

ORDINANCE NO. 16-01 (1-5-16)

**AN ORDINANCE OF THE CITY OF SARATOGA SPRINGS,
UTAH, ADOPTING AMENDMENTS TO THE SARATOGA
SPRINGS LAND DEVELOPMENT CODE AND
ESTABLISHING AN EFFECTIVE DATE**

WHEREAS, Title 19 of the City of Saratoga Springs Code, entitled "Land Development Code" was enacted on November 9, 1999 and has been amended from time to time; and

WHEREAS, the City Council and Planning Commission have reviewed the Land Development Code and find that further amendments to the Code are necessary to better meet the intent and direction of the General Plan; and

WHEREAS, the Saratoga Springs Planning Commission has held a public hearing to receive comment on the proposed modifications and amendments as required by Chapter 9a, Title 10, Utah Code Annotated 1953, as amended; and

WHEREAS, the Planning Commission, after the full and careful consideration of all public comment, has forwarded a recommendation to the Saratoga Springs City Council regarding the modifications and amendments; and

WHEREAS, the City Council has conducted a public hearing to receive comment on the Planning Commission recommendation pursuant to Chapter 9a, Title 10, Utah Code Annotated 1953, as amended; and

WHEREAS, following the public hearing, and after receipt of all comment and input, and after careful consideration, the Saratoga Springs City Council has determined that it is in the best interest of the public health, safety, and welfare of Saratoga Springs citizens that the following modifications and amendments to Title 19 be adopted.

NOW THEREFORE, the City Council of the City of Saratoga Springs, Utah hereby ordains as follows:

SECTION I - ENACTMENT

The amendments attached hereto as Exhibit A, incorporated herein by this reference, are hereby enacted. Such amendments are shown as underlines and strikethroughs. The remainder of Title 19 shall remain the same.

SECTION II - AMENDMENT OF CONFLICTING ORDINANCES

If any ordinances, resolutions, policies, or zoning maps of the City of Saratoga Springs heretofore adopted are inconsistent herewith they are hereby amended to comply

with the provisions hereof. If they cannot be amended to comply with the provisions hereof, they are hereby repealed.

SECTION III - EFFECTIVE DATE

This ordinance shall take effect upon its passage by a majority vote of the Saratoga Springs City Council and following notice and publication as required by the Utah Code.

SECTION IV - SEVERABILITY

If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

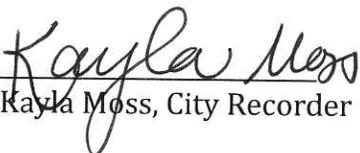
SECTION V - PUBLIC NOTICE

The Saratoga Springs Recorder is hereby ordered, in accordance with the requirements of Utah Code §§ 10-3-710—711, to do as follows:

- a. deposit a copy of this ordinance in the office of the City Recorder; and
- b. publish notice as follows:
 - i. publish a short summary of this ordinance for at least one publication in a newspaper of general circulation in the City; or
 - ii. post a complete copy of this ordinance in three public places within the City.

ADOPTED AND PASSED by the City Council of the City of Saratoga Springs, Utah, this 5 day of January 2016.

Signed: 
Jim Miller, Mayor

Attest: 
Kayla Moss, City Recorder

1-5-16
Date

Shellie Baertsch
Michael McOmber
Stephen Wilden
Bud Poduska
Chris Porter

VOTE
AYE
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EXHIBIT A

Title 19. LAND DEVELOPMENT CODE.

Sections:

- 19.01.01. Short Title.
- 19.01.02. Application.
- 19.01.03. Scope.
- 19.01.04. Purpose.
- 19.01.05. Effect of Other Regulations.
- 19.01.06. Effect of Private Covenants and Agreements.
- ~~19.01.07. Classification of Annexed Territory.~~
- 19.01.0807. Establishment of Land Use Zones.
- 19.01.0908. Requirements Declared Minimums.
- 19.01.1009. Property Use Regulations.
- 19.01.1110. Effect on Previous Ordinances and Maps.
- 19.01.1211. Permits and Licenses.
- 19.01.1312. Administrative Reviews, Certificates, and Permits.
- 19.01.1413. Fees.
- 19.01.1514. Expiration of Building Permits.
- 19.01.1615. Cancellation of Permits, Certificates, and Approvals.
- 19.01.1716. Development to Be in Accordance with Terms of Approval.
- 19.01.1817. Public Hearings.
- 19.01.1918. Planning Commission Recommendation.
- 19.01.2019. Incorporation of Standard Technical Specifications and Drawings.

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~~19.01.07. Classification of Annexed Territory.~~

- ~~1. In accordance with Utah Code § 10-9a-506, all property annexed to the City shall be classified at the time the property is annexed in land use zones that are defined in this Code and listed in the Land Use Element of the General Plan.~~
- ~~2. If the City does not classify the property at the time the property is annexed, then all land uses within the annexed territory shall be compatible with surrounding uses within the City.~~
- ~~3. When determining what land use designations may be appropriate, the City Council shall carefully consider the land use of adjacent properties.~~
- ~~4. The public hearing and classification of land use shall be considered in the same manner as set forth in Chapter 19.17.~~

~~(Ord. 14-4)~~

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Chapter 19.02. Definitions

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~~280. "Urban Design Committee" means a committee made up of architects, planners, builders, or other persons whose primary responsibilities are to:~~
~~a. review architectural plans for commercial, industrial, and multi-family developments; and~~
~~b. make recommendations to the Planning Commission regarding architectural style, urban design, and exterior building materials for all types of developments.~~

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([Ord. 16-01](#); Ord. 15-29, Ord. 14-23, Ord. 14-13, Ord. 14-4, Ord. 14-1)

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Chapter 19.04. Establishment of Land Use Zones and Official Map.

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19.04.02. Land Use Zones and Classification Established.

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2. Permitted and Conditional Uses by Zone-Residential:

The following table lists the Permitted and Conditional uses for the Residential Zones in the City of Saratoga Springs. Empty boxes means that the use is prohibited in that zone. Uses not listed are also prohibited.

	A	RA-5	RR	R-1	R-2	R-3	R-4	R-5	R-6	R-10	R-14	R-18
Agriculture	P	P	P									
Animal Hospital, Large/Large Veterinary Office	P	P										
Apiary (see §§ 19.05.08)	P	P	P	P	P	P	P	P	P	P	P	P
	A	RA-5	RR	R-1	R-2	R-3	R-4	R-5	R-6	R-10	R-14	R18
Bed and Breakfast	C	C	C	C	C	C	C	C				
Cemetery	C	C	C	C	C	C	C	C	C	C	C	C

Chickens (see §§ 19.05.05 and 19.05.06)	P	P	P	P	P	P	P	P				
Child Care Center	C	C	C	C	C	C	C	C	C	C	C	C
Church	EP											
Dairy	C	P										
Dwelling, Multi-Family										P	P	P
Dwelling, Single Family	P	P	P	P	P	P	P	P	P	P	P	P
Dwelling, Three-Family									P	P	P	P
Dwelling, Two-Family									P	P	P	P
Educational Center	C	C	C	C	C	C	C	C	C	C	C	C
Equestrian Center	C	C										
Farm Animals (see Section 19.05.05)	P	P	P									
Farmer's Market	C	C	C									
Golf Course	P	P	P	P	C	C	C	C				
Home Occupations	<u>See §19.08</u>											
Kennel, Private	C	C	C									
Livestock Auction Yard	C	C										
Plant and Tree Nursery	P	C	C									
Preschool			C	C	C	C	C	C	C	C	C	C
Production of Fruit and Crops	P	P	P	P	P	P	P	P	P	P	P	P
	A	RA-5	RR	R-1	R-2	R-3	R-4	R-5	R-6	R-10	R-14	R-18

	A	RA-5	RR	R-1	R-2	R-3	R-4	R-5	R-6	R-10	R-14	R-18
Public and private utility building or facility	C	C	C	C	C	C	C	C	C	C	C	C
Public Building or Facilities (City Owned)	C	C	C	C	C	C	C	C	C	C	C	C
Public Parks, playgrounds, recreation areas, or other park improvements*	P	P	P	P	P	P	P	P	P	P	P	P
Residential Facilities for Elderly Persons	C	C	C	C	C	C	C	C	C	C	C	C
Residential Facilities for Persons with a Disability	<u>CP</u>											
Riding Arena (Commercial)	C	C	C									
Riding Arena (Private)	P	P	P									
School, Charter	P	P	P	P	P	P	P	P	P	P	P	P
School, Private and Quasi-Public	C	C	C	C								
School, Public	<u>CP</u>											
Stables	P	P	C									
Temporary Sales Trailer	P	P	P	P	P	P	P	P	P	P	P	P
	A	RA-5	RR	R-1	R-2	R-3	R-4	R-5	R-6	R-10	R-14	R-18

P = Permitted C = Conditional

*A neighborhood meeting is required for all public parks, public playgrounds, public recreation areas, or other public park improvements prior to new construction. City staff will notify residents within the subdivision or neighborhood area prior to any meeting. Any proposal for a regional park within the City will also be required to go through a Site Plan review according to the requirements within the Land Development Code.

3. Permitted and Conditional Uses by Zone-Commercial:

The following table lists the Permitted and Conditional uses for the Nonresidential Zones in the City of Saratoga Springs. Empty boxes ~~means~~mean that the use is prohibited in that zone. Uses not listed are also prohibited.

P= Permitted C= Conditional

	NC	MU	RC*	OW	I	MLM W	BP	IC	PSBL
Alcoholic Beverage, Package Agency					C				
Alcoholic Beverage, State Liquor Store					C				
Animal Hospital, Large/Large Veterinary Office	C	C	P	P					
Animal Hospital, Small/Small Veterinary Office	C	C	P	P					
Arts & Crafts Sales	C	P	P			P			
Automobile Refueling Station		C	C	C	C				
Automobile Rental & Leasing Agency			C	C	P		C ^A		
Automobile Repair, Major				C	C				
Automobile Repair, Minor			C	C	C		C ^E		
Automobile Sales			C		C				
Automobile, Boat, All-Terrain Vehicle (ATV), Motorcycle, Recreation Vehicle, Sales & Service			C	C	P				
Bakery, Commercial				C	C				
Bakery, Retail	P	P	P			P	C		
Bed and Breakfast		C				C			
Bookstore	P	P	P			P	P ^A C ^E		
Building Material Sales (with outdoor storage)			C	C	P				
Building Material Sales (without outdoor storage)			C	C	C				
Bus Lot									P
Car Wash (full service)			C				C ^A		
Car Wash (self service)			C	C	C				
	NC	MU	RC*	OW	I	MLM W	BP	IC	PSBL

	NC	MU	RC*	OW	I	MLM W	BP	IC	PSBL
Child Care Center	C	C	C			C ^A	C ^A		
Churches	C	C				C		EP	
Commercial & industrial laundries				C	P				
Commercial Recreation		C	C	C	C	P			
Commuter/Light Rail Station			P	P	P		C	C	
Contract construction services establishments				C	P				
Contract Services Office				P	P				
Convenience Store		C	P	C			C ^E		
Convenience Store/Fast Food Combination			C				C ^E		
Copy Center	C	P	P	C			C ^A		
Crematory/Embalming Facility				C	C				
Dry Cleaners	C	P	P				C ^{E/A}		
Dwelling, Above commercial		P	C			P			
Dwelling, Multi-Family		P				P			
Dwelling, Single-Family		P				P			
Dwelling, Three-Family		P				P			
Dwelling, Two-Family		P				P			
Educational Center	C	C	C	C			C	P	
Electronic Media Rental & Sales		C	P						
Electronic Sales & Repair		C	P				C ^A		
Equipment Sales & Services			C		P				
Financial Institution		P	P				P ^A		
Fitness Center (5,000 sq. ft. or less)	P	P	P	P		P	P ^A		
Fitness Center(5,001 sq. ft. or larger)	C	C	C	C			C ^A		
Floral Sales	P	P	P			P	P ^A		
Fueling Station									P
Fueling Station, Cardlock Facility									P
Funeral Home	C	C	C						
Grocery Store		C	P			P			
Hair Salon	P	P	P			P			

	NC	MU	RC*	OW	I	MLM W	BP	IC	PSBL
Hardware & Home Improvement Retail		C	P						
Home Occupations	See §19.08	See §19.08	See §19.08	See §19.08					
Hospital			P				C	P	
Hotels			C	C	C	C	C		
Ice Cream Parlor	P	P	P			P	C ^A		
Impound Yard					C				
Kennel, Commercial			C	C	P				
Laundromat			C	C	C				
Library		P	P					P	
Light Manufacturing				C	C		C		
Marina						P			
Mining					C				
Mixed Use		P				P			
Neighborhood Grocery Store		P				P			
Motels			C	C	C	C			
Non-Depository Institutions			C						
Office, High Intensity				P	C		C		
Office, Medical and Health Care	C	C	P				P	PC ^A	
Office, Professional	C	P	P	P	C	P	P		
<u>Public Parks, playgrounds, recreation areas, or other park improvements</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Pawn Shop				C	C				
Personal Service Establishment	C	C		C		C	C ^A		
Plant & Tree Nursery	C		C	C	P				
Postal Center	C	C	P	C			P ^A	P	
Preschool	C	C	C			C ^A	C ^A		
Printing, lithography & publishing establishments				C	C		P		
Public & private utility building or facility			C	C	C	C		C	C
Public Building or Facilities (City Owned)	P	P	P	P	P	P	P	P	
Reception Centers	C	C	P			P	C		

Recreation Center			C		C	C			
Recreation Rentals			P			P			
	NC	MU	RC*	OW	I	MLM <u>W</u>	BP	IC	PSBL

	NC	MU	RC*	OW	I	MLM <u>W</u>	BP	IC	PSBL
Recreational Vehicle Sales			C						
Recycling Facilities					C				
Research & Development			C	C	C		P	<u>C^AP</u>	
Residential facilities for elderly persons		C				C			
Residential Facilities for Persons with a Disability		C				C			
Restaurant, Casual			P	C		C ^E	C ^E		
Restaurant, Deli	P	P	P			P	C ^A		
Restaurant, Sit Down	P	P	P	P		P	P ^E		
Retail Sales	P	P	P	P		P	C ^A		
Retail, Big Box			C						
Retail, Specialty	P	P	P	P		P			
Retail, Tobacco Specialty Store				C	C				
School, Public	<u>-P</u>	<u>-P</u>	<u>-P</u>	<u>-P</u>	<u>-P</u>	<u>-P</u>	<u>-P</u>	<u>-P</u>	<u>-P</u>
School, Trade or Vocational				P	P		P	P	
Sexually Oriented Businesses					P				
Shooting Range, indoor or outdoor				C	C				
Storage, Self-Storage, or Mini Storage Units				C	C				
Storage, Outdoor					C				
Storage, Vehicle					C				
Tattoo Parlor					C				
Temporary Sales Trailer		T							
Theater			C			C			
Transit-Oriented Development (TOD)		P				P	C		
	NC	MU	RC*	OW	I	MLM <u>W</u>	BP	IC	PSBL

^A The noted Uses shall be allowed in the listed zones as an ancillary use only.

^E The noted Uses shall be allowed in the listed zones as an edge use only.

*As an ancillary component of the identified Permitted and Conditional Uses, employers may offer Child Care Center services for their employees. The provision of such services shall require Conditional Use approval.

([Ord. 16-01](#); Ord. 15-29, Ord. 14-23, Ord. 14-13, Ord. 14-5)

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19.04.22. Regional Commercial (RC).

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5. Setbacks and Yard Requirements.

- a. All buildings in this zone are required to maintain minimum setbacks as follows:
 - i. **Front:** Not less than twenty feet.
 - ii. **Sides:** Thirty feet where adjacent to a residential or agricultural zone, twenty feet when adjacent to all other zones. ~~The City Council may reduce the side setback to ten feet if in its judgment the reduction provides a more attractive and efficient use of the property.~~
 - iii. **Rear:** Twenty feet for all uses except where a rear yard is located adjacent to a residential or agricultural zone. In those cases, the rear yard shall be increased to thirty feet. ~~In the event that the rear of a building faces an arterial or collector street, there shall be a setback of forty feet.~~
 - iv. **Exceptions:** The City Council may reduce no more than one setback requirement by up to ten feet if in its judgment the reduction provides a more attractive and efficient use of the property.
 - ~~iv-v.~~ **Other general requirements:** In addition to the specific setback requirements noted above, no building shall be closer than five feet from any private road, driveway, or parking space. The intent of this requirement is to provide for building foundation landscaping and to provide protection to the building. Exceptions may be made for any part of the building that may contain an approved drive-up window.

6. **Structure Height.** No structure in this zone shall be taller than fifty feet.

7. **Maximum Lot Coverage.** The maximum lot coverage in this zone is fifty percent.

8. **Minimum Building Size.** Individual structures within this land use zone shall be a minimum of 1,000 square feet above grade.

9. **Development Standards.** The following development standards shall apply to the Regional Commercial Zone:

- a. **Architectural Review.** The Planning Commission shall review the Site Plan and building elevations. The Planning Commission may offer recommendations for Architectural design of buildings and structures to assure compatibility with

adjacent development and the vision of the Land Use Element of the General Plan.

b. Landscaping.

- i. Required front yard areas, and other yard areas facing a public street, shall have a landscaped area of not less than twenty feet (or as reduced in Subsection 5.b. above) as approved through the Site Plan review process.
- ii. There shall be a minimum of ten feet of landscaping between parking areas and side or rear property lines adjacent to agricultural and residential land uses.
- iii. All landscaping shall be completed in accordance with the approved Site Plan and shall be installed prior to the issuance of a Certificate of Occupancy for the building.
- iv. The Building Official may approve exceptions as seasonal conditions warrant.
- v. Any proposed change to the approved landscaping plan will require an amended Site Plan approval.
- vi. It shall be the responsibility of the property owner to maintain all approved landscaping in accordance with the approved Site Plan and in compliance with the requirements of Chapter 19.06, Landscaping.

10. Uses Within Buildings.

- a. All uses in the Regional Commercial -Zone shall be conducted entirely within a fully enclosed building except those uses deemed by the City Council to be customarily and appropriately conducted outside.
- b. Such uses include, automobile refueling stations, gas pumps, plant nurseries, home improvement material yards, automobile sales, etc.
- c. Outside storage of merchandise shall be accommodated entirely within an enclosed structure unless the City Council deems such storage to be customarily and appropriately conducted outside.

11. Trash Storage. All trash or garbage storage (other than individual garbage cans) shall comply with Section 19.14.04(4), which section is incorporated herein by this reference.

12. Buffering/Screening Requirements.

- a. A wall, fencing, or landscaping of acceptable design shall effectively screen the borders of any commercial or industrial lot which abuts an **existing platted** agricultural or residential use. Such a wall, fence, or landscaping shall be at least six feet in height, unless a wall or fence of a different height is required by the City Council as part of a Site Plan review. Such wall, fence, or landscaping shall be maintained in good condition with no advertising thereon, except as permitted by the Chapter 19.18.
- b. All developments shall have a minimum number of both deciduous and evergreen trees and shall further comply with the requirements of Chapter 19.06, Landscaping.

13. **Landscaping Requirements.** There shall be a minimum requirement of twenty percent of the total project area to be used for landscaping. All sensitive lands shall be protected as part of the landscaped area of any development.

14. **Sensitive Lands.** Sensitive lands shall not be included in the base acreage when calculating the number of ERUs permitted in any development and no development credit shall be given for sensitive lands. Sensitive lands shall be included in protected landscaping.

| ([Ord. 16-01](#); Ord. 14-13)

19.04.23. Office Warehouse (OW).

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5. **Development Standards.** The following development standards shall apply to this zone:

- a. **Architectural Review.** The ~~Urban Design~~[Development Review](#) Committee shall review the Site Plan and building elevations. The ~~Urban Design~~[Development Review](#) Committee shall offer recommendations for architectural design of buildings and structures to assure compatibility with adjacent development and the vision of the Land Use Element of the General Plan and with the City's policies and regulations concerning architecture and design.
- b. **Landscaping Buffers.** Required front yard areas, and other yard areas facing a public street, shall have a landscaped area of not less than fifteen feet as approved through the Site Plan review process. There shall be a minimum of ten feet of landscaping between parking areas and side or rear property lines adjacent to agricultural and residential land uses. See Chapter 19.09, Off-street Parking Requirements.
- c. **Landscaping Required.** All landscaping shall be completed in accordance with the approved Site Plan and shall be installed prior to the issuance of a Certificate of Occupancy for the building. The Building Official may approve exceptions as seasonal conditions warrant. Any proposed change to the approved landscaping plan will require an amended Site Plan approval. It shall be the responsibility of the property owner to maintain all approved landscaping in accordance with the approved Site Plan and in compliance with the requirements of Chapter 19.06, Landscaping.

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| ([Ord. 16-01](#); Ord. 14-13)

19.04.24. Industrial (I).

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9. **Development Standards.** The following development standards shall apply to this zone:

- a. **Architectural Review.** The ~~Urban Design~~Development Review Committee shall review the Site Plan and building elevations. The ~~Urban Design~~Development Review Committee shall offer recommendations for architectural design of buildings and structures to assure compatibility with adjacent development and the vision of the Land Use Element of the General Plan and with the City’s policies and regulations concerning architecture and design.
- b. **Landscaping Buffers.** Required front yard areas, and other yard areas facing a public street, shall have a landscaped area of not less than fifteen feet as approved through the Site Plan review process. There shall be a minimum of ten feet of landscaping between parking areas and side or rear property lines adjacent to agricultural and residential land uses. See Chapter 19.09, Off-street Parking Requirements.
- c. **Landscaping Required.** All landscaping shall be completed in accordance with the approved Site Plan and shall be installed prior to the issuance of a Certificate of Occupancy for the building. The Building Official may approve exceptions as seasonal conditions warrant. Any proposed change to the approved landscaping plan will require an amended Site Plan approval. It shall be the responsibility of the property owner to maintain all approved landscaping in accordance with the approved Site Plan and in compliance with the requirements of Chapter 19.06, Landscaping.

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| ([Ord. 16-01](#); Ord. 14-13)

| **19.04.25. ~~Mixed Lakeshore (ML)~~Mixed Waterfront (MW).**

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| **11. Development Standards.** The following development standards shall apply to this zone:

- a. **Architectural Review.** The ~~Urban Design~~Development Review Committee shall review the Site Plan and building elevations and offer recommendations for architectural design of buildings and structures to assure compatibility with adjacent development and the vision of the Land Use Element of the General Plan and with the City’s policies and regulations concerning architecture and design.
- b. **Landscaping Buffers.** For multi-family and non-residential structures, Front yards and other yard areas facing a public street shall have a landscaped area of not less than 15 linear feet. There shall be a minimum of 10 feet of landscaping between parking areas and side and rear property lines adjacent to agricultural and residential land uses. (See Chapter 19.09, Off-street Parking Requirements.)

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| ([Ord. 16-01](#); Ord. 15-29, Ord. 14-13)

19.04.26. Business Park (BP).

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10. Development Standards.

- a. **Architectural Review.** The ~~Urban Design~~Development Review Committee shall review the Site Plan and building elevations and offer recommendations for architectural design of buildings and structures to assure compatibility with adjacent development and the vision of the Land Use Element of the General Plan and the City's policies and regulations concerning architecture and design.
- b. **Landscaping Buffers.** Front yards and other yard areas abutting a public street, shall have a landscaped area of not less 15 linear feet. There shall be a minimum of 10 feet of landscaping between parking areas and side and rear property lines adjacent to agricultural and residential land uses. (See Chapter 19.09, Off-street Parking Requirements.)

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| ([Ord. 16-01](#); Ord. 14-13)

19.04.27. Institutional/Civic (IC).

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10. Development Standards.

- a. **Architectural Review.** The ~~Urban Design~~Development Review Committee shall review the Site Plan and building elevations and offer recommendations for architectural design of buildings and structures to assure compatibility with adjacent development and the vision of the Land Use Element of the General Plan and with the City's policies and regulations concerning architecture and design.
- b. **Landscaping Buffers.** Front yards and other yard areas abutting a public street, shall have a landscaped area of not less 15 linear feet. There shall be a minimum of 10 feet of landscaping between parking areas and side and rear property lines adjacent to agricultural and residential land uses. (See Chapter 19.09, Off-street Parking Requirements.)

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| ([Ord. 16-01](#); Ord. 14-13)

19.04.28. Public School Bus Lot (PSBL).

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8. Development Standards.

- a. **Architectural Review.** The ~~Urban Design~~Development Review Committee shall review the Site Plan and building elevations and offer recommendations for architectural design of buildings and structures to assure compatibility with adjacent development and the vision of the Land Use Element of the General Plan and with the City’s policies and regulations concerning architecture and design.
- b. **Landscaping Buffers.** Front yards and other yard areas abutting a public street, shall have a landscaped area of not less 15 linear feet. There shall be a minimum of 20 feet of landscaping between parking areas and side and rear property lines adjacent to agricultural and residential land uses. *See Chapter 19.09, Off-street Parking Requirements.*

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([Ord. 16-01](#); Ord. 14-13, Ord. 14-1; Ord. 13-22)

Chapter 19.05. Supplementary Regulations.

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19.05.13. Edge Uses.

- 1. Uses identified as Edge Uses shall meet the additional standards below.
 - a. Reverse Frontage. Buildings shall be designed so that the main entrance is facing into the main development and not towards the adjacent arterial or collector street.
 - b. Architecture. Building elevation facing the adjacent arterial or collector street shall be treated with architectural materials required for a front of the building.
 - c. Parking. Parking shall be located behind the building as viewed from the adjacent arterial or collector road.
 - d. Screening. Parking lots and large doors shall be screened from view from the adjacent arterial or collector road, behind a landscaped berm or screen wall with a minimum height of three feet.
 - e. Edge uses shall be placed entirely within the area identified in the definition of Edge Use.

([Ord. 16-01](#); Ord. 14-23, Ord. 15-21)

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Chapter 19.07. Planned Unit Development (PUD).

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19.07.09. PUD Plan Approval.

PUD is reviewed in a three-step process: 1) concept plan review, 2) preliminary plat review, and 3) final plat review.

1. Concept Plan Review.

- a. Concept PUD plan review examines the PUD Concept Plan with respect to such items as density, including: the number, type, and location of dwellings; parking and circulation; adequacy of services; and the impact of the proposed PUD on surrounding areas.
- b. A concept PUD plan shall be submitted to, and reviewed by, the Development Review Committee, the Planning Commission, and City Council. The City Council shall review the conceptual PUD plan request and forward their comments, if any, to the applicant. The City Council shall not take any action on the Concept Plan review. The Council's comments shall not be binding, but shall only be used for information in the preparation of the preliminary PUD plat application.
- c. The Concept Plan shall also comply with the submittal requirements contained in Chapter 19.13.

2. Preliminary PUD Plat Review.

- a. Subsequent to the Conceptual plan review by the DRC, Planning Commission, and City Council, an application for Preliminary PUD Plat review shall be prepared. The submittal requirements for a Preliminary Plat review are contained in Chapter 19.12.03. In addition, the following items shall be submitted with the Preliminary plat:
 - i. a plan document that contains written descriptions of how the proposed project complies with the provisions of this Chapter, including a description of the terms of the proposed project relating to densities, density bonuses, clustering, preservation of open space, etc.; and
 - ii. architectural plans that demonstrate continuity and uniform architectural themes, features and styles for all structures within the project, including types of materials to be used.
- b. All building elevation plans shall be reviewed by the Urban Design Development Review Committee ("UDCDRC") prior to review by the Planning Commission. The UDC shall review architectural styles, themes, and materials and shall make a recommendation to the Planning Commission regarding architectural styles, themes, and materials.
- c. The Preliminary PUD Plat submittal, when complete, will be forwarded to the Planning Commission for a public hearing (following the process outlined in Chapter 19.13) and recommendation. The Planning Commission will either recommend approval, approval with conditions, or denial of the application to the City Council. The Planning Commission may also table the application if it finds that the application materials are incomplete or request more information or clarification from the applicant, the Development Review Committee, or City Attorney regarding the proposed project.

- d. Following the Planning Commission’s action, the application shall be forwarded to the City Council for action. The City Council shall approve, approve with conditions, or deny the application. The City Council may also table action on the application if it finds that the application materials are incomplete or request more information or clarification relative to any portion of the application.

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[\(Ord. 16-01\)](#)

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Chapter 19.09. Off-Street Parking Requirements.

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19.09.08. Landscaping in Parking Areas.

In addition to the planting standards in Chapter 19.06, the following requirements shall apply to all landscaping of off-street parking areas:

1. **Parking Areas Adjacent to Public Streets.** All parking areas (not including a driveway for an individual dwelling) for non-residential or multi-family residential uses that are adjacent to public streets shall have landscaped ~~bermed~~ strips of not less than ten feet in width placed between the sidewalk and the parking areas, containing a berm or screen wall with a minimum height of three feet to minimize intrusion of lighting from headlights and other lighting on surrounding property. Trees, both deciduous and evergreen, shall be placed in the strip with spacing of no ~~less~~ more than thirty ~~feet~~ feet between trees except in the clear sight triangle intervals. The standards of section 19.06.06, Planting Standards and Design Requirements, shall apply for the minimum size of vegetation.
2. **Curbs.** All landscaped areas abutting any paved surface shall be curbed (not including a driveway for an individual dwelling). Boundary landscaping around the perimeter of the parking areas shall be separated by a concrete curb six inches higher than the parking surface.
3. **Clear Sight.** At intersections of streets, driveways, and sidewalks all landscaping shall be limited to a height of not more than three feet. The grade at such intersections shall not be bermed or raised for a distance of thirty feet at intersections and fifteen feet back from driveways to allow for sight distance as detailed in Chapter 19.06.11, Clear Sight Triangles.
4. **Components of Landscaped Areas.** All landscaped parking areas shall consist of trees, shrubs, and groundcover. Areas not occupied by structures, hard surfaces, vehicular

driveways, or pedestrian walkways shall be landscaped and maintained. All landscaped areas shall have an irrigation system.

5. Required Parking Islands.

- a. **Islands on Doubled Rows of Parking.** On doubled rows of parking stalls, there shall be one 36-foot by 9-foot landscaped island on each end of the parking rows, plus one 36-foot by 9-foot landscaped island to be placed at a minimum of every twenty parking stalls. Each island on doubled parking rows shall include a minimum of two trees per planter. See 19.06.06, Planting Standards and Design Requirements, for the minimum size of vegetation.
- b. **Islands on Single Rows of Parking.** On single rows of parking or where parking abuts a sidewalk, there shall be one 18-foot by 9-foot landscaped island a minimum of every ten stalls. Islands on a single parking row shall have a minimum of one tree planter. See 19.06.06, Planting Standards and Design Requirements, for the minimum size of vegetation.
- c. Landscaped islands at the ends of parking rows shall be placed and shaped in such a manner as to help direct traffic through the parking area. There shall be a break in parking rows at a minimum of forty parking stalls for each double row of parking for the purpose of facilitating traffic circulation on the site.

~~6. **Landscaped Boundary Strips.** All landscaped boundary strips shall be a minimum of eight feet in width. A landscaped screen, berm, or fence may be required by the City Council around the perimeter of the parking area to mitigate intrusion of lighting from headlights and other lighting on surrounding property.~~

~~7.6. **Completion of Landscaping.** All landscaping improvements shall be completed in accordance with the approved Site Plan, landscape-planting plan, and irrigation plan and occur prior to the issuance of a Certificate of Occupancy for the building. Exceptions may be permitted and Certificates of Occupancy issued where weather conditions prohibit the completion of required landscaping improvements. In such cases an extension period of six months is permitted but a bond shall be posted for not less than 115% of the value of the landscaping and shall be held until the requirements of this Chapter are met.~~

([Ord. 16-01](#); Ord. 14-23, Ord. 14-13)

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19.09.11. Required Minimum Parking.

The table below indicates the minimum requirement for each use; unless otherwise identified, in no case may the minimums be exceeded by more than 25%.

Use	<u>Parking Requirement</u>
Agriculture	To be determined by the Planning Commission (See 19.09.05(6))
Alcoholic Beverage, Package Agency	<u>1.5 stalls per person employed on highest employee shift</u>
Alcoholic Beverage, State Liquor Store	<u>4 stalls per 1000 sq. ft.</u>
Animal Hospital, Large/Large Veterinary Office	<u>4 stalls per 1000 sq.ft.</u>
Animal Hospital, small / Small Veterinary Office	<u>4 stalls per 1000 sq. ft.</u>
Arts and Crafts Sales	<u>4 stalls per 1000 sq. ft.</u>
Automobile Refueling Station	<u>1 stall per 100 sq. ft.</u>
Automobile Rental & Leasing Agency	<u>4 stalls per 1000 sq. ft. of office space</u>
Automobile Repair, Major	<u>3 stalls for every bay plus 1 stall per person employed on highest employee shift</u>
Automobile Repair, Minor	<u>2 stalls for every bay plus 1 stall per person employed on highest employee shift</u>
Automobile Sales	<u>1 stall per person employed on highest employee shift plus 1 stall for every 15 items on display</u>
Automobile, Boat, All-Terrain Vehicle (ATV), Motorcycle, Recreation Vehicle, Sales & Service	<u>1 stall per person employed on highest employee shift, plus 1 stall per bay, plus 1 stall for every 15 items on display</u>
Bakery, Commercial	<u>1.5 stalls per person employed on highest employee shift</u>
Bakery, Retail	<u>4 stalls per 1000 sq. ft.</u>
Bed and Breakfast	<u>2 stalls per bedroom</u>
Bookstore	<u>4 stalls per 1000 sq. ft.</u>
Building Material Sales (with outdoor storage)	<u>4 stalls per 1000 sq. ft.</u>
Building Material Sales (without outdoor storage)	<u>4 stalls per 1000 sq. ft.</u>
Bus Lot	<u>2 stalls per 1000 sq.ft. of any office, plus 1 stall per employee originating from that location.</u>
Car Wash (full service)	<u>3 stacking stalls per bay including stall inside bay, plus 1 parking stall per bay, plus 1 stall per person employed on highest employee shift</u>
Car Wash (self service)	<u>2 parking stalls, plus 2 stacking stalls per bay including stall inside bay, plus 1 post-stacking space per bay</u>
<u>Cemetery</u>	<u>To be determined by the Planning Commission (See 19.09.05(6))</u>

Child care center	<u>1 stall per staff member / volunteer present on highest shift, plus 1 stall per 5 students present at one time</u>
Church	<u>1 stall per 3 seats**</u>
Commercial and industrial laundries	<u>1.5 stalls per person employed on highest employee shift</u>
Commercial Recreation	<u>1 stall per 100 sq. ft.</u>
Commuter/Light Rail Station	To be determined by the Planning Commission (See 19.09.05(6))
<u>Contract Construction Services Establishments</u>	<u>4 stalls per 1000 sq.ft.</u>
Convenience Store	<u>5 stalls per 1000 sq. ft.</u>
Convenience Store/Fast Food Combination	<u>Based on sq.ft. of each separate use.</u>
Copy Center	<u>4 stalls per 1000 sq. ft.</u>
Crematory/Embalming Facility	<u>1.5 stalls per person employed on highest employee shift**</u>
<u>Dairy Farm</u>	To be determined by the Planning Commission (See 19.09.05(6))
Dry Cleaners	<u>2 stalls per 1000 sq.ft., plus 1 stall per employee on highest employee shift</u>
Dwelling, above commercial	<u>1 stall per bedroom or 2 stalls per unit, whichever is lower, plus 0.25 guest stalls per unit.</u>
Dwelling, Multi-Family*	<u>1 stall per bedroom or 2 stalls per unit, whichever is lower, one of which must be covered, plus 0.25 guest stalls per unit. **</u>
Dwelling, Single Family	2 stalls per dwelling enclosed in garages. Driveways are to be 20' in length**
Dwelling, Three-Family	<u>1 stall per bedroom or 2 stalls per unit, whichever is lower, one of which must be covered, plus 0.25 guest stalls per unit. **</u>
Dwelling, Two-Family	<u>1 stall per bedroom or 2 stalls per unit, whichever is lower, one of which must be covered, plus 0.25 guest stalls per unit. **</u>
Educational Center	<u>4 stalls per 1000 sq.ft.</u>
Electronic Media Rental and Sales	<u>4 stalls per 1000 sq. ft.</u>
Electronic Sales and Repair	<u>4 stalls per 1000 sq. ft.</u>
Equestrian Center	To be determined by the Planning Commission (See 19.09.05(6))
Equipment Sales & Services	<u>4 stalls per 1000 sq. ft.</u>
Financial Institution	<u>2 stalls per 1000 sq. ft.**</u>

Fitness Center (5,000 sq. ft. or less)	<u>5 stalls per 1000 sq. ft.</u>
Fitness Center (5001 sq.ft. or larger)	<u>5 stalls per 1000 sq. ft.</u>
Floral Sales	<u>4 stalls per 1000 sq. ft.</u>
<u>Fueling Station</u>	<u>Stalls at the pump will meet the requirement.</u>
<u>Fueling Station, Cardlock Facility</u>	<u>Stalls at the pump will meet the requirement.</u>
<u>Funeral Home</u>	<u>1 stall per 3 seats</u>
<u>Golf Course</u>	<u>3 stalls per hole, plus 1 stall per driving range station, plus 1 stall per employee employed on highest shift. Parking for any reception center, restaurant, or other ancillary use to be calculated separately based on the requirement for that use</u>
Grocery Store	<u>4 stalls per 1000 sq. ft.</u>
Hair Salon	<u>4 stalls per 1000 sq. ft.</u>
Hardware and Home Improvement Retail	<u>4 stalls per 1000 sq. ft.</u>
Home Occupations	<u>Same as for the dwelling, plus 1 stall per each employee that lives outside the home.</u>
Hospitals	To be determined by the Planning Commission (See 19.09.05(6))
Hotels	<u>2 stalls per bedroom, plus 1 stall per 3 seats in meeting space. If hotel contains a restaurant, restaurant parking shall be calculated separately based on the restaurant sq.ft.</u>
Ice Cream Parlor	<u>4 stalls per 1000 sq. ft.</u>
Impound Yard	<u>1.5 stalls per person employed on highest employee shift**</u>
Kennel, Commercial	<u>4 stalls per 1000 sq. ft.</u>
<u>Laundromat</u>	<u>5 stalls per 1000 sq.ft.</u>
Library	To be determined by the Planning Commission (See 19.09.05(6))
Light Manufacturing	1.5 stalls per person employed on highest employee shift
<u>Livestock Auction Yard</u>	<u>To be determined by the Planning Commission (See 19.09.05(6))</u>
Marina	To be determined by the Planning Commission (See 19.09.05(6))
Mining	<u>1.5 stalls per person employed on highest employee shift</u>
Mixed Use, Commercial, Office & Residential Use	<u>Based on the sq.ft. of each individual use</u>
Motels	<u>2 stalls per motel room, plus 1 space per 3 seats of meeting space</u>

Non-Depository Institutions	5 stalls per 1000 sq. ft.
<u>Office, High-Intensity</u>	<u>6 stalls per 1000 sq.ft.**</u>
Office, Medical and Health Care	<u>5 stalls per 1000 sq. ft.**</u>
Office, Professional	<u>4 stalls per 1000 sq. ft.</u>
Parks, playgrounds, or community recreation - Private	To be determined by the Planning Commission (See 19.09.05(6))
Parks, playgrounds, Recreation areas, or Other Park Improvements - Public	To be determined by the Planning Commission (See 19.09.05(6))
<u>Pawn Shop</u>	<u>4 stalls per 1000 sq. ft.</u>
Personal Service Establishment	<u>4 stalls per 1000 sq. ft.</u>
Plant & Tree Nursery	To be determined by the Planning Commission (See 19.09.05(6))
Postal Center	5 stalls per 1000 sq. ft.
Preschool	1 stall per staff member / volunteer present on highest shift, plus 1 stall per 5 students present at one time**
Printing, lithography, and publishing establishments	<u>4 stalls per 1000 sq. ft.</u>
Public and private utility buildings and facilities	To be determined by the Planning Commission (See 19.09.05(6))
Public Building or Facilities (City Owned)	To be determined by the Planning Commission (See 19.09.05(6))
Reception Centers	<u>1 stall per 100 sq. ft.</u>
Recreation Center	<u>1 stall per 100 sq. ft.</u>
Recreation Rentals	<u>4 stalls per 1000 sq. ft.</u>
<u>Recreational Vehicle Sales</u>	<u>See Automobile, Boat, All-Terrain Vehicle (ATV), Motorcycle, Recreation Vehicle, Sales & Service</u>
Recycling Facilities	1.5 stalls per person employed on highest employee shift, plus 3 stacking stalls at drop-off
Research and Development	1.5 stalls per person employed on highest employee shift
Residential Facilities for Elderly Persons	To be determined by the Planning Commission (See 19.09.05(6))
Residential Facility for Persons with a Disability	Same as for the dwelling, plus Home Occupation requirements for employees. To be determined by the Planning Commission (See 19.09.05(6))
Restaurant, Casual	<u>1 stall per 100 sq. ft.</u>
Restaurant, Deli	5 stalls per 1000 sq. ft.
Restaurant, Sit Down	<u>1 stall per 100 sq. ft.</u>
Retail Sales	<u>4 stalls per 1000 sq. ft.</u>
Retail, Big Box	<u>4 stalls per 1000 sq. ft.</u>
Retail, Specialty	<u>4 stalls per 1000 sq. ft.</u>

Retail, Tobacco Specialty Store	<u>4 stalls per 1000 sq. ft.</u>
<u>Riding Arena (Commercial)</u>	To be determined by the Planning Commission (See <u>19.09.05(6)</u>)
<u>Riding Arena (Private)</u>	To be determined by the Planning Commission (See <u>19.09.05(6)</u>)
School, Private and Quasi-Public	To be determined by the Planning Commission (See <u>19.09.05(6)</u>)
School, Trade or Vocational	To be determined by the Planning Commission (See <u>19.09.05(6)</u>)
Self-storage or mini storage units	<u>1 per bedroom in any caretaker unit, plus 1 stall for every 50 storage units.</u>
Sexually Oriented Businesses	To be determined by the Planning Commission (See <u>19.09.05(6)</u>)
<u>Shooting Range, Indoor or Outdoor</u>	<u>1 stall per shooting lane, plus 4 stalls per 1000 sq.ft. of office/retail space.</u>
Stables	To be determined by the Planning Commission (See <u>19.09.05(6)</u>)
Tattoo Parlor	<u>4 stalls per 1000 sq. ft.</u>
Theater	To be determined by the Planning Commission (See <u>19.09.05(6)</u>)
Transit-Oriented Development (TOD)	To be determined by the Planning Commission (See <u>19.09.05(6)</u>)

* Exception – All dwellings must have one covered parking space. A 35% reduction to the enclosed parking requirement may be allowed for a PUD multi-family rental project within the R-18 zone; however, the remaining 35% shall be replaced with carports that incorporate a residential appearance. This will require a positive recommendation from the Planning Commission and approval from the City Council.

*Tandem parking spaces within a garage will only be counted as one parking space for residential uses.

** Exception – the minimum for these uses may be exceeded by more than 25%.

([Ord. 16-01](#); Ord. 14-23, Ord. 14-13, Ord. 14-1)

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Chapter 19.12. Subdivisions.

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19.12.10. Vacating or Altering Public Streets, Rights-of-Way, Easements, or Alleys.

1. **Vacating Public Streets, Rights-of-Way, Easements, or Alleys.** The City Council shall follow the process outlined in Utah Code Chapter 10-9a for the vacation of any public street, right-of-way, City easements other than Public Utility Easements, or alley.
2. **Altering Public Streets, Rights-of-Way, Easements, or Alleys.** This Subsection shall only apply if a subdivision plat is not being amended and no portion of a public street, right-of-way, easement, or alley is being vacated. Amending street or road names are not considered an alteration.
 - a. **City Council Review and Determination.** The City Council is hereby designated as the land use authority to consider the alteration of any portion of a public street, right-of-way, easement, or alley. The City Council may, with or without a petition or request, alter any public street, right-of-way, easement, or alley whether within a subdivision or not, following the procedures set forth below:
 - i. the City Council shall hold a public hearing after providing notice as set forth hereafter;
 - ii. the City Council shall determine whether good cause exists for the alteration;
 - iii. the City Council may approve, approve with conditions, or deny the alteration; and
 - iv. if the City Council alters any portion of a public street, right-of-way, easement, or alley, the Mayor shall sign a plat showing the alteration and direct that the plat be recorded in the office of the Utah County Recorder.
 - b. **Notice.** Prior to the public hearing, the City shall provide the notice required by Utah Code Chapters 10-9a and 52-4.

[\(Ord. 16-01\)](#)

Chapter 19.13. Development Review Processes.

Sections:

- 19.13.01. Purpose.
- 19.13.02. General Considerations.
- 19.13.03. Application Forms Required.
- 19.13.04. Specific Development Processes and Submittal Requirements.
- 19.13.05. The Concept Plan Process.
- ~~19.13.06. Urban Design Committee Participation.~~
- 19.13.0706. Change of Use Permits.
- 19.13.0807. Development Agreements.
- 19.13.08. Improvements Required.
- 19.13.09. Master Development Agreements.
- 19.13.10. Payment in Lieu of Open Space.

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~~19.13.06. Urban Design Committee Participation.~~

- ~~1. The City has established an Urban Design Committee that may consist of persons appointed by the City Council at its discretion including one professional Architect, one professional builder, at least two City residents, one member of the Planning Commission, one City Council Member, one developer, and City staff members as assigned.~~
- ~~2. The Urban Design Committee is required to review architectural plans and design standards for any new construction within the City of Saratoga Springs except for Single-Family Dwellings. The Committee shall make specific recommendations to the Planning Director, Planning Commission, and City Council regarding Architectural plans and design standards.~~
- ~~3. The Urban Design Committee shall propose detailed Architectural design standards and guidelines that developers and applicants shall comply with. These may be adopted by the City Council through resolution or ordinance and are available for reference through the Planning Department.~~
- ~~4. No final subdivision plats, final Site Plans, commercial Site Plans, or other Conditional Uses that will result in the new construction of commercial, multifamily, attached housing, two-family structures, and three-family structures shall be approved by the City Council until a recommendation is received from the Committee.~~
- ~~5. The Urban Design Committee is a recommending body only and shall not make final decisions.~~

~~(Ord. 14-23)~~

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Chapter 19.14. Site Plan Review.

Sections:

- 19.14.01. Purpose.**
- 19.14.02. Approval Required.**
- 19.14.03. Site Plan Development Standards.**
- 19.14.04. Architectural and Urban Design ~~Committee~~ Requirements.**
- 19.14.05. Special Provisions.**
- 19.14.06. Application.**
- 19.14.07. Issuance of Building Permit.**
- 19.14.08. Issuance of a Certificate of Occupancy.**
- 19.14.09. Failure to Begin and Complete Development.**

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- 19.14.04. Architectural and Urban Design ~~Committee~~ Requirements.**

1. **Process.** ~~Architectural and~~ Urban Design ~~Committee~~ review shall be ~~done-conducted by the~~ DRC prior to the first Planning Commission or City Council meeting, whichever comes first.
2. **Mechanical Equipment.** All mechanical equipment shall be located or screened and other measures shall be taken so as to shield visibility of such equipment from any public or private streets.
 - a. Screens shall be aesthetically incorporated into the design of the building whether located on the ground or roof.
 - b. Rooftops of buildings shall be free of any mechanical equipment unless completely screened from all horizontal points of view.
 - c. Screening materials shall conform to the color scheme of the primary building.
 - d. Measures taken to shield mechanical equipment from view, other than screening, must be approved by the City Council.
3. **Windows.** Windows, other than rectangular windows, may be used as accents and trim. Untreated aluminum or metal window frames are prohibited.
4. **Building Lighting.** Plans for exterior building lighting shall be approved as part of the Site Plan approval. Building lighting shall be shielded and directed downward so that the light source is not visible from beyond the property where the structure is located. Lighting shall not project above or beyond the property line.
5. **Trash Enclosures, Storage Areas, and External Structures.** Landscaping, fencing, berms, or other devices integral to overall site and building design shall screen trash enclosures, storage areas, and other external structures.
 - a. Trash and storage areas shall be comparable to the proposed or existing building and with surrounding structures. These areas shall be well maintained and oriented away from public view.
 - b. The consolidation of trash areas between buildings is encouraged.
 - c. The use of modern disposal and recycling techniques is encouraged.
 - d. Chain link fences and chain link fencing with vinyl slats are prohibited. Solid fences and gates shall be required so as to help shield trash areas from public or private view.
 - e. Where trash enclosures, storage areas, or other external structures are adjacent to parking areas, a three foot landscaped buffer shall be provided that does not impede access into and out of vehicles.
 - f. This Section shall not apply to community or public recycling bins or drop boxes; however, the location shall be determined by Staff in accordance with the standards herein.
6. **Exterior Materials.** The ~~Urban Design Committee~~DRC shall ensure that all buildings are finished with high quality materials that conform to the City's ~~Architectural design-Design standards~~ Standards and an overall master design theme or plan. Building elevations shall be submitted that indicate all colors, styles, materials, and other proposed building treatments.

7. **Landscape Requirements.** All Site Plans shall conform to the landscaping requirements established in Chapter 19.06 of this Title.
8. **Parking Lot, Building, and Street Lighting.** All Site Plans shall conform to the lighting requirements established in Chapter 19.11 of this Title.

([Ord. 16-01](#); Ord. 14-23)

19.14.05. Special Provisions.

1. **Uses Within Buildings.** All uses established in any commercial, office warehouse, business park, or industrial zone shall be conducted entirely within a fully enclosed approved building except those uses deemed by the City Council to be customarily and appropriately conducted in the open.
 - a. Uses which may qualify for this exception include vegetation nurseries, home improvement centers with lumber, vegetation nurseries, outdoor cafes, and auto dealerships.
 - ~~a.~~**b. Outdoor display areas shall be clearly delineated through contrasting colored, painted, or striped surface.**
 - ~~b.~~**c. Approved temporary uses, such as Christmas tree lots, shall be exempt from this requirement.**
2. **Nuisances.** All commercial uses shall be free from objectionable odors, noises, hazards, or other nuisances.
3. **Residential Conversions.** No existing residential dwelling or residential lot in any commercial or residential zone may be used or converted into a commercial use unless all of the standards set forth herein are met, including parking regulations, setbacks, landscaping, and architectural design.

19.14.06. Application.

1. **Overview of application process.** The property owner or an authorized agent shall make application on a form prescribed for Site Plan Review by the City.
 - a. Applicants for development approval must provide complete and accurate information regarding the specific site and the proposed use on the application.
 - b. No application shall be processed until the application fee has been paid and the application has been reviewed for completeness and accepted by the City. Incomplete applications shall not be processed under any circumstance.
2. **Pre-Application conference.** Prior to a complete application, a pre-application conference shall be held between the applicant and the planning staff, once the applicant can provide the following:
 - a. A site analysis meeting the requirements of 19.14.06.3 below.
 - b. A site plan meeting the requirements of 19.14.06.3. below.
 - c. Conceptual elevations.

d. Vicinity map meeting the requirements of 19.14.06.3. below.

3. **Accompanying Maps, Reports, -and Drawings Required.** The information submitted with the application shall include digital and paper the following:

- a. **Ownership Affidavit.** A statement of ownership and control of the subject property and a statement describing the nature of the intended use.
- b. **Vicinity Map.** A general location map indicating the approximate location of the subject parcel.
- c. **Context plan.** A context plan shall include the existing features within 200 feet of the proposed Site Plan property line. Existing features include, but are not limited to, buildings, ingress and egress points, landscaping areas, pedestrian paths, and property names.
- d. **Site Analysis.** A site analysis is a plan view drawing demonstrating land constraints and existing features. Existing features may consist of the presence of boulders, existing man-made features, significant trees, canals or ditches, access points or public rights-of-way, and existing conditions within 200 feet of the property line.
- e. **Survey.** A survey prepared and stamped by a Utah registered land surveyor listing the metes and bounds legal description and the gross acreage within the subject parcel.
- f. **Compliance statement.** A statement indicating how the proposed development complies with the City's adopted Land Use Element of the General Plan.
- g. **Final Construction Drawings** containing, at a minimum, all items specified in the City's "Standard Technical Specification and Drawings" manual. Applicant shall provide three full-size 24" x 36" copies and five 11 x 17 inch reductions as required on the application form, along with digital copies as outlined below. Additional copies may be required prior to adding the application to the Planning Commission or City Council agenda. Final Construction Drawings for a Site Plan is hereby required and shall be prepared and stamped by licensed or certified professionals including architects, landscape architects, land planners, engineers, surveyors, transportation engineers, or other professionals deemed necessary by the Planning Director. The City may require plans prepared by any or all of the above-noted professionals. A Site Plan application shall also contain the following:
 - i. locations, dimensions, floor plans, uses and heights of all proposed buildings and structures, including overhangs, porches, stairwells, and balconies, and the locations of all structures on adjoining properties;
 - ii. access points, provisions for vehicular and pedestrian circulation on and off site, interconnection to adjacent sites, dimensions of such access and circulation, and pedestrian paths within 200 feet of the property boundary;
 - iii. acceleration and deceleration lanes, and dimensions thereof, if required;
 - iv. off-street parking and loading areas complying with the City's off-street parking requirements contained in Chapter 19.09 of this Title;
 - ~~iv-v.~~ proposed outdoor display areas;
 - ~~v-vi.~~ screening and buffering provisions, including types and heights of existing and proposed buffering and fencing elements;

- ~~vi.~~vii. location and treatment of refuse collection areas, storage areas, mechanical equipment, and external structures;
 - ~~vii.~~viii. location, type, and size of all business and on-site circulation signage;
 - ~~viii.~~ix. tabulation of square footage devoted to various land uses, ground coverage by structures, and other impervious surfaces;
 - ~~ix.~~x. type of construction of all structures, presence or absence of fire sprinkling, and location of existing and proposed fire hydrants;
 - ~~x.~~xi. Established Grade of building area.
- h. **Final Hydraulic and Hydrological storm drainage report and calculations.** location of all existing and proposed secondary irrigation systems, both on site and on adjacent properties, including ditches, pipes, and culverts;
 - i. **Final Traffic report.** Said report shall comply with the standards outlined in the City's adopted Transportation Master Plan and shall include, but not be limited to, the following:
 - i. an analysis of the average daily trips generated by the proposed project;
 - ii. an analysis of the distribution of trips on City street systems;
 - iii. a description of the type of traffic generated; and
 - iv. recommendations on what mitigation measures should be implemented with the project to maintain ~~an~~ level of service for existing and proposed residents acceptable to the City.
 - j. **Data table** including
 - i. total project area
 - ii. total number of lots, dwellings, and buildings
 - iii. square footage of proposed building footprints and, if multiple stories, square footage by floor
 - iv. number of proposed garage parking spaces
 - v. number of proposed surface parking spaces
 - vi. percentage of buildable land
 - vii. acreage of sensitive lands and what percent sensitive lands comprise of total project area and of open space area
 - viii. area and percentage of open space or landscaping
 - ix. area to be dedicated as right-of-way (public and private)
 - x. net density of dwellings by acre (sensitive lands must be subtracted from base acreage).
 - xi. number of off-street parking spaces (e.g., number of proposed garage parking spaces, number of proposed surface parking spaces, etc.)
 - k. A file of all submitted plans, documents, and reports in pdf format.
 - l. **Landscaping Plan.** A landscaping plan, prepared and stamped by a licensed landscape architect, indicating the location, spacing, types, and sizes of landscaping elements and existing trees, and showing compliance with the City's off-street parking requirements, the City's design guidelines and policies, and the requirements of the appropriate zone.
 - m. **Lighting Plan.** A lighting plan indicating the illumination of all interior areas and immediately adjoining streets showing the location, candle power, and type of lighting proposed, and in conformance with the City's lighting standards. An individual photometric plan is also required.

- n. **Elevations.** The elevations of all proposed buildings, fences, and other structures viewed from all sides indicating height of structures, the average finished grade of the site at the foundation area of all structures, percentage of building materials proposed, and color of all materials. A board showing building colors and materials is required.
 - o. **Signage Plan.** An overall signage plan shall be approved during the Site Plan approval process. All information to be provided for the sign approval shall be submitted concurrent with Site Plan application materials, consistent with the requirements in Section 19.18.

- 4. **Fee.** A fee set by resolution of the City Council shall accompany the application for any Site Plan review.

- 5. **Public Notice and Hearing.** All site plans shall comply with the noticing and public hearing requirements of Section 19.13, and applicants shall pay the cost to post and mail required notice to property owners.:-

- 6. **Development or Bond Agreement.** A development agreement and bond agreement shall be required based on the conditions, requirements, findings, and recommendations made by the City Council. The development agreement and bond agreement shall also be based on requirements of the City Code and legal requirements as specified by the City Attorney. The City Council may determine that a development agreement is not required, but in all cases a bond agreement shall be required. A development agreement is not required when conditions, requirements, findings, and recommendations are all consistent with Title 19 requirements unless the City Council, in exercising its legislative authority pursuant to Utah Code § 10-9a-102, determines that a development agreement is necessary to further the public health, safety, or welfare or any other legitimate purpose outlined in Utah Code § 10-9a-102(1).

- 7. **Consideration in Review of Applications.** The land use authority shall review the application and consider the following matters and others when applicable:
 - a. Considerations Relating to Traffic Safety and Traffic Congestion:
 - i. the effect of the site development plan on traffic conditions on adjacent street systems;
 - ii. the layout of site with respect to location and dimensions of vehicular and pedestrian entrances, exits, driveways, and walkways;
 - iii. the arrangement and adequacy of off-street parking facilities to prevent traffic congestion and compliance with the provisions of Chapter 19.09, off-street parking requirements;
 - iv. the location, arrangement, and dimensions of truck loading and unloading facilities;
 - v. the circulation patterns within the boundaries of the development; and
 - vi. the surfacing and lighting of off-street parking facilities.
 - b. Considerations Relating to Outdoor Advertising. Outdoor advertising shall comply with the provisions of Chapter 19.18.
 - c. Consideration Relating to Landscaping:

- i. the location, height, and materials of walls, fences, hedges, and screen plantings to ensure harmony with adjacent development, to provide buffer areas, or to conceal storage areas, utility installations, or other unsightly development;
 - ii. the requirements of Chapter 19.06;
 - iii. the planting of ground cover or other surfaces to prevent dust and erosion; and
 - iv. the unnecessary destruction of existing healthy trees.
- d. Considerations Relating to Buildings and Site Layout:
 - i. the general silhouette and mass, including location on the site, elevations, and relation to natural plan coverage, all in relationship to the character of the neighborhood;
 - ii. the exterior design in relation to adjoining structures in height, bulk, and area openings, breaks in facade facing the street, line and pitch of roofs, and the arrangement of structures on the parcel;
 - iii. compliance with the City's Architectural design standards.
- e. The effect of the site development plan on the adequacy of the storm and surface water drainage.
- f. Adequate water pressure and fire flow must be provided on the site as required by the applicable fire code.
- g. The proposed project shall comply with the City's adopted Land Use Element of the General Plan, Land Use Ordinance, land development regulations, architectural guidelines, and all other adopted ordinances, regulations, policies, and standards.

8. Site Plan Application and Approval Process.

- a. All persons seeking Site Plan approval shall submit an application to the Planning Department for review by the City's Development Review Committee (DRC).
- b. Complete engineering drawings for all on-site and off-site improvements must be provided prior to the Site Plan application being scheduled for any public meeting or hearing. The Engineering Department and Development Review Committee shall review the drawings for compliance with City ordinances, regulations, and standards.
- c. New site plans shall follow the process below:
 - i. Prior to being scheduled for any public meeting or hearing, the developer shall provide a soils report for the development.
 - ii. Upon compliance with the Development Review Committee's recommendations, the revised application shall be forwarded to the Planning Commission for a public hearing and possible recommendation.
 - iii. Upon recommendation by the Planning Commission, the application shall be forwarded to the City Council.
 - iv. The City Council shall review and take action to table, approve, deny, or to modify the same.
 - v. Upon action by the City Council on the Site Plan application, the City Recorder shall prepare written minutes of the decision.
- d. Amended site plans shall follow the process below:

- i. Minor amendment: an amendment that does not alter the density, intensity of use, amount of open space, or unit type, and may be approved by the Planning Director.
- ii. Major amendment: an amendment that alters the density, intensity of use, amount of open space or unit type, and may be approved by the Planning Commission following a public hearing.

| ([Ord. 16-01](#); Ord. 15-29, Ord. 14-23)

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Chapter 19.22. Annexation.

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| **19.0122.076. Classification of Annexed Territory.**

- 1. In accordance with Utah Code § 10-9a-506, all property annexed to the City shall be classified at the time the property is annexed in land use zones that are defined in this Code and listed in the Land Use Element of the General Plan.
- 2. If the City does not classify the property at the time the property is annexed, then all land uses within the annexed territory shall be compatible with surrounding uses within the City.
- 3. When determining what land use designations may be appropriate, the City Council shall carefully consider the land use of adjacent properties.
- 4. The public hearing and classification of land use shall be considered in the same manner as set forth in Chapter 19.17.

| ([Ord. 14-4](#))

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