around athletic facilities, including, without limitation, tennis courts, may be fourteen feet (14’) in height so long as all portions above six feet (6’) are constructed with at least fifty percent nonopaque materials.

**19.32.110 – General Information.**

It is the responsibility of the applicant to comply with all other applicable standards of Title 19 and all other municipal ordinances.