

7-6-908. FRONT YARD REGULATIONS.

Each mobile home shall set back a minimum of 25 feet from the front property line.

7-6-909. REAR YARD REGULATIONS.

The minimum depth of the rear yard shall be 10 feet.

7-6-910. COVERAGE REGULATIONS.

The front yard or any space within three feet of the side and rear property lines shall not be occupied and be open and unobstructed to the sky. Lot coverage shall not exceed 75 percent of the lot. "Occupied" shall mean covered by a mobile home, garage, carport, cabana, awning, storage building or structure of any kind.

7-6-911. EXCEPTION TO YARDS.

Any yard adjoining a public street must be 25 feet.

7-6-912. HEIGHT REGULATIONS.

No mobile home shall be erected to a height greater than one story which shall not exceed 12 feet. Accessory buildings (storage, garage, etc.) shall not exceed one story or 12 feet. Other main buildings (club houses, recreation buildings, etc.) shall not be erected to a height greater than 25 feet.

7-6-913. SPECIAL REGULATIONS.

Maintenance of all areas and improvements owned in common by the lot owners, such as club houses, common landscaped areas, recreation facilities, playgrounds, roads, sewer and water utilities, and electrical systems, shall be the responsibility of an Owner's Association created with Articles of Association and Bylaws approved by the City Attorney.

7-6-914. SUBDIVISION REVIEW PROCEDURE.

A mobile home subdivision shall follow the review and approval process as outlined in the Subdivision regulations.

7-6-1000P PART 10 - COMMERCIAL ZONES**7-6-1001. PURPOSE.**

The Commercial Zones have been divided into three classifications designed to reflect the degree to which commercial development impacts other adjacent uses. The three zone areas are as follows:

(1) Neighborhood Commercial C-1:

- a. The Neighborhood Commercial Zone is established to provide locations for convenience shopping facilities which serve a neighborhood-oriented market. Such shopping

facilities would supply necessities which usually require frequent purchasing with a minimum of consumer travel.

- b. Neighborhood Commercial Zones shall be located so that their distribution pattern throughout the City reflects their neighborhood orientation. Such zones shall not be so large or broad in scope of services as to attract substantial trade from outside the neighborhood. These zones shall not be located in close proximity to any other commercial zone.
- c. Neighborhood commercial uses shall be encouraged to develop in compact centers reflecting unified designs that are architecturally compatible in terms of scale with the neighborhood in which they are located. They should be designed as an integral, homogeneous component of the neighborhood, oriented to pedestrian traffic, as well as vehicular traffic. Site selection development and uses for Neighborhood Commercial Zones shall take into account potential impacts on surrounding residential uses and measures shall be taken to minimize these impacts.

(2) General Commercial C-2:

- a. The General Commercial Zone is established to provide locations for a full range of office, retail commercial, and service uses which are oriented to serve the City as a whole, as well as a regional market in Salt Lake Valley. A variety of activities are encouraged, especially those which promote both day-time and night-time consumer activity.
- b. The General Commercial Zone includes uses usually associated with a central business district and shopping facilities which are not ordinarily compatible with single-family residential uses.
- c. In order to stabilize, improve and protect the City's commercial areas, standards are established to ensure a quality urban environment with landscaping, light and air at street level, well-defined urban spaces, and compatibility of building materials, colors and textures.

(3) Transitional Commercial C-3:

- a. The Transitional Commercial Zone is established to provide suitable locations for retail, wholesale, light manufacturing, service and outdoor recreation uses. These areas should serve as transition zones between General Commercial and Manufacturing Zones and should be located on arterial streets.
- b. The C-3 Zone serves as the location for the heaviest type of commercial activities allowed in the City. For this reason, these zones should be located so as not to occur next to residential areas and so that the appearance from the highway frontage does not present a poor image of the City.

7-6-1002. SCHEDULE OF USES.

The following schedule indicates by the symbol "P" the uses that shall be permitted in each Commercial Zone, and by the symbol "C," the uses which require a conditional use permit in accordance with the provisions of Chapter 7 of this Title. No other permitted or conditional uses are allowed, except as provided in Section 7-2-115. The symbol "X" means that the use is not allowed.

	Use	C-1	C-2	C-3
1.	Automobile sales and service	X	C	C
2.	Bank	P	P	P
3.	Business record storage within an enclosed	X	C	C

	Use	C-1	C-2	C-3
	building			
4.	Car Title Loan Business	X	C	C
5.	Caretaker dwelling incidental to and above or behind a principal commercial use	C	C	C
6.	Check Cashing / Deferred Deposit Loan	X	C	C
7.	Commercial indoor recreation	C	P	P
8.	Commercial outdoor recreation	X	C	P
9.	Community use	P	P	P
10.	Commercial condominium	C	C	C
11.	Concert Venue, Concert Hall, Dance Hall	X	C	C
12.	Convenience store	C	C	P
13.	Day care; preschool	P	P	P
14.	Fast food establishment	X	C	P
15.	Fast food establishment which is located under the roof of a shopping center containing at least six other retail uses	C	P	P
16.	Greenhouse; garden supply	C	P	P
17.	Hardware store; home improvement center	X	C	P
18.	Hospital	X	C	P
19.	Hotel; motel; extended stay hotel	X	C	C
20.	Light manufacturing conducted within an enclosed building	X	X	C
21.	Medical clinic; doctor's offices	P	P	P
22.	Neighborhood grocery	C	P	P
23.	Neighborhood service establishment	P	P	P
24.	Nursing home; convalescent center	C	P	P
25.	Off-premises beer retailer licensed outlet	P	P	P
26.	Office/warehouse -less than 50% interior storage; no outside storage or display permitted	X	C	P
27.	Office/warehouse -more than 50% interior storage; outside storage only as approved by Planning Commission	X	X	C
28.	Parking lots	P	P	P
29.	Parking structure	X	C	P
30.	Pawnshop	X	C	C
31.	Permanent Cosmetic Establishment	C	P	P
32.	Equity Club, Fraternal Club, Social Club	X	C	C
33.	Professional office	P	P	P
34.	Public utility installation (except lines and rights-of-way)	C	C	C
35.	Reception center	X	C	C
36.	Reception Center as an accessory use to a garden center	C	C	C
37.	Recreational facility beer retailer	X	C	P
38.	Residential uses in conjunction with a Regional Shopping Mall	X	C	C
39.	a. Restaurant Liquor Retailer, Dining club	X	C	C
	b. Brew Restaurant, Brew Restaurant and Liquor Retailer, Small Brewer	X	C	C
		X	X	X
	c. Manufacturer of Alcoholic Products			
40.	Restaurant, Restaurant on-premises beer retailer	C	P	P

	Use	C-1	C-2	C-3
41.	Retail department or specialty store with no outside storage or display	C	P	P
42.	Sale and/or storage of gasoline, diesel, and other fuels	C	C	C
43.	Sale and/or lease of mobile homes, travel trailers, campers, motorcycles, and other recreation vehicles	X	C	P
44.	Seasonal fruit/produce vendor stand as temporary use only	P	P	P
45.	"Self-Storage" facility with a maximum of 100' of frontage along any road	X	C	C
46.	Shopping center	C	C	C
47.	Signs (see Title 11, Sign Ordinance)	P	P	P
48.	State store or package agency	X	C	C
49.	Supermarket	C	C	P
50.	Tattoo establishment	X	X	C
51.	Temporary uses as allowed by Section 7-2-115	P	P	P
52.	Indoor or Outdoor Public Recreation	X	C	C
53.	Uses customarily accessory to a listed permitted use	P	P	P
54.	Uses customarily accessory to a listed conditional use	P	P	P
55.	Veterinary hospital/indoor kennel	C	C	P

(Ord. No. 1994-61 Amended 07/27/1994; Ord. No. 1994-76 Amended 08/15/1994; Ord. No. 1996-31 Amended 05/17/1996; Ord. No. 1997-65 Amended 12/09/1997; Ord. No. 02-07 Amended 02/05/2002; Ord. No. 02-06 Amended 03/05/2002; Ord. No. 02-10 Amended 03/05/2002; Ord. No. 02-58 Amended 09/17/2002; Ord. No. 02-60 Amended 09/17/2002; Ord. No. 02-60 Amended 09/17/2002; Ord. No. 03-26 Amended 04/01/2003; Ord. No. 03-28 Amended 04/15/2003; Ord. No. 06-81 Amended 12/05/2006; Ord. No. 07-54 Amended 08/28/2007; Ord. No. 09-08 Amended 06/01/2009; Ord. No. 09-26 Amended 08/07/2009; Ord. No. 11-11 Amended 03/17/2011)

7-6-1003. SETBACK STANDARDS.

(1) The front yard setback in all commercial zones shall be as follows:

- a. The minimum building setback from any street shall be 20 feet. Parking shall not be allowed within this minimum setback area. Such areas shall be permanently landscaped, except for approved access drives.
- b. Any commercial building located adjacent to, or across a street from, a residential zone shall have the same front yard setback as that required in residential zone.

(2) The side yard setback in all commercial zones shall be as follows:

- a. No setback shall be required except as specified in (b) and (c) below.
- b. The minimum building setback from a side street shall be 20 feet. Such area shall be permanently landscaped, except for approved access drives. In C-2 and C-3 zones, parking may encroach into the landscaped setback a maximum of 10 feet, providing the following conditions are met:
 - i. Berming shall be provided in the remaining 10 feet to a minimum elevations of two feet above the adjacent sidewalk;

- ii. A mixture of evergreen and deciduous trees shall be planted at the ratio of one tree for each 300 square feet of the net landscape area;
 - iii. The parking encroachment shall not reduce the total landscaping on the site to less than 15 percent;
 - iv. This encroachment shall not be allowed when existing or proposed residential uses are located directly across a street from a commercial use; and
 - v. This encroachment shall not be allowed along those arterial streets listed in Chapter 13 of this Title.
- c. Any commercial building with a yard adjacent to the side yard of an existing or proposed residential use shall maintain a 10-foot setback. Such setback shall be permanently landscaped.
- (3) The rear yard setback in all commercial zones shall be as follows:
- a. No setback shall be required, except as specified in (b) and (c) below.
 - b. Any commercial building with a yard adjacent to the rear yard of an existing or proposed residential use shall maintain a 10-foot setback. Such setback shall be permanently landscaped.
 - c. Commercial lots with a rear yard adjacent to a street shall comply with the setback standards specified in Section 7-6-1003(2)(b) above.
- (4) Setbacks may be reduced or increased as negotiated in a development agreement through the Planning Commission and City Council.

(Ord. No. 06-81 Amended 12/05/2006)

7-6-1004. HEIGHT STANDARDS.

- (1) In a C-1 Zone, no building or structure shall be erected to a height greater than two and one-half stories, or 35 feet, whichever is less.
- (2) In a C-2 Zone, no building or structure shall be erected to a height greater than 75 feet. At the minimum required setback adjacent to a residential use, no building or structure shall exceed 20 feet. For each foot of height over 20 feet, buildings or structures shall be set back an additional foot.
- (3) In a C-3 Zone, there shall be no limitation on building or structure height, provided that all buildings or structures shall conform to all requirements of the Uniform Building Code.

7-6-1005. AREA AND LOCATION STANDARDS.

- (1) District and lot size shall conform to the following:

Zone	District Size		Lot Size		Building Coverage
	Min.	Max.	Min.	Max.	
C-1	2 acres	7 acres	20,000 SF	7 acres	30%
C-2	5 acres	none	20,000 SF	none	50%
C-3	5 acres	none	1 acre	none	75%

Two or more contiguous lots may be combined to meet the minimum district size requirement.

- (2) When located at an intersection, the total acreage of C-1 zoning on one or more corners shall not exceed the maximum district size specified above, except for larger Commercial C-1 Districts

existing on the effective date of this Chapter. The maximum district size of a Neighborhood Commercial Zone may be increased if the Planning Commission determines that a specific development meets the intent and purpose of the C-1 zone, as outlined in Section 7-6-1001(1).

- (3) There is no minimum area required for a single-family dwelling on a commercial site, except that such dwelling shall be provided with a minimum of 100 square feet of usable, private, open space adjoining the unit. Such open space shall have a minimum dimension of not less than five feet.
- (4) No C-3 Zone shall be approved which shares a common property line with an existing or proposed residential use.

7-6-1006. VEHICULAR CIRCULATION AND PARKING.

- (1) Parking for each use shall conform to Chapter 9 of this Title.
- (2) On a corner lot, no curb cut shall be located closer than 40 feet to the curb line intersection of streets.
- (3) Curb cuts shall be not located closer than 20 feet to a side or rear lot line, and the distance between separate curb cuts serving adjacent land uses shall not be less than 40 feet unless one or more of the following circumstances apply:
 - a. A common curb cut serves adjacent land uses;
 - b. Curb cuts cannot meet separation standards due to narrow lot frontage;
 - c. Curb cuts cannot meet separation standards due to location of existing cuts on adjacent lots; or
 - d. A professional traffic engineer, after preparing a traffic study, recommends that curb cuts be located closer to interior lot lines in order to maintain a safe distance from street intersections.
- (4) A commercial lot or commercial complex with less than 300 feet of frontage shall have no more than two curb cuts on any single right-of-way. One additional curb cut may be allowed for each additional 300 feet of frontage on a single right-of-way. Curb cuts shall have a minimum distance of 40 feet between them.

7-6-1007. SCREENING.

- (1) Where any commercial lot shares a common boundary with a residential zone boundary, a six-foot concrete or masonry wall and approved landscape buffer shall be provided along such boundaries as specified in Section 7-6-1003. The wall shall be constructed concurrently with the foundation of the first proposed building. The six foot height of the wall shall be measured from the parking lot asphalt grade to the top of the screen wall. When future commercial use of neighboring properties is recommended in the General Plan or when the subject property borders an educational facility or other use with special security needs as determined by the Police Department, a waiver or substitute for the wall requirement may be approved. The waiver or substitution may be approved by the Planning Commission for conditional uses or by the Community and Economic Development Director or designee for permitted uses. Where a substitution will allow visibility into a neighboring residential property, the owner of the neighboring residential property must voluntarily concede a deed restriction in favor of the City. Such deed restriction shall prohibit the owner of the residential property from installing a solid fence next to the semi-transparent substitution. If the neighboring residential property owner does not voluntarily concede to a deed restriction, the substitution shall not be approved.

Substitutions that allow visibility into a neighboring residential property must be six-foot powder coated, ornamental aluminum alloy or similar non-rusting product.

- (2) Wherever off-street parking areas are situated adjacent to the street, a berm or retaining wall in conjunction with a berm three feet in height shall be constructed within the required front or sideyard setback to adequately screen the parking from the street.

(Ord. No. 94-75 Amended 08/15/1994; Ord. No. 01-47 Amended 11/19/2001; Ord. No. 03-23 Amended 03/08/2003; Ord. No. 10-20 Amended 07/12/2010)

7-6-1008. LANDSCAPING.

- (1) Landscaping shall be required on 20 percent of the gross area of a C-1 site and 15 percent of the gross area of a C-2 or C-3 site as provided in Section 7-14-106(3)(c). Gross area is interpreted as the total site area remaining after any required right-of-way dedication.
- (2) All landscaped areas shall be provided with an irrigation system capable of complete coverage of the areas and designed to minimize run-off and other wasting of water. Such system shall be maintained in a fully-operational condition.
- (3) All landscaped areas shall be landscaped with a mixture of a ground cover, shrubs and trees, and may include sculptures, patios or fountains. Some of the following requirements will only address the quantity of trees to be provided, however, when trees are required, a complementary quantity of ground cover and three shrubs per tree shall also be provided.
- (4) Not less than one tree shall be provided for each 300 square feet of required yard area adjacent to a residential zone boundary. For listed conditional uses, this requirement may be increased if, in the opinion of the Planning Commission, additional screening or buffering is necessary on a specific site.
- (5) All landscaping shall be maintained in a healthy, neat and orderly condition, free of weeds and litter. All paved areas, walls or fences shall be in good repair without broken parts, holes, potholes or litter.

7-6-1009. GENERAL PROVISIONS.

- (1) Standards listed above shall supplement the design and development standards contained in Chapter 39 of this Title.
- (2) No outside storage shall be allowed for any conditional use except when expressly permitted by the Planning Commission.
- (3) The Planning Commission may limit hours of operation for conditional uses which are determined to have a potential detrimental impact on residential properties in the immediate area. The Planning Commission may, from time to time, review any previously granted conditional use permit for the purpose of evaluating detrimental impact on surrounding residential properties. Based upon such evaluation, the Planning Commission may impose limitations on hours of operation where such limitations were not previously imposed.

7-6-1010. PENALTY.

Failure to maintain required improvements in a condition substantially similar to their original approved condition shall subject the owner or lessee to a fine of up to \$100 for each day of noncompliance and/or revocation of business license, if, within 10 days after the mailing of a violation notice, the violation is not brought into compliance. If, due to cold weather or other environmental

conditions, the violation cannot be brought into compliance within 10 days, a bond shall be submitted to guarantee compliance within a reasonable period of time.

7-6-1011. SPACING REQUIREMENTS FOR ALCOHOL ESTABLISHMENTS.

- (1) No Alcohol Establishment shall be located within 600 feet of any public or private school, church, public library, public playground or park, as measured from the nearest entrance of the outlet following the shortest route of either ordinary pedestrian traffic, or where applicable, vehicular travel along public thoroughfares, whichever is closer, to the boundary of the public or private school, church, public library, public playground, school playground or park.
- (2) No Alcohol Establishment shall be located within 200 feet of any public or private school, church, public library, public playground or park as measured in a straight line from the nearest entrance of the proposed outlet to the nearest property boundary of the public or private school, church, public library, public playground or park.

(Ord. No. 02-06 Add 03/05/2002)

7-6-1012. ADDITIONAL REGULATION OF RESTAURANTS, DANCE HALLS, CONCERT HALLS, RECEPTION CENTERS AND CLUB LICENSEES.

- (1) It is unlawful for the keeper, manager or person in charge of any restaurant, dance hall, concert hall reception center or club licensee to permit any singing, dancing, Indoor or Outdoor Public Recreation, playing of musical instruments or any other form of amusement or entertainment to be carried on the premises when the closest point of the building is within 500 feet of any residential property line after ten o'clock P.M. (10:00) P.M. and before six o'clock (6:00) A.M. This restriction should be extended to two o'clock (2:00) a.m. on January 1 of year for New Year's Day.
- (2) Parking lots must be closed and vacated within thirty (30) minutes of closing by security personnel.

(Ord. No. 07-54 Added 08/28/2007; Ord. No. 09-08 Amended 06/01/2009; Ord. No. 09-26 Amended 08/07/2009)

7-6-1100P PART 11 - MANUFACTURING ZONE

7-6-1101. PURPOSE.

The purpose of this zone is to provide areas in the City for manufacturing uses.

7-6-1102. PERMITTED USES.

The following are permitted uses in the Manufacturing Zone. No other permitted uses are allowed, except as provided in Section 7-2-115:

- (1) All permitted and conditional uses listed in commercial zones and the Agricultural Zone, except residential uses, and those uses listed below as conditional uses.
- (2) Manufacturing uses which include production, processing, cleaning, testing and distribution of material goods and services, except uses listed below as conditional uses.