



**Planning Commission Meeting**  
**Thursday, September 11, 2014**  
**Meeting held at the Saratoga Springs City Offices**  
**1307 North Commerce Drive, Suite 200, Saratoga Springs**

***AGENDA***

**Regular Session commencing at 6:30 P.M.**

**Regular Meeting**

1. Pledge of Allegiance.
2. Roll Call.
3. Public Input – Time has been set aside for any person to express ideas, concerns, comments, questions or issues that are not listed on the agenda. Comments are limited to three minutes.
4. Public Hearing and Possible Recommendation: Home Occupation for Little Redd Preschool located at 77 Nine Iron Court, Tavah Babcock, applicant. Presented by Scott Langford.
5. Public Hearing and Possible Recommendation: Home Occupation for Tumble Bugs Gymnastics located at 3362 South Hawk Drive, Clint and Jennifer Zirker applicant. Presented by Scott Langford.
6. Public Hearing: Preliminary Plat for Mallard Bay located at between 2800 South and 3000 South and Redwood Road, Holmes Homes, applicant. **(Continued to the September 25, 2014 Planning Commission meeting)**
7. Public Hearing and Possible Recommendation: Code Amendments for Title 19 of the City of Saratoga Springs Land Development Code. Presented by Kimber Gabryszak.
8. Public Hearing and Possible Recommendation: Code Amendments for Chapter 19.05, Supplementary Regulations regarding swimming pool setbacks to the City of Saratoga Springs Land Development Code. Presented by Kimber Gabryszak.
9. Approval of Reports of Action.
10. Approval of Minutes:
  1. August 28, 2014.
11. Commission Comments.
12. Director's Report.
13. Adjourn.

\*Public comments are limited to three minutes. Please limit repetitive comments.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the City Recorder at 766-9793 at least one day prior to the meeting.

**City of Saratoga Springs**  
**Planning Commission Meeting**  
**August 28, 2014**

Regular Session held at the City of Saratoga Springs City Offices  
1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045

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**Planning Commission Minutes**

**Present:**

Commission Members: Jeff Cochran, Jarred Henline, Kirk Wilkins, Sandra Steele, Hayden Williamson, Kara North

Staff: Scott Langford, Kimber Gabryszak, Kevin Thurman, Eric Lundell, Nicolette Fike

Others: Peter Staks, Bart Gardiner, Tom Davis, Barbara Gaona, Joe Kelley, R. Egbert, Craig Call, Dave Webber, David Brown, John Farrer, Delon Sorenson, Brett Wilson

**Call to Order** - 6:32 p.m. by Jeff Cochran

**Pledge of Allegiance** - led by Barbara

**Roll Call** – Quorum was present

**Public Input Open** by Jeff Cochran

No public input was brought forward.

**Public Input Closed** by Jeff Cochran

**4. Public Hearing and Possible Recommendation: Crossroads Ranchette Amended Plat located at 1547 North Redwood Road, Thomas Davis, applicant.**

Scott Langford presented the proposal to amend the original plat and staff recommendations. It separates a new lot behind the current structures. Staff noted the need to keep neighborhood connectivity through the lot where people already use it for access to nearby businesses.

Tom Davis, applicant was present to answer questions. He noted that they had no one at this point who has applied for the lot but they had two interested parties.

**Public Hearing Opened** by Chairman Cochran

No comments at this time

**Public Hearing Closed** by Chairman Cochran

Sandra Steele disclosed that she had done some consulting work for the engineering firm on record in the past but felt she had no conflict of interest. She asked who owned the remainder parcel property and worried that the area would not be maintained.

Scott Langford responded that Amsource were the owners, Applicant was working with them for necessary easements. There was the nuisance code they could enforce. Hopefully with correspondence it can be taken care of.

Tom Davis responded that he had been in contact with the adjacent owners and he has informed them that it is the intent of the developers to landscape that.

Sandra Steele asked who would maintain the 20 foot strip connected to the Cell tower area.

Scott Langford replied that they would need to work on that detail.

Sandra Steele noted that there were parking issues but she is aware that there is no owner/business in mind as yet. She would like to see the Concept plan come back when there is an owner and a building plan.

Tom Davis responded that the interest currently is for a Vet Clinic and they would be willing to come back and show them their plan.

Hayden Williamson commented that what he sees does or will comply with code and he is ok with it.

Kirk Wilkins is fine with the plan.

Kara North is fine with the plan.

Jarred Henline is fine with the plan.

Jeff Cochran asked if there was a requirement to maintain pedestrian access across the area.

Staff noted that the rules for site plans it was required that the Urban Planning was look at that pedestrian connectivity and safety.

Jeff Cochran confirmed with staff that with the lot split the 20 ft. Cell tower buffer would be a part of Lot one, currently the storage buildings, and that it was very possible that it would remain uncared for.

Kevin Thurman noted that it's not owned by current applicant and anything they could do with the code would not apply to him.

Sandra Steele wanted to know if they could get an easement for that property if the new lot owners wanted to care for it.

Kevin Thurman said they could look into that possibility as they look at the site plan.

Motion by Sandra Steele to recommend approval to the City Council of the Crossroads Ranchettes Lot 1-A Amended Final Plat, located at approximately 1547 North Redwood Road, based on the findings and conditions listed in the staff report and with the condition that a concept plan come back when there is a final user. Seconded by Haden Williamson. **Aye: Sandra Steele, Hayden Williamson, Jeffrey Cochran, Kirk Wilkins, Kara North, Jarred Henline. Motion passed unanimously.**

##### **5. Continued Public Hearing and Possible Recommendation: Preliminary Plat for Wiltshire located at 1600 South Centennial Boulevard, Peter Staks, applicant.**

Scott Langford noted this was continued from the last meeting while they waited for some further clarification.

Kevin Thurman noted that there is a change to condition 8 with an addition that needs to be included in the recommendation. **If the canal is not vacated prior to expiration of this Agreement, the cash shall be returned to Developer after expiration of this Agreement provided that all Plat 14 and Plat 16A improvements have been completed and the 1-year warranty period has expired per City regulations.**

Scott Langford continued, noting that this was a gated community and they have worked with applicant to have a gate controller turn around entrance so a car would not need to back onto the main road. He noted that there are sensitive lands that have steeper slopes on some lots. These areas will be placed in a protected easement that is no build and no disturb.

Peter Staks, applicant, was present and pointed out a few other details on the plan. He hoped they could ask for no fences along the lake because it blocked the view.

##### **Public Hearing Open by Chairman Cochran**

Barbara Gaona is concerned about the solid fence that is planned and would like to see instead a rod-iron semiprivate.

Dave Webber is grateful for the developer and their work in the community. He wanted to speak on the sensitive lands area and wonders who is going to take care of that land. He feels that if no one can touch that land than no one can take care of it. He thinks this issue will hold up the subdivision. He is in favor of the subdivision but feels everyone will want that area taken care of.

David Brown was happy that the developer was coming in to do a higher end project. He is not as excited for the solid wall that would block views but notes that there is a jogging trail and that as a private community they would probably like the solid fencing.

Dalon Sorenson noted that the blocked view of the lake is undesirable with a solid fence. He thinks that needs to be taken into consideration. He thinks the sensitive lands should be turned into a green space instead.

##### **Public Hearing Closed by Chairman Cochran**

Peter Staks commented on the solid wall. He believes the amount of setbacks for the houses will help to not block the view. They had talked about doing rod iron semi-private along the entrance that would open up the corridor.

Jeff Cochran asked staff about the code for solid fencing and to speak on the regulations on sensitive lands.

Scott Langford indicated that the main issue of disturbing the sensitive lands is erosion.

Eric Lundell noted that protecting the sensitive lands was in everyone interest because of erosion and possible issues in a flood event.

Scott Langford cited code that stated fencing should be along property lines abutting open space etc. He noted that we are looking at that code tonight and could possibly change things.

Jared Henline asked about the sensitive lands code and asked why they could not access the back of the lots in question.

Scott Langford replied they could access it but not disturb the native vegetation and no regarding.

Kevin Thurman said they could follow up with the engineering standards before it goes to council.

Jared Henline asked applicant what are some alternatives they could do in the sensitive area.

Peter Staks replied that these lots are above the flood plain but it is unbuildable.

Jared Henline said than his concern is that there may be a way to not build on it but use it somehow. He asked about the fencing requirement along trails, and he thinks the solid fencing looks nice and could be allowed as long it complies with the code.

Kimber Gabryszak noted reasons why semi-private was required, it helps with maintenance and safety.

Kara North asked about the application already in and if it was subjected to the current code, not to any changes that may be made with the new code changes.

Kevin Thurman said if we changed the code to be more lenient we could give him the benefit of the doubt but if it became more stringent than he could be grandfathered into the old code.

Kara North asked about the permission coming from state or city on the boundary line trail.

Kevin Thurman said it would have to come from state to change it.

Kara North likes the idea of a rod iron fence at the entrances so you have a view of the road corridor. She is fine with the solid wall on the rest of it.

Kirk Wilkins tried to clarify on the sensitive land issue that if it couldn't be disturbed than no one needed to worry about taking care of it. It needs to be a nice product for the people who purchase the lots.

Kevin Thurman replied maybe that wasn't the right view. It needs to be protected open space. It's something we should follow up on.

Kirk Wilkins He asked if the flag lots complied with frontage. He is appreciative that the applicant is willing to work with the city and neighbors.

Hayden Williamson asked about the fencing along the trail. He is noting the area along the trail to the north of this property and that it was fairly steep, with generally no fencing. He thinks we could take that into consideration on the fencing. He is torn on the sensitive lands issue. He recognizes the need to protect the property owners but on the other hand no one wants a large part of their yard to be weeds. There should be a happy medium there somewhere. He understands that the undisturbed space is maybe a gray area, that owners could maybe be allowed landscaped or gardening and grading.

Kevin Thurman says the code states that sensitive land shall be placed in protective open space and it doesn't define that well. He is not sure that that would prevent landscaping.

Hayden Williamson thinks there could be a happy medium between a happy homeowner and happy developer on the sensitive lands. They could educate the homeowners on what changes may happen by disturbing the property and how to protect the land. He asked if there were concerns on lots 301, 307 and 118 and asked about them backing out right near the entrance. He asked that the developer consider putting those drives as far from the entrance as possible.

Sandra Steele asked if there was anything that would stop an owner from putting a fence in at the drop-off, and then it becomes no man's land. She thought that as expensive lots they would be paying taxes on a large portion of their lot that they couldn't use. She thinks someone needs to maintain the area but doesn't think that putting the area in the lots would mean it would be maintained. She commented that on the entrances she does not necessarily agree that the north entrance will be the main entrance and that she would like to see the same type of turn around entry on the south entrance as well. She asked if they had considered using colored concrete instead of stamped or painted asphalt. She likes the view window at all the entrances and thinks that is a good compromise.

Peter Staks noted that they had checked on the concrete it and it seemed to be a best alternative combining all the issues they researched into it.

Jeff Cochran thinks that the property owner needs to be very aware with what he can and cannot do with the sensitive land. He does not see a problem with the solid wall in the front. He doesn't see a problem with

the trail area and asked about space in the cul-de-sacs and if it could be opened up with maybe a flush island.

Peter Staks said the outside few feet of the islands would be a paved area and they want to do a strong job on landscaping and he hadn't thought of them as extra parking.

Commissioners discussed and clarified the language and conditions that needed to be included in a recommendation. Items discussed were entrance turn-arounds, land disturbance and condition 5, fencing and code changes, and entrance signs.

**Motion made by Kara North that based upon the evidence and explanations received today, I move that the Planning Commission forward a positive recommendation to the City Council to approve the Saratoga Springs Plat 14, Wiltshire Estates Preliminary Subdivision Plat, on property generally located at 1530 South Centennial Boulevard, with the findings and conditions contained in the report, with the additional conditions or exceptions that the language of condition #8 be as stated by Kevin Thurman on the record; that the revised entrance on the southern access point as provided to staff by applicant on August 28<sup>th</sup> be included; that condition #5 be consistent with city code and any restrictions to develop on sensitive lands be noted on plat; that the applicant be afforded the benefit, should they desire, of any fencing code restriction to the time of recording of the plat; and that the south gate entrance not have a call box or keypad entrance assuming compliance with the approval of the fire chief; and that the fence have signage designating that that entrance is for owners only. Seconded by Kirk Wilkins.**

Hayden Williamson questioned on the second provision she mentioned the south entrance, it should be the north entrance.

Kara North accepted that the **North access point** be included, not south as stated.

Kirk Wilkins also accepted.

**Aye: Sandra Steele, Hayden Williamson, Jeffrey Cochran, Kirk Wilkins, Kara North, Jarred Henline. Motion passed unanimously.**

A short break was taken at this time.

Meeting resumed at 8:24 p.m.

**6. Continued Public Hearing and Possible Recommendation: Code Amendments for Sections 19.01-General Provisions, 19.02-Definitions, 19.04- Establishment of Land Use Zones and Official Map, 19.05-Supplementary Regulations, 19.06-Landscaping & Fencing, 19.11- Lighting, 19.12-Subdivisions, 19.13-Development Review Process, 19.14-Site Plan and 19.15-Conditional Use Permit.** Kimber Gabryszak noted it was a continued notice and that they are doing a comprehensive re-notice of the whole code for the next meeting on Sept 11<sup>th</sup>. They have added 19.05 but Commission can't make a recommendation on it because it was not noticed, but they can make comments. They are adding that as a new section that addresses accessory buildings. She explained what had led to looking at this code. She said they are trying to make it better for the accessory buildings, and allow most of those buildings. She had comparisons from other city's codes. What they are proposing is the least restrictive of any surrounding jurisdiction. She noted that State code does not specify any setbacks, only PUE requirements. The city has an emphasis on front yard setbacks. She had some photos from around the city to help illustrate the different scenarios.

Hayden Williamson wanted to know about the definition of motor vehicle for the minimum driveway. Does that include a 4-wheeler?

Staff replied that it's generally an automobile. It could be interpreted to be an ATV.

Kara North asked about matching the primary structure.

Kimber Gabryszak responded that that was discussed in committee and the main problem with that was many of these are purchased pre-fabricated.

Kara North thought they could have a broad definition of matching the main structure, like similar color.

Jarred Henline thought maybe there should be a secondary exception of when two corner lots back each other.

It didn't seem to be an issue in those cases.

Kara North asked if we could clarify the language about pads not having footings.

Kirk Wilkins asked about the risk of a company using the PUE and that it's at the property owner's expense.

Staff responded that this goes along with state code.

Kirk Wilkins asked how the structures already built in those side yard areas would be enforced.

Kevin Thurman said they can issue a policy statement that staff not enforces the existing structures up to a change in code date.

Kimber Gabryszak said on Sept 11th it will become pending legislation.

Sandra Steele felt property values (lowered because of structures blocking front areas of neighboring homes/lots) needed to be protected and put away any political leanings. She supports staff in the code changes.

Hayden Williamson likes the added conditions of having a structure in a side lot. He supports being able to use that area. He thinks special consideration could be where a side yard abuts a front yard. He thinks in the majority of the cases it won't be a big deal and doesn't think a few exceptions should prohibit all.

Jeff Cochran likes the current code but can respect the rights of the property owners and would support the current code and changes only with the fencing requirement. He supports the 10' height requirement, and the fence requirement. He is hesitant with allowing them in the corner, with the fencing requirement.

Kirk Wilkins supports being able to build within area that is behind the house and in back corner of side yard unless it blocks the clear view triangle, back yards to back yard is not an issue.

Kara North would not have a problem with having a structure on the side lot if there was a fence that doesn't block clear view triangle.

Jarred Henline we have a problem with a full size fence more often than with structures. If we were to vote I would go with changes proposed in the alternative staff report. He would want an exception for when two back yards faced. He would make a recommendation to grandfather existing structures, including those currently under construction.

#### **Public Hearing Opened** by Chairman Cochran

Bart Gardiner felt the timing was bad for his investment. He feels that diminishing property values is not an issue when effort is put into the rest of the lot. He thinks with RV pads there is the same issue of clear view triangles. The purpose of his shed is to park his 4wheeler to get in and out easily to plow the walkways. He thinks a gate should be given as an option. He thinks the definition of the side yard should include being able to use the back side yard. He thinks it should not be a privacy fence only. He thought 10' height was from mid-slope not the highest point. Thanks for the time the Commission has given to this. He made plans based on the permission he was given by the city when he first approached. He has made sure his neighbors are ok with it. The back yard to back yard situation should not have this issue.

#### **Public Hearing Closed** by Chairman Cochran

Kimber Gabryszak continued with 19.06 – Landscaping and Fencing.

Kirk Wilkins had a question about the rock and if it applied to everyone or just commercial.

Kimber Gabryszak said everyone is subject to planting standards. for residential they just have to have landscaping according to 19.06.08, actual number requirements at R6 and higher. There would most likely not be an issue if there was some sort of balance.

Sandra Steele asked about parking next to a street having a 10 foot berm. Is that wide or high?

Kimber Gabryszak said they can cross reference that.

Hayden Williamson appreciated the efforts to make it less restrictive. He thinks that is the direction the city needs to go and thinks it could go a little further. He understands the needs to restrict heat islands etc. but he doesn't think it needs to be legislative at this level, that we could leave it open and let neighborhoods and HOA's regulate it more at that level. He would like to see fewer restrictions on rock and 50% live vegetation, it's too hard to measure and enforce. He thinks the public areas and tree preservation requirement are good.

Kirk Wilkins agreed with Commissioner Williamson's comments about less restriction. He agrees with local groups regulating those. He would move to strike all the new additions.

Kara North has no problems with changes.

Jarred Henline had no problems with the changes.

Jeff Cochran was also good with the changes.

Commissioner North was excused.

Kimber Gabryszak discussed the 19.11 Lighting. It is mostly dark sky chapter. Many of the standards are in the engineering standards and basically it's all downward directed with some exceptions and fixture heights.

Sandra Steele asked about standards that say you can have a different light fixture for residential streets.

Hayden Williamson commented on residential lights with flood lighting being prohibited and if it included security lighting.

Jeff Cochran had the same question

Kimber Gabryszak said it shouldn't.

Hayden Williamson asked why poles need to be black.

Kimber Gabryszak replied it was for consistency.

Kirk Wilkins agreed with flood lighting comments and making sure it wasn't pointed at neighbors.

Jarred Henline was good with the changes.

Jeff Cochran thought this is a great start. He feels it's more of a general theme that we should give leeway when we can to the property owner.

**Motion by Hayden Williamson that based on findings and discussions today that we forward a positive recommendation for 19.01 19.11 of the Saratoga Springs Development Code to the City Council with conditions of lighting that security lights for residential is not prohibited by flood-light restrictions. Second by Kirk Wilkins. Aye: Sandra Steele, Hayden Williamson, Jeffrey Cochran, Kirk Wilkins, Jarred Henline. Motion passed unanimously.**

**7. Approval of Reports of Action.** - No reports tonight.

**8. Approval of Minutes:**

**1. August 14, 2014.**

Motion by Sandra Steele that we approve the minutes of as amended seconded by Hayden Williamson. **Aye: Sandra Steele, Hayden Williamson, Jeffrey Cochran, Kirk Wilkins, Jarred Henline. Motion passed unanimously.**

**9. Commission Comments.** - No comments.

**10. Director's Report.** - Kimber reviewed what would be coming up

**Meeting adjourned by Jeff Cochran**

**Adjourn 9:45 p.m.**

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Date of Approval

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Lori Yates, City Recorder



The Little Redd Preschool  
Conditional Use Permit for a Home Occupation  
September 11, 2014  
Public Hearing

Applicant/Owner:	Tavah Babcock
Location:	77 Nine Iron Court
Major Street Access:	Centennial Blvd. via Range Road
Land area:	0.26 acres
Land Use Plan Designation:	Low Density Residential
Zone:	R-3, Low Density Residential
Zoning of Adjacent Parcels:	R-3, Low Density Residential
Current Use:	Single-family Residential
Adjacent Uses:	Single-family Residential
Previous Meetings:	N/A
Land Use Authority:	Planning Commission
Future Routing:	N/A
Prepared By:	Scott Langford, Senior Planner

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### Executive Summary:

This is a request for review and approval of a Conditional Use Permit to operate a preschool for 7 children (Tuesday, Wednesday, and Thursday from 9:30 am to 11:30 am) as a home occupation. Classes will be held in the finished basement of the residence (see attached floor plan).

The main potential impact to the neighborhood is an increase in traffic during drop-off and pick-up.

### Recommendation:

**Staff recommends that the Planning Commission conduct a public hearing, take public comment, discuss the proposed conditional use permit, and choose from the options in Section "D" of this report.** Options include a conditional approval as proposed, a conditional approval based on additional modifications and/or conditions, or a denial based on non-compliance with findings of specific criterion.

## A. Background:

### Home Occupation

Section 19.08.03 of the Land Development Code states that the Planning Commission is the land use authority in approving home occupations if:

- a. *"the Home Occupation will result in an increase in traffic caused by more than five patrons, customers, vendors, or employees visiting the Home Occupation via automobiles or motorized vehicles on a daily basis;*
- b. *the Home Occupation will create a nuisance, as defined in Title 10 of the City Code; or*
- c. *more than five customers or vendors will visit or patronize in person the Home Occupation per day whether by foot traffic or motorized vehicles."*

### Conditional Use Permit

The subject property is located in an R-3 zoning district. Section 19.04.13(3) of the City Code requires a conditional use permit for home occupations that meet the requirements of Section 19.08.03 (stated above).

The preschool has proposed a maximum total of 6 children dropped off and picked up on Tuesdays and Wednesdays, and a total of 7 children dropped off and picked up on Thursdays. A detailed breakdown of specific times and classes is provided in *Section B* of this report.

The proposed student numbers exceed the five patrons per day listed in the Code for administrative approval; therefore, a public hearing for a Conditional Use Permit is required in order for the applicant to receive a business license to operate a home occupation at this location.

## B. Findings:

### Home Occupation Findings of Fact

Section 19.08.02 of the City Code states, *"Proposed home occupations must be in compliance with the following performance standards to ensure that adverse impacts to others are minimized and that the residential characteristics are preserved."* The Planning Commission has the duty to ensure the proposed home occupation meets the performance standards listed in the City Code pertaining to home occupations, which are:

**Standard 1:** *"Floor Area. A Home Occupation may be located in any single family dwelling, or an accessory building to such a dwelling, but shall not occupy or use more than one-third of the finished square footage of the dwelling in any 24 hour period."*

**Discussion:** The home where the preschool is proposed has approximately 4,000 finished square feet. The applicant has indicated that the preschool will occupy 1,000 square feet, which equals approximately 25% of the home. Per the finished square footage of the home the preschool could occupy up to 1,333 square feet.

**Finding:** The proposed home occupation meets Standard #1 as it will not occupy more than one-third of the finished square footage of the dwelling in any 24 hour period.

**Standard 2:** *"Building and Fire Codes. A Home Occupation, including Home Occupations located in accessory buildings, shall comply with all applicable building and fire codes. For example, if a Home Occupation is located in a garage, approval for occupancy must be given by the Building Official and Fire Marshall."*

**Discussion:** The proposed home occupation will be located in the basement of the residence, where there is adequate services and points of ingress and egress. The Fire Department has been to the home and performed a fire safety inspection. The studio passed without any violations.

**Finding:** The proposed home occupation complies with all applicable building and fire codes.

**Standard 3:** *"Employees. Home Occupations may have no more than two on-premise employees who are not members of the resident family or household."*

**Discussion:** The applicant, the resident of the home, has indicated that she will be the only person running the preschool.

**Finding:** The proposed home occupation will have no more than two on-premise employees who are not members of the resident family or household.

**Standard 4:** *"Parking. Home Occupations shall provide adequate off-street parking as required by Chapter 19.09. Vehicles used in the occupation, other than passenger cars, may not be parked on site, unless parked in the home's garage or other solid structure to shield the vehicles from view. Further, Home Occupations may not be located in required parking spaces (whether covered or uncovered) under Chapter 19.09."*

**Discussion:** Since there are no additional employees working at this home occupation, there is no additional parking needed for this preschool. The students will either walk or be dropped off by their parents; thus, additional parking stalls are not needed.

**Finding:** The proposed home occupation provides adequate off-street parking as required by the City Code. The drop-off area is adequate for the intended home occupation.

**Standard 5:** *"Outdoor Storage. Outdoor storage associated with a Home Occupation shall be subject to the same performance standards governing other outdoor storage on residential lots."*

**Discussion:** There is no outdoor storage proposed in association with this home business.

**Finding:** Not applicable to the proposed home occupation as there will be no outdoor storage.

**Standard 6:** *"Outdoor Activity. Outdoor activity may occur for a Home Occupation so long as the activity takes place in a fenced area and does not create an unreasonable disturbance to neighboring properties."*

**Discussion:** The applicant has indicated that all of the preschool activities will be located in the basement of the home.

**Finding:** Not applicable to the proposed home occupation as there will be no use of the yard area.

**Standard 7:** *"Signs. A Home Occupation may display a nameplate sign attached to the home not exceeding four square feet solely for the purpose of identifying the occupation. The design and placement of a proposed sign must receive approval from the Planning Commission or City Staff. Signs that in any manner are electronic, electric, lighted, or*

*back-lit are strictly prohibited."*

**Discussion:** The applicant has not indicated any signage will be used in association with this business.

**Finding:** Not applicable to the proposed home occupation as the applicant has not requested any signage.

**Standard 8:** *"Hours of Operation. Home Occupations that receive customers, clients, or students shall operate only between 7:00 A.M. and 10:00 P.M., except for pre-schools or day care which may operate from 6:00 a.m. to 10:00 p.m."*

**Discussion:** The preschool will hold classes Tuesday, Wednesday, and Thursday from 9:30 a.m. to 11:30 a.m.

**Finding:** The proposed hours of operation for the preschool are in compliance with the hours of operation allowed by City Code.

**Standard 9:** *"Hazardous Materials. No Home Occupation shall generate hazardous wastes or materials that increase the danger of fire or cause fumes or odors that may be objectionable to neighboring residents."*

**Discussion:** Staff does not anticipate the daily operation of this home occupation to produce any hazardous or nuisance materials that would be objectionable to the neighboring residents.

**Finding:** Not applicable to the proposed home occupation as the typical operation of a preschool should not produce hazardous or nuisance materials.

**Standard 10:** *"Exterior Appearance. No Home Occupation shall alter the exterior of the home to differ from the colors, materials, construction, or lighting of the home before it was used as a Home Occupation."*

**Discussion:** No alterations to the home are needed in order to operate the proposed preschool.

**Finding:** The proposed home occupation will not alter the exterior of the residence.

**Standard 11:** *"Retail Sales. Service related Home Occupation may conduct incidental retail sales provided that the sales do not increase traffic or violate any other performance standard."*

**Discussion:** The operation of the home occupation does not include any retail sales.

**Finding:** Not applicable to the proposed home occupation as the operation of the preschool does not include retail sales.

**Standard 12:** *"Traffic and Utilities Use. The Home Occupation shall not generate traffic or increase the demand for utilities that exceeds those normally associated with residential uses."*

**Discussion:** Traffic during the drop-off and pick-up times will increase in the neighborhood; however, due to the low volume of children attending class and the starting and ending times, staff does not anticipate that the impact to the neighborhood will be great.

**Finding:** The impact of traffic associated with the home occupation has been mitigated by low number of students and the hours of operation. The Home Occupation will not increase the demand for utilities that exceeds those normally associated with residential uses.

**Standard 13:** *"Business License. A business license is required for all Home Occupations."*

**Discussion:** The applicant has applied for a business license, which is on hold contingent upon the Planning Commission approval of the required conditional use permit.

**Finding:** The City will issue a business license when and if the Planning Commission approves a conditional use permit in accordance with City Code.

**Standard 14:** *"Additional Home Occupations. More than one Home Occupation is allowed for each lot or parcel if the combined Home Occupations meet all requirements of this Chapter as if all were one Home Occupation."*

**Discussion:** This residence does not have any other home occupations at the current time.

**Finding:** Not applicable to the proposed home occupation as this is the first and only home occupation located at this residence.

Conditional Use Permit Findings of Fact

Section 19.15.03(2) states, "The Planning Commission shall review each application and make a recommendation to approve, approve with conditions, or deny the application, or the Planning Commission may defer action if an applicant fails to appear at the public hearing or meeting or there is insufficient application information provided." Section 19.15.05(4) of the City Code states, "The conditional use shall meet the following standards:"

**Standard A:** *"The use will not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity";*

**Discussion:** The limited size (7 children max per class) of the preschool and the proposed hours of operation should not alter the residential character of the neighborhood, and therefore should not be detrimental to the health, safety, or general welfare of persons residing in the neighborhood.

**Finding:** The proposed preschool will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity.

**Standard B:** *"The use will be consistent with the intent of the land use ordinance and comply with the regulations and conditions specified in the land use ordinance for such use";*

**Discussion:** Per the City Code, the proposed home occupation is being reviewed against the requirements for home occupations. It appears that all the regulations specified in the City Code for home occupations are being met.

**Finding:** The use will be consistent with the intent of the land use ordinance and comply with the regulations and conditions specified in the land use ordinance for such use.

**Standard C:** *"The use will be consistent with the character and purposes stated for the land use zone involved and with the adopted Land Use Element of the General Plan";*

**Discussion:** Section 19.08.01 of the City Code states, *"The City of Saratoga Springs encourages home-based enterprises as an appropriate form of local economic development."* The proposed preschool is a good example of a home occupation that is compatible with the general character of a residential neighborhood and the R-3 zoning district.

**Finding:** The use will be consistent with the character and purposes stated for the land use zone involved and with the adopted Land Use Element of the General Plan.

**Standard D:** *"The use will not result in a situation which is cost ineffective, administratively infeasible, or unduly difficult to provide essential services by the City, including roads and access for emergency vehicles and residents, fire protection, police protection, schools and busing, water, sewer, storm drainage, and garbage removal";*

**Discussion:** The proposed preschool will not require any increase in public services that are not typical of the standard residential home.

**Finding:** No additional impact to public services will occur with the proposed preschool.

**Standard E:** *"The proposed use will conform to the intent of the City of Saratoga Springs General Plan."*

**Discussion:** The General Plan states that the City Code shall provide review of home occupations to ensure that they are adequately regulated to protect the character of the residential neighborhoods.

**Finding:** The proposed use will conform to the intent of the City of Saratoga Springs General Plan.

## C. Neighborhood Correspondence

Per 19.13.04 of the City Code, each residential property within 300 feet of the subject property was sent a letter at least ten calendar days prior to this meeting. As of the completion of this report, the City has not received any public comment regarding this application.

## D. Recommendation:

After evaluating the required standards for home occupations and conditional use permits, staff recommends approval of a conditional use permit to allow for The Little Redd Preschool on property located at 77 Nine Iron Court, subject to the conditions listed in the "motion recommended section of this report.

### Motion Recommended:

"Based upon the evidence and explanations received today and the findings listed in the staff report, I move that the Planning Commission **approve** a conditional use permit to allow for a home occupation for the Little Redd Preschool on property located at 77 Nine Iron Court, subject to the following conditions:

1. A business license must be obtained prior to operation.
2. The home occupation shall comply with all of the standards listed in Section 19.08.02 of the Land Development Code.
3. No more than 7 children may attend any one class.
4. Any other conditions articulated by the Planning Commission:

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*Motion Alternative:*

"Based upon the evidence and explanations received today and the findings listed in the staff report, I move that the Planning Commission **deny** a conditional use permit to allow for a home occupation for the Little Redd Preschool on property located at 77 Nine Iron Court. Specifically I find that the following standards and/or code requirements have not been met:"

List Specific Code Standards and Requirements:

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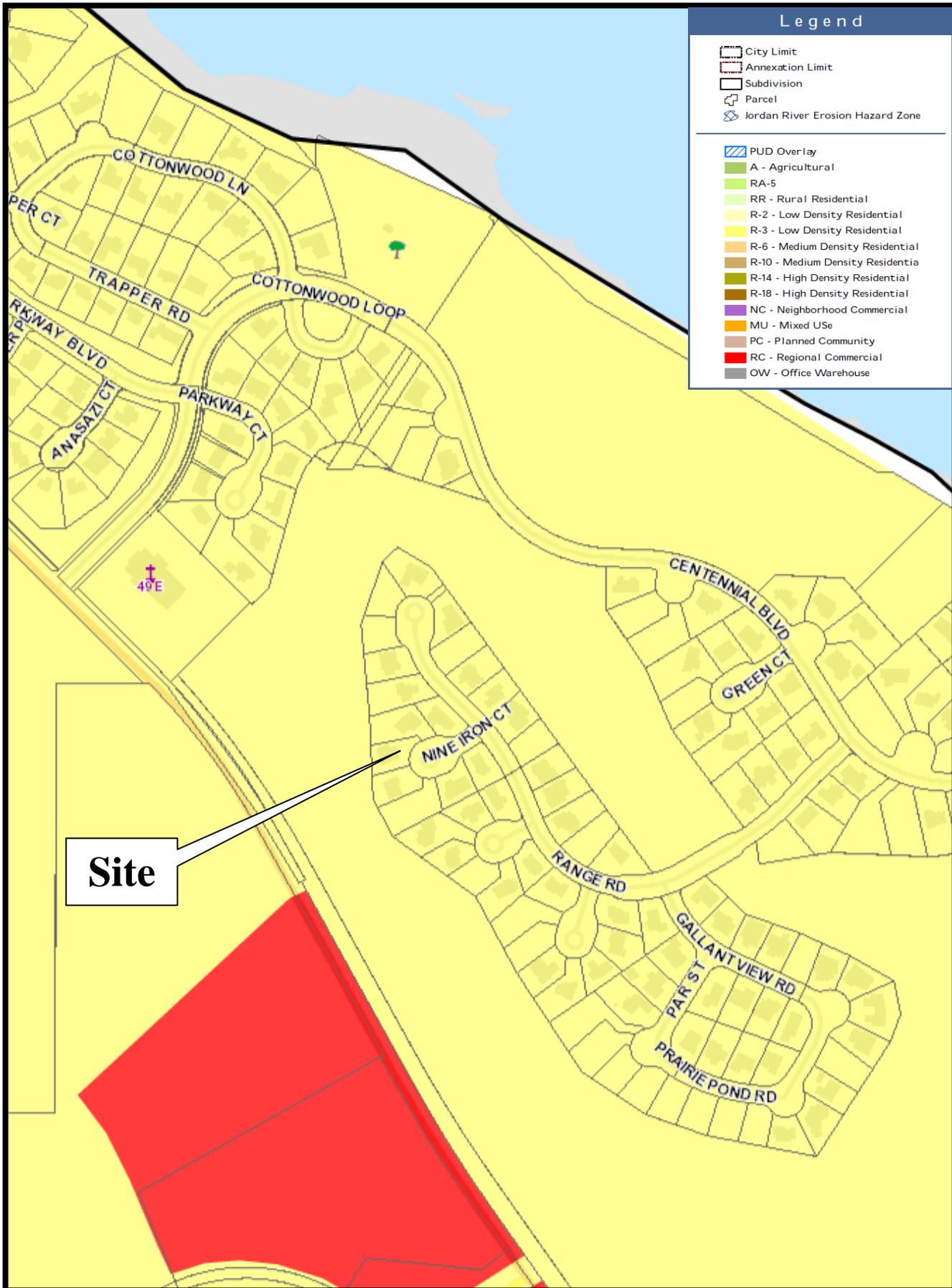
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**E. Attachments:**

- Exhibit A – Zoning / Location map
- Exhibit B – Aerial Photo
- Exhibit C – Floor Plan
- Exhibit D – Site Plan

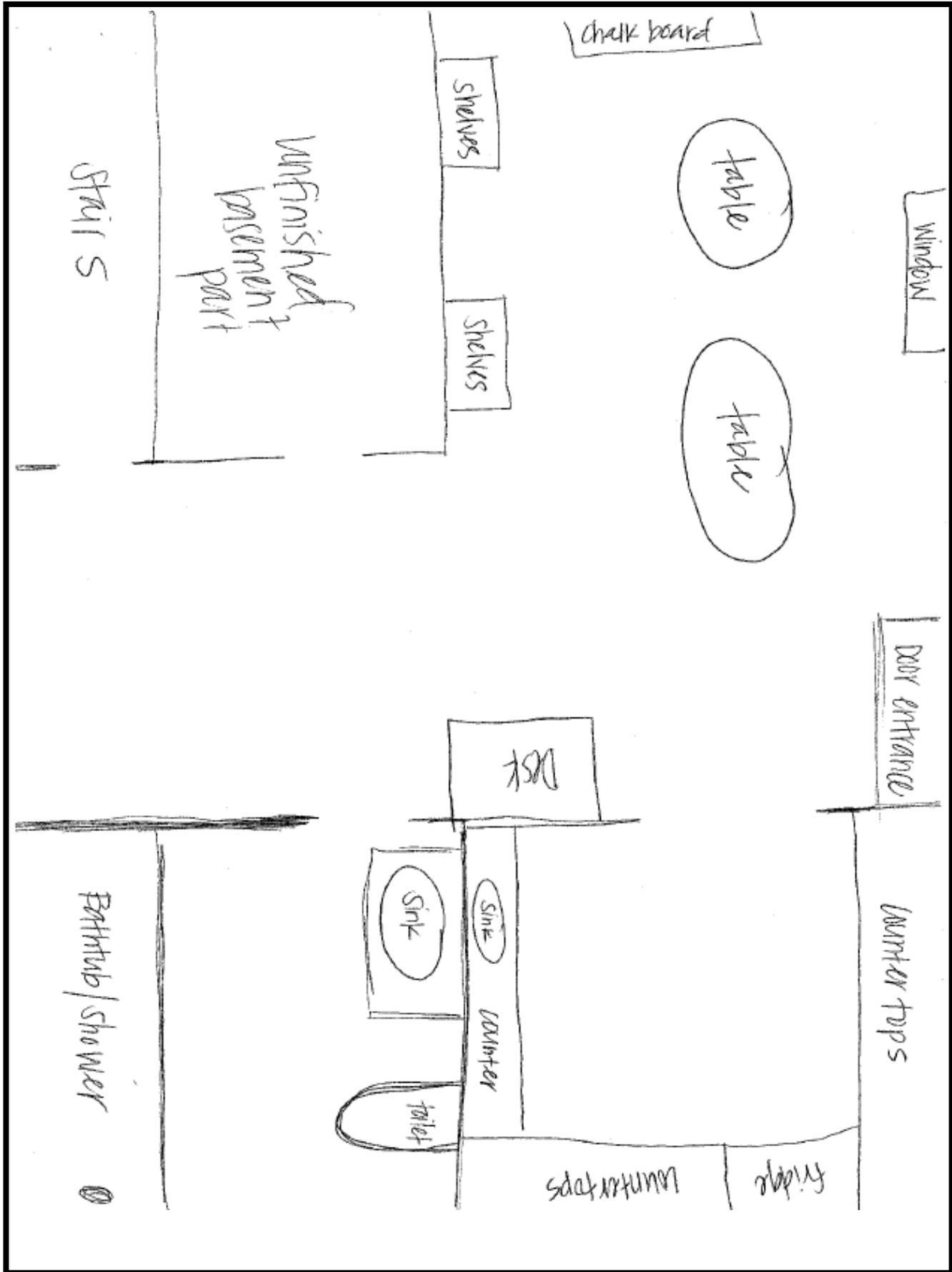


# Exhibit A Zoning / Location Map

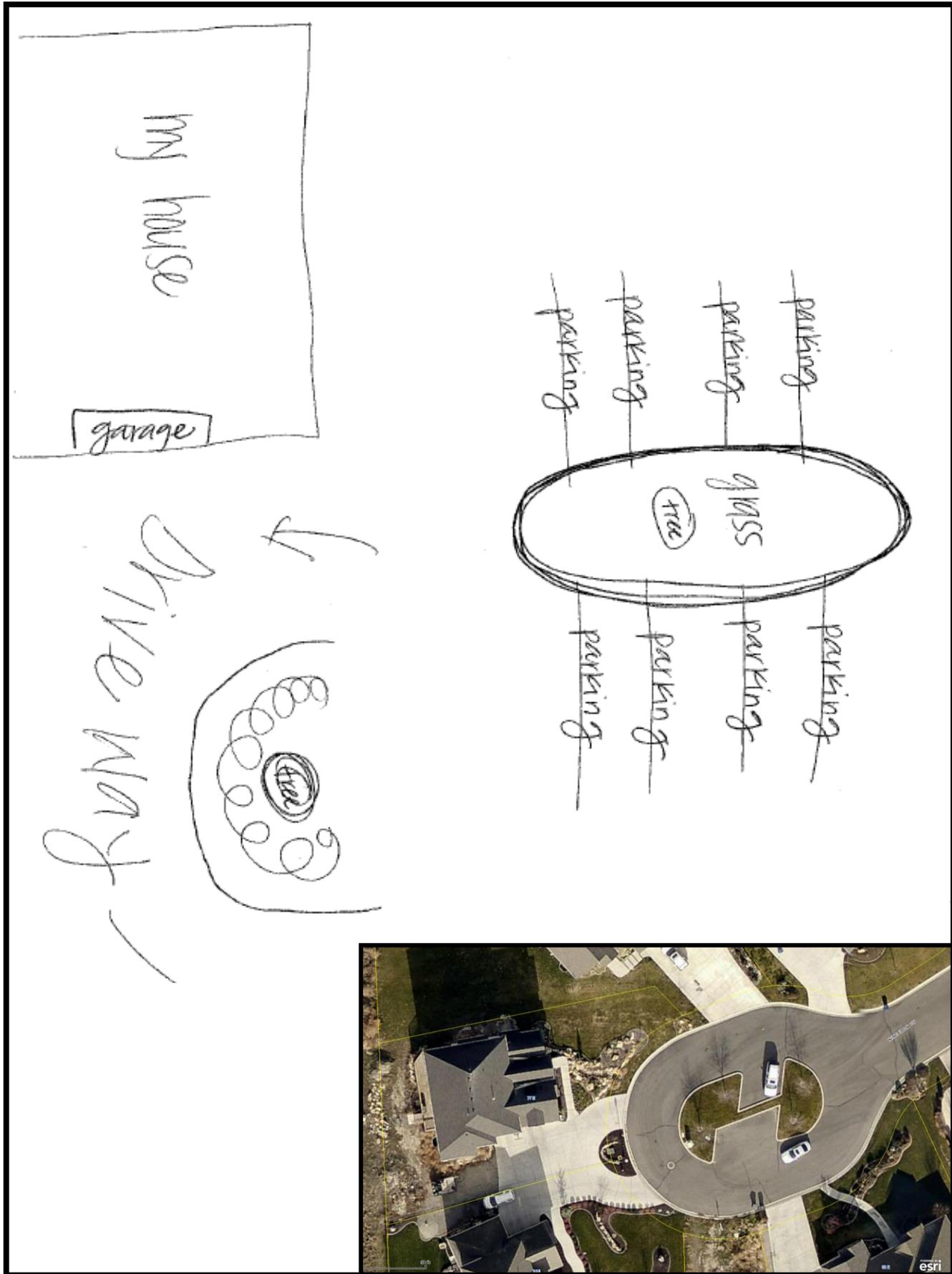


**Aerial Photo**

**Exhibit B**



# Exhibit C Floor Plan



# Exhibit D Site Plan



Tumble Bugs Gymnastics  
Conditional Use Permit for a Home Occupation  
September 11, 2014  
Public Hearing

Applicant/Owner:	Clint and Jennifer Zirker
Location:	3362 South Hawk Drive
Major Street Access:	Wildlife Blvd. via Swainson Ave.
Land area:	0.18 acres
Land Use Plan Designation:	Low Density Residential
Zone:	R-3, Low Density Residential
Zoning of Adjacent Parcels:	R-3, Low Density Residential
Current Use:	Single-family Residential
Adjacent Uses:	Single-family Residential
Previous Meetings:	N/A
Land Use Authority:	Planning Commission
Future Routing:	N/A
Prepared By:	Scott Langford, Senior Planner

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### Executive Summary:

This is a request for review and approval of a Conditional Use Permit to operate a gymnastics class for up to 18 children per day (3 sessions of 4 to 6 children per class depending on age) as a home occupation. The gymnastics class will be held Monday and Tuesday with three classes per day (9am to 11am, 1pm to 2pm, and 3pm to 5pm). Classes will be held in the finished basement of the residence (see attached floor plan).

The main potential impact to the neighborhood is an increase in traffic during drop-off and pick-up.

### Recommendation:

**Staff recommends that the Planning Commission conduct a public hearing, take public comment, discuss the proposed conditional use permit, and choose from the options in Section "D" of this report.** Options include a conditional approval as proposed, a conditional approval based on additional modifications and/or conditions, or a denial based on non-compliance with findings of specific criterion.

## A. Background:

### Home Occupation

Section 19.08.03 of the Land Development Code states that the Planning Commission is the land use authority in approving home occupations if:

- a. *"the Home Occupation will result in an increase in traffic caused by more than five patrons, customers, vendors, or employees visiting the Home Occupation via automobiles or motorized vehicles on a daily basis;*
- b. *the Home Occupation will create a nuisance, as defined in Title 10 of the City Code; or*
- c. *more than five customers or vendors will visit or patronize in person the Home Occupation per day whether by foot traffic or motorized vehicles."*

### Conditional Use Permit

The subject property is located in an R-3 zoning district. Section 19.04.13(3) of the City Code requires a conditional use permit for home occupations that meet the requirements of Section 19.08.03 (stated above).

The gymnastics class has proposed a maximum total of 18 children dropped off and picked up on Tuesdays, a maximum total of 20 children dropped off and picked up on Mondays and Tuesdays. These students will be split into three different classes with a total of 4 to 6 students per class. A detailed breakdown of specific times and classes is provided in *Section B* of this report.

The proposed student numbers exceed the five patrons per day listed in the Code for administrative approval; therefore, a public hearing for a Conditional Use Permit is required in order for the applicant to receive a business license to operate a home occupation at this location.

## B. Findings:

### Home Occupation Findings of Fact

Section 19.08.02 of the City Code states, *"Proposed home occupations must be in compliance with the following performance standards to ensure that adverse impacts to others are minimized and that the residential characteristics are preserved."* The Planning Commission has the duty to ensure that the proposed home occupation meets the performance standards listed in the City Code pertaining to home occupations, which are:

**Standard 1:** *"Floor Area. A Home Occupation may be located in any single family dwelling, or an accessory building to such a dwelling, but shall not occupy or use more than one-third of the finished square footage of the dwelling in any 24 hour period."*

**Discussion:** The home where the gymnastics class is proposed has approximately 2,271 finished square feet. The applicant has indicated that the preschool will occupy 428 square feet, which equals approximately 19% of the home. Per the finished square footage of the home the gymnastics class could occupy up to 756 square feet and still meet the code requirements.

**Finding:** The proposed home occupation meets Standard #1 as it will not occupy more than one-third of the finished square footage of the dwelling in any 24 hour period.

**Standard 2:** *"Building and Fire Codes. A Home Occupation, including Home Occupations located in accessory buildings, shall comply with all applicable building and fire codes. For example, if a Home Occupation is located in a garage, approval for occupancy must be*

*given by the Building Official and Fire Marshall."*

**Discussion:** The gymnastics class will be located in the basement of the residence, where there is adequate services and points of ingress and egress. The Fire Department will do an inspection prior to a business license being granted to ensure that the area has proper access and there are adequate services

**Finding:** The proposed home occupation complies with all applicable building and fire codes.

**Standard 3:** *"Employees. Home Occupations may have no more than two on-premise employees who are not members of the resident family or household."*

**Discussion:** The applicant, the resident of the home, has indicated that she will be the only person running the gymnastics class.

**Finding:** The proposed home occupation will have no more than two on-premise employees who are not members of the resident family or household.

**Standard 4:** *"Parking. Home Occupations shall provide adequate off-street parking as required by Chapter 19.09. Vehicles used in the occupation, other than passenger cars, may not be parked on site, unless parked in the home's garage or other solid structure to shield the vehicles from view. Further, Home Occupations may not be located in required parking spaces (whether covered or uncovered) under Chapter 19.09."*

**Discussion:** Since there are no additional employees working at this home occupation, there is no additional parking needed for this gymnastics class. The students will either walk or be dropped off by their parents; thus, additional parking stalls are not needed.

**Finding:** The proposed home occupation provides adequate off-street parking as required by the City Code. The drop-off area is adequate for the intended home occupation.

**Standard 5:** *"Outdoor Storage. Outdoor storage associated with a Home Occupation shall be subject to the same performance standards governing other outdoor storage on residential lots."*

**Discussion:** There is no outdoor storage proposed in association with this home business.

**Finding:** Not applicable to the proposed home occupation as there will be no outdoor storage.

**Standard 6:** *"Outdoor Activity. Outdoor activity may occur for a Home Occupation so long as the activity takes place in a fenced area and does not create an unreasonable disturbance to neighboring properties."*

**Discussion:** The applicant has indicated that all of the classes will be located in the basement of the home.

**Finding:** Not applicable to the proposed home occupation as there will be no use of the yard area.

**Standard 7:** *"Signs. A Home Occupation may display a nameplate sign attached to the home not exceeding four square feet solely for the purpose of identifying the occupation. The*

*design and placement of a proposed sign must receive approval from the Planning Commission or City Staff. Signs that in any manner are electronic, electric, lighted, or back-lit are strictly prohibited."*

**Discussion:** The applicant has not indicated any signage will be used in association with this business.

**Finding:** Not applicable to the proposed home occupation as the applicant has not requested any signage.

**Standard 8:** *"Hours of Operation. Home Occupations that receive customers, clients, or students shall operate only between 7:00 A.M. and 10:00 P.M., except for pre-schools or day care which may operate from 6:00 a.m. to 10:00 p.m."*

**Discussion:** The gymnastics class will hold classes every Monday and Tuesday from 9:00 a.m. to 5:00 p.m. The following is a more specific schedule:

**Monday & Tuesday**

Class #1 9:00 am to 11:00 am

Class #2 1:00 pm to 2:00 pm

Class #3 3:00 pm to 5:00 pm

**Finding:** The proposed hours of operation for the gymnastic classes are in compliance with the hours of operation allowed by City Code.

**Standard 9:** *"Hazardous Materials. No Home Occupation shall generate hazardous wastes or materials that increase the danger of fire or cause fumes or odors that may be objectionable to neighboring residents."*

**Discussion:** Staff does not anticipate the daily operation of this home occupation to produce any hazardous or nuisance materials that would be objectionable to the neighboring residents.

**Finding:** Not applicable to the proposed home occupation as the typical operation of a preschool should not produce hazardous or nuisance materials.

**Standard 10:** *"Exterior Appearance. No Home Occupation shall alter the exterior of the home to differ from the colors, materials, construction, or lighting of the home before it was used as a Home Occupation."*

**Discussion:** No alterations to the home are needed in order to operate the proposed gymnastics class.

**Finding:** The proposed home occupation will not alter the exterior of the residence.

**Standard 11:** *"Retail Sales. Service related Home Occupation may conduct incidental retail sales provided that the sales do not increase traffic or violate any other performance standard."*

**Discussion:** The operation of the gymnastics class does not include any retail sales.

**Finding:** Not applicable to the proposed home occupation as the operation of the preschool does not include retail sales.

**Standard 12:** *"Traffic and Utilities Use. The Home Occupation shall not generate traffic or increase the demand for utilities that exceeds those normally associated with residential uses."*

**Discussion:** Traffic during the drop-off and pick-up times will increase in the neighborhood. However, the hours of operation will help reduce the impact on neighborhood traffic as most of the pickup and drop off times do not coincide with peak hour commute times in the morning and evening.

The hour between different classes will also help reduce the overall impact during the transition time between classes.

**Finding:** The impact of traffic associated with the gymnastic classes has been mitigated by the hours of operation and by allowing an hour time gap between classes to facilitate pick-up and drop-off. The Home Occupation will not increase the demand for utilities that exceeds those normally associated with residential uses.

**Standard 13:** *"Business License. A business license is required for all Home Occupations."*

**Discussion:** The applicant has applied for a business license, which is on hold contingent upon the Planning Commission approval of the required conditional use permit.

**Finding:** The City will issue a business license when and if the Planning Commission approves a conditional use permit in accordance with City Code.

**Standard 14:** *"Additional Home Occupations. More than one Home Occupation is allowed for each lot or parcel if the combined Home Occupations meet all requirements of this Chapter as if all were one Home Occupation."*

**Discussion:** This residence does not have any other home occupations at the current time.

**Finding:** Not applicable to the proposed home occupation as this is the first and only home occupation located at this residence.

Conditional Use Permit Findings of Fact

Section 19.15.03(2) states, *"The Planning Commission shall review each application and make a recommendation to approve, approve with conditions, or deny the application, or the Planning Commission may defer action if an applicant fails to appear at the public hearing or meeting or there is insufficient application information provided."* Section 19.15.05(4) of the City Code states, *"The conditional use shall meet the following standards:"*

**Standard A:** *"The use will not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity";*

**Discussion:** The limited size (4 to 6 children max per session) of the gymnastic classes and the proposed hours of operation should not alter the residential character of the neighborhood, and therefore should not be detrimental to the health, safety, or general welfare of persons residing in the neighborhood.

**Finding:** The proposed gymnastic class will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity.

**Standard B:** *"The use will be consistent with the intent of the land use ordinance and comply with the regulations and conditions specified in the land use ordinance for such use";*

**Discussion:** Per the City Code, the proposed home occupation is being reviewed against the requirements for home occupations. It appears that all the regulations specified in the City Code for home occupations are being met.

**Finding:** The use will be consistent with the intent of the land use ordinance and comply with the regulations and conditions specified in the land use ordinance for such use.

**Standard C:** *"The use will be consistent with the character and purposes stated for the land use zone involved and with the adopted Land Use Element of the General Plan";*

**Discussion:** Section 19.08.01 of the City Code states, *"The City of Saratoga Springs encourages home-based enterprises as an appropriate form of local economic development."* The proposed gymnastic class is a good example of a home occupation that is compatible with the general character of a residential neighborhood and the R-3 zoning district.

**Finding:** The use will be consistent with the character and purposes stated for the land use zone involved and with the adopted Land Use Element of the General Plan.

**Standard D:** *"The use will not result in a situation which is cost ineffective, administratively infeasible, or unduly difficult to provide essential services by the City, including roads and access for emergency vehicles and residents, fire protection, police protection, schools and busing, water, sewer, storm drainage, and garbage removal";*

**Discussion:** The proposed gymnastic class will not require any increase in public services that are not typical of the standard residential home.

**Finding:** No additional impact to public services will occur with the proposed preschool.

**Standard E:** *"The proposed use will conform to the intent of the City of Saratoga Springs General Plan."*

**Discussion:** The General Plan states that the City Code shall provide review of home occupations to ensure that they are adequately regulated to protect the character of the residential neighborhoods.

**Finding:** The proposed use will conform to the intent of the City of Saratoga Springs General Plan.

## C. Neighborhood Correspondence

Per 19.13.04 of the City Code, each residential property within 300 feet of the subject property was sent a letter at least ten calendar days prior to this meeting. As of the completion of this report, the City has not received any public comment regarding this application.

**D. Recommendation:**

After evaluating the required standards for home occupations and conditional use permits, staff recommends approval of a conditional use permit to allow for the Tumble Bug Gymnastic class on property located at 3362 South Hawk Drive, subject to the conditions listed in the "motion recommended section of this report.

Motion Recommended:

"Based upon the evidence and explanations received today and the findings listed in the staff report, I move that the Planning Commission **approve** a conditional use permit to allow for a home occupation for the Tumble Bug Gymnastic class on property located at 3362 South Hawk Drive, subject to the following conditions:

1. A business license must be obtained prior to operation.
2. The home occupation shall comply with all of the standards listed in Section 19.08.02 of the Land Development Code.
3. No more than 6 children may attend any one class, with a maximum three classes per day.
4. Any other conditions articulated by the Planning Commission:

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Motion Alternative:

"Based upon the evidence and explanations received today and the findings listed in the staff report, I move that the Planning Commission **deny** a conditional use permit to allow for a home occupation for the Tumble Bug Gymnastic class on property located at 3362 South Hawk Drive. Specifically I find that the following standards and/or code requirements have not been met:"

List Specific Code Standards and Requirements:

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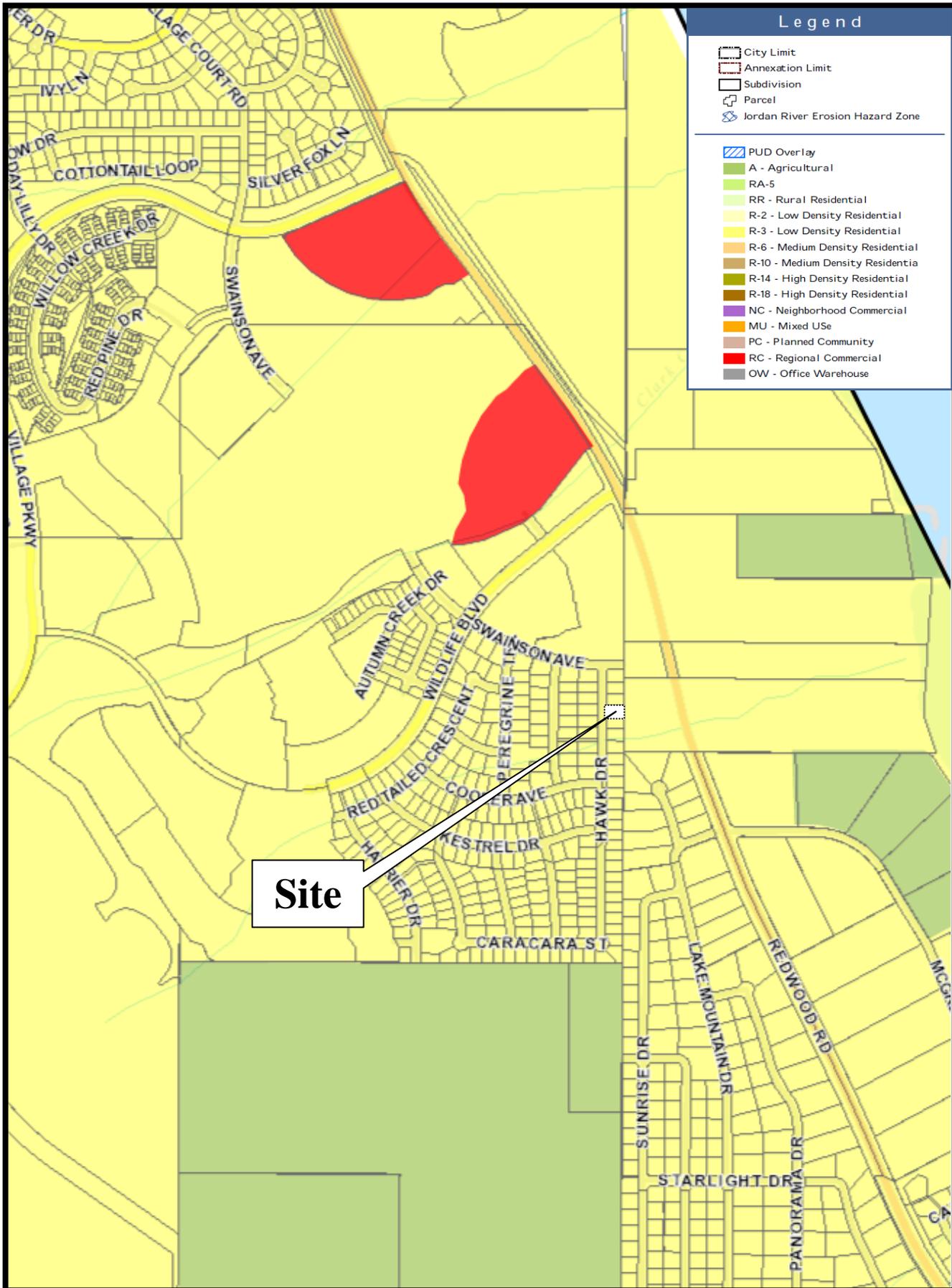
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**E. Attachments:**

- Exhibit A – Zoning / Location map
- Exhibit B – Aerial Photo
- Exhibit C – Floor Plan
- Exhibit D – Site Plan

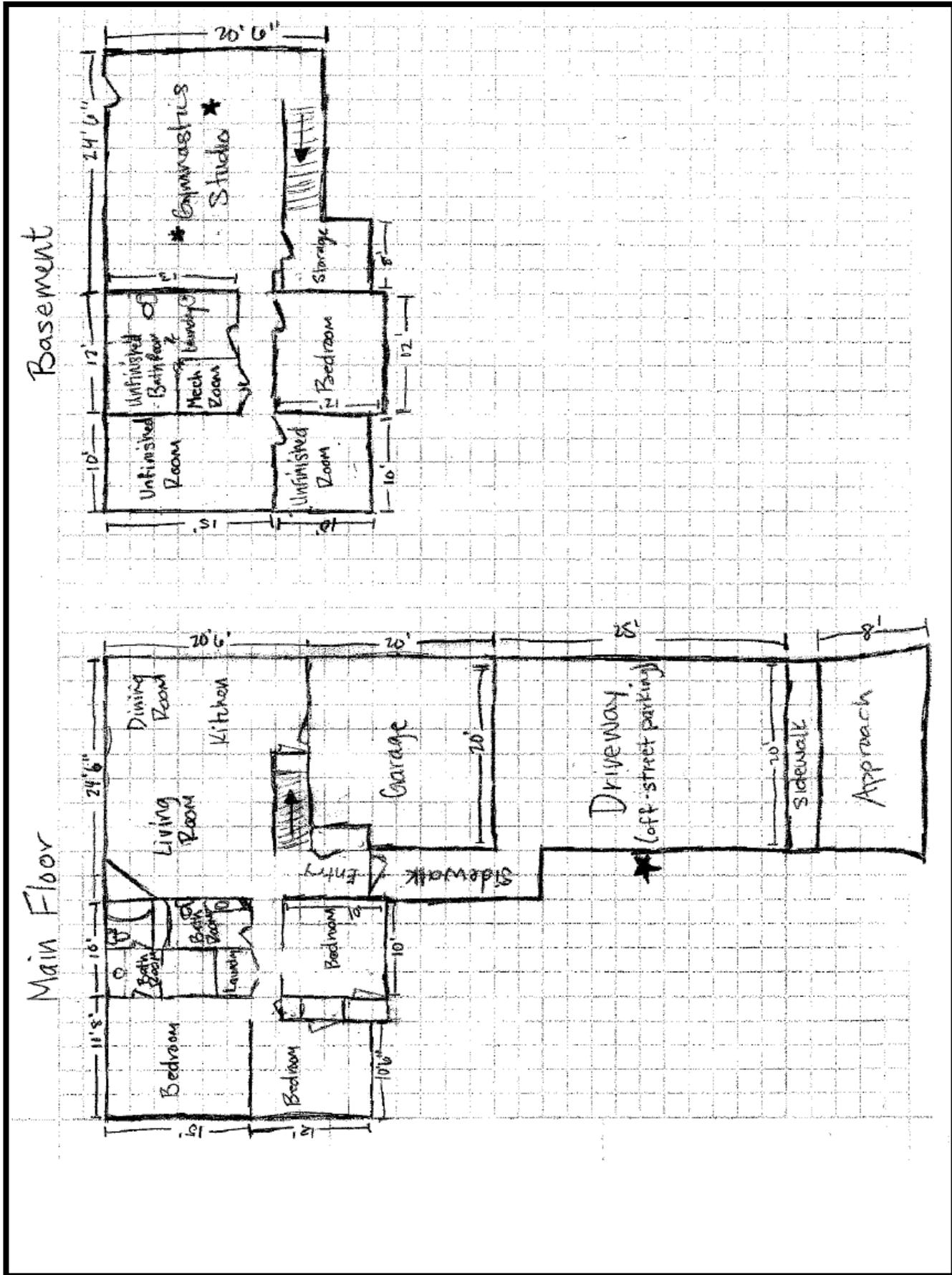


# Exhibit A Zoning / Location Map



**Aerial Photo**

**Exhibit B**



# Exhibit C Floor Plan / Site Plan



**Planning Commission  
Staff Report**

**Code Amendments**

**19.01, 19.02, 19.04, 19.05, 19.06, 19.09, 19.11, 19.12, 19.13, 19.14, 19.15** (*entire Code noticed*)

**September 11, 2014**

**Continued Public Hearing**

Report Date:	Thursday, September 4, 2014
Applicant:	Staff Initiated
Previous Meetings:	Subcommittee meetings
Land Use Authority:	City Council
Future Routing:	Public hearing(s) with City Council
Author:	Kimber Gabryszak, Planning Director

**A. Executive Summary:**

Staff and the Subcommittee have prepared multiple amendments to the Land Development Code (Code) to continue the process of clarifying and cleaning up the Code. These amendments are to the following sections:

- 19.01 – General Provisions (Recommendation 8/28/2014)
- 19.02 – Definitions
- 19.04 – Land Use Zones
- 19.05 – Supplementary Regulations
- 19.06 – Landscaping and Fencing
- 19.09 – Parking
- 19.11 – Lighting (new chapter) (Recommendation 8/28/2014)
- 19.12 – Subdivisions
- 19.13 – Development Review Processes
- 19.14 – Site Plan Review
- 19.15 – Conditional Use Permit

The Commission held a public hearing on August 14<sup>th</sup>, 2014 and discussed Chapters 19.01, 19.02, and 19.04. With direction from the Commission and Subcommittee, Staff made edits to 19.02 to clarify yards, and also 19.04 and 19.05 regarding Accessory Buildings that do not require building permits. The Commission held a continued hearing on August 28<sup>th</sup>, and forwarded a motion on formatting changes to Chapter 19.01, and for the adoption of Section 19.11, Lighting. The Commission also gave feedback on Chapter 19.05 concerning setbacks for accessory buildings. Staff has made changes reflecting this feedback.

**Changes to this report from the August 28, 2014 meeting are highlighted in yellow for the convenience of the Planning Commission.**

## Recommendation:

Staff recommends that the Planning Commission conduct a public hearing, take public comment, discuss the proposed amendments, and choose from the options in Section H of this report. Options include a positive recommendation on all or part of the amendments, continue all or part of the amendments with direction on changes needed, a negative recommendation on all or part of the amendments, or a combination.

- B. Background:** As the Council, Commission, and Staff apply the Code to applications, various issues, vagaries, inconsistencies, and other necessary amendments are brought to light. In response to this ever-growing list, in October of 2013 the Council appointed a Development Code (Code) Update Subcommittee consisting of two City Councilors and one member of the Planning Commission, and City staff as appropriate. The Subcommittee has met frequently to discuss, prioritize, edit, and guide the ever-growing list of potential Code amendments.

The current package includes the next items identified on the priority list:

- height measurement,
- accessory structure setbacks,
- updates to landscaping and fencing,
- creation of a lighting chapter,
- streamlining amendment processes,
- creating processes for amendments to plats / site plans / development agreements / etc.,
- updating submittal requirements,
- implementing change of use permits, and
- other cleanups.

- C. Specific Request:** The proposed amendments are summarized below, with details outlined in Exhibits 3 and 4.

- 19.01. General Provisions (formatting, recommendation given 8/28/2014)
- 19.02. Definitions
  - Restore heading
  - Building Height method and relocation of definition
  - Define “Double access”, “Driveway”, “Fence”, “Finished surface grade”, and “Institutional Use”
  - Modify “Landscaping” to permit use of decorative rock
  - Clarify the definitions for various “yards”
- 19.04. Land Use Zones
  - Clean up formatting
  - Permit small accessory structures to be within interior side and rear setbacks, referencing new standards in 19.05.
- 19.05. Supplementary Regulations

Following the August 14, 2014 hearing, and subcommittee direction on August 19, 2014, Staff amended the proposal for accessory buildings. Based on further direction from the Commission on August 28, 2014, additional changes have been made.

  - A new section in 19.05, Supplementary Regulations, to address accessory structures.

- Permit encroachments in the side and rear setbacks only, for buildings not requiring a building permit.
- Staff and the subcommittee recommended prohibiting accessory buildings in the street-side yard on corner lots; however, the majority of the Commission desired to permit them in that location. The Commission supported additional conditions as proposed by the subcommittee and staff to minimize impacts to neighbors.
  - Clear view triangle compliance
  - Requirement of 20' driveways for buildings intended to house cars, trucks, and other automobiles.
  - Requirement for opaque fencing around the yard
  - Prohibiting openings toward the street side property line.
- Prohibit footings.
- Require structure to be compatible in appearance to primary dwelling.
- Reference State Code for Public Utility Easement risks.
- Require fire ratings for structures within the setback.
- Prohibit drainage onto another lot or onto public property.
- Limit accessory buildings to 30% of the yard in which they are placed, rather than limiting number of accessory buildings.
- 19.06. Landscaping and Fencing
  - Modify fencing requirements along open space & trails to allow flexibility  
*Change to remove "arterial and collector" from the road description.*
  - Reduce tree caliper size & increase number
  - Reduce turf & implement standards for use of rock  
*Change to clarify color variation requirements do not apply to single family.*
  - Implement better tree preservation standards
  - Clarify clear-view triangle standards and measurements
- 19.09. Parking
  - Remove "by zone" from the parking requirements, as they are determined by use rather than by zone.
- 19.11. Lighting (recommendation given 8/28/2014)
  - Create new chapter to incorporate dark sky standards and ensure consistent design throughout the city, and address the needs of Camp Williams as outlined in the Joint Land Use Study.
  - Remove design standards from the Engineering manual and place in the Land Development Code
  - Increased timing for intermittent, and added security lighting, as discussed by Commission
- 19.12. Subdivisions
  - Revise submittal requirements for thoroughness and consistency with Engineering

- Create process for plat amendments
- Limit driveways within certain distance of Redwood Road
- Address standards for phased developments
- Address mechanisms for open space phasing to ensure completion & improvement
- 19.13. Development Review Processes
  - Add and streamline amendment processes (plat, site plan, DA, etc.)
  - Create process for a “Change of Use” Permit
  - Create a separate section for Concept Plan
  - Revise submittal requirements for thoroughness and consistency with Engineering
- 19.14. Site Plan Review
  - Update content requirements
  - Revise submittal requirements for thoroughness and consistency with Engineering
  - Create standards for amendment process
- 19.15. Conditional Use Permit
  - Create two types: existing building or site, and new building or site
  - Add standards for utility buildings and structures
- Any other sections needing further discussion based on Commission direction

**D. Process:** Section 19.17.03 of the Code outlines the process and criteria for an amendment:

1. The Planning Commission shall review the petition and make its recommendation to the City Council within thirty days of the receipt of the petition.  
*Complies. There is no application as this is Staff initiated, and is being presented to the Commission for a recommendation.*
2. The Planning Commission shall recommend adoption of proposed amendments only where it finds the proposed amendment furthers the purpose of the Saratoga Springs Land Use Element of the General Plan and that changed conditions make the proposed amendment necessary to fulfill the purposes of this Title.  
*Complies. Please see Sections F and G of this report.*
3. The Planning Commission and City Council shall provide the notice and hold a public hearing as required by the Utah Code. For an application which concerns a specific parcel of property, the City shall provide the notice required by Chapter 19.13 for a public hearing.  
*Complies. Please see Section E of this report. After the Planning Commission recommendation, a public hearing will be scheduled with the City Council.*
4. For an application which does not concern a specific parcel of property, the City shall provide the notice required for a public hearing except that notice is not required to be sent to property owners directly affected by the application or to property owners within 300 feet of the property included in the application.  
*Complies. Please see Section E of this report.*

**E. Community Review:** Per Section 19.17.03 of the City Code, this item has been noticed as a public hearing in the *Daily Herald*; as these amendments affect the entire City, no mailed notice

was required. As of the date of this report, written public input on accessory setbacks has been received and was provided at previous meetings, as well as verbal public input.

A public hearing with the City Council will be scheduled and noticed at a later date.

**F. General Plan:**

**Land Use Element**

The General Plan has stated goals of responsible growth management, the provision of orderly and efficient development that is compatible with both the natural and built environment, establish a strong community identity in the City of Saratoga Springs, and implement ordinances and guidelines to assure quality of development.

**Staff conclusion: consistent**

The proposed changes help to clarify previously unclear standards to aid in responsible and orderly development, and help improve areas of difficulty in the Code to better assure quality of development. Property rights are expanded in some areas such as fencing and accessory setbacks, while appropriate limitations will protect the health, safety, and welfare of the City and residents.

The goals and objectives of the General Plan are not negatively affected by the proposed amendments, community goals will be met, and community identity will be maintained.

**G. Code Criteria:**

**Code amendments are a legislative decision; therefore the City Council has significant discretion when considering changes to the Code.**

The criteria for an ordinance (Code) change are outlined below, and act as guidance to the Council, and to the Commission in making a recommendation. Note that the criteria are not binding.

**19.17.04 Consideration of General Plan, Ordinance, or Zoning Map Amendment**

The Planning Commission and City Council shall consider, but not be bound by, the following criteria when deciding whether to recommend or grant a general plan, ordinance, or zoning map amendment:

1. The proposed change will conform to the Land Use Element and other provisions of the General Plan;  
*Consistent. See Section F of this report.*
2. the proposed change will not decrease nor otherwise adversely affect the health, safety, convenience, morals, or general welfare of the public;  
*Consistent. The amendments help make standards clearer to ensure that they are fully met, and minimize impacts of new development on the community through appropriate limitations.*
3. the proposed change will more fully carry out the general purposes and intent of this Title and any other ordinance of the City; and

**Consistent.** *The stated purposes of the Code are found in section 19.01.04:*

1. The purpose of this Title, and for which reason it is deemed necessary, and for which it is designed and enacted, is to preserve and promote the health, safety, morals, convenience, order, fiscal welfare, and the general welfare of the City, its present and future inhabitants, and the public generally, and in particular to:
  - a. encourage and facilitate the orderly growth and expansion of the City;
  - b. secure economy in governmental expenditures;
  - c. provide adequate light, air, and privacy to meet the ordinary or common requirements of happy, convenient, and comfortable living of the municipality's inhabitants, and to foster a wholesome social environment;
  - d. enhance the economic well-being of the municipality and its inhabitants;
  - e. facilitate adequate provisions for transportation, water, sewer, schools, parks, recreation, storm drains, and other public requirements;
  - f. prevent the overcrowding of land, the undue concentration of population, and promote environmentally friendly open space;
  - g. stabilize and conserve property values;
  - h. encourage the development of an attractive and beautiful community; and
  - i. promote the development of the City of Saratoga Springs in accordance with the Land Use Element of the General Plan.

*The amendments are intended to promote orderly growth, address issues with Code application that have arisen over time, ensure that appropriate standards are in place and that such standards will be effective, and support the General Plan.*

4. in balancing the interest of the petitioner with the interest of the public, community interests will be better served by making the proposed change.

**Consistent.** *The amendments will better protect the community through more efficient, predictable, and clear standards. Where property rights are increased, limitations are being implemented to ensure the increases are balanced with the protection of the community.*

## **H. Recommendation / Options:**

Staff recommends that the Planning Commission conduct a public hearing, discuss any public input received, give feedback on the amendments, and choose from the option below.

### **Option A – Positive Recommendation**

The Planning Commission may choose to forward a **positive recommendation** on all or some of the amendments to the Code Sections listed in the motion, as proposed or with modifications:

Motion: “Based upon the evidence and explanations received today, I move to forward a **positive** recommendation to the City Council for the proposed amendments to Sections 19.02, 19.04, 19.05, 19.06, **19.09**, 19.11, 19.12, 19.13, 19.14, and 19.15, with the Findings and Conditions below:

#### **Findings:**

1. The amendments are consistent with Section 19.17.04.1, General Plan, as outlined in Sections F and G of this report and incorporated herein by reference, by supporting the goals and policies of the General Plan.

2. The amendments are consistent with Section 19.17.04.2 as outlined in Section G of this report and incorporated herein by reference, and will not decrease nor otherwise adversely affect the health, safety, convenience, morals, or general welfare of the public by helping make the processes more streamlined and effective, while making standards clearer to ensure that they are fully met.
3. The amendments are consistent with Section 19.17.04.3 as outlined in Section G of this report and incorporated herein by reference, and will more fully carry out the general purposes and intent of the Code and any other ordinance of the City, as the amendments are intended to promote orderly growth, ensure that appropriate standards are in place and that such standards will be effective, and support the General Plan.
4. The amendments are consistent with Section 19.17.04.4 as outlined in Section G of this report, and incorporated herein by reference and will better protect the community through more efficient, predictable, and clear standards.

**Conditions:**

1. The amendments shall be edited as directed by the Commission: \_\_\_\_\_
  - a. \_\_\_\_\_
  - b. \_\_\_\_\_
  - c. \_\_\_\_\_

**Option B – Continuance**

Vote to **continue** all or some of the Code amendments to the next meeting, with specific feedback and direction to Staff on changes needed to render a decision. At the next meeting, items discussed at this meeting in Work Session may be reviewed in a public hearing.

Motion: “I move to continue the amendments to 19.02, 19.04, 19.05, 19.06, 19.09, 19.12, 19.13, 19.14, and 19.15 of the Code to the September 25<sup>th</sup> meeting, with the following changes to the draft:

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**Option C – Negative Recommendation**

Vote to forward a **negative** recommendation to the City Council for all or some of the proposed Code amendments.

**Motion:** “Based upon the evidence and explanations received today, I move to forward a **negative** recommendation to the City Council for the proposed amendments to 19.02, 19.04, 19.06, 19.09, 19.12, 19.13, 19.14, and 19.15-of the Code with the Findings below:

**Findings**

1. The amendments do not comply with Section 19.17.04(1), General Plan, as articulated by the Commission: \_\_\_\_\_
2. The amendments do not comply with Section 19.17.04, sub paragraphs 2, 3, and/or 4 as articulated by the Commission: \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_

## I. Exhibits:

1. Title 19 – updated clean copy of amendments, changes in yellow for convenience (pages 9-130)
  - a. 19.01 – *(not attached, recommendation made)*
  - b. 19.02 – *definitions (p.9-22)*
  - c. 19.04 – *zones (p.23-45)*
  - d. 19.05 – *change and new section (p. 46-48)*
  - e. 19.06 – *landscaping/fencing (p.49-57)*
  - f. 19.09 – *parking (p.58-60)*
  - g. 19.11 – *lighting (recommendation made; changes in turquoise, p.61-68)*
  - h. 19.12 – *subdivisions (p.69-92)*
  - i. 19.13 – *development review processes (p.93-110)*
  - j. 19.14 – *site plan review (p.111-121)*
  - k. 19.15 – *Conditional Use (p.122-130)*
  
2. Title 19 – working copy of amendments, changes tracked (pages 131-219)
  - a. 19.01 – *formatting (not attached, recommendation made)*
  - b. 19.02 – *definitions (p.132-142)*
  - c. 19.04 – *zones (p.143-159)*
  - d. 19.05 – *change and new section on accessory buildings (p.160-162)*
  - e. 19.06 – *landscaping/fencing (p.163-170)*
  - f. 19.09 – *parking (p.171-173)*
  - g. 19.11 – *lighting (not attached, same as working copy)*
  - h. 19.12 – *subdivisions (p.174-188)*
  - i. 19.13 – *development review processes (p.189-202)*
  - j. 19.14 – *site plan review (p.203-211)*
  - k. 19.15 – *Conditional Use (p.212-219)*

**Chapter 19.02. Definitions**

Exhibit 1  
Working Changes

**Sections:**

1.b  
Definitions

**19.01.01. Interpretation**

**19.02.02. Definitions**

**19.02.01. Interpretation.**

For the purposes of interpreting this Title, the Rules of Construction in City Code Section 1.02.11 shall apply. Where a use may be interpreted to fall under more than one definition, the more restrictive definition shall apply.

**19.02.02. Definitions.**

As used in this Title:

1. **“Accessory building”** means a building that:
  - a. is clearly incidental to and found in connection with a principal or main building;
  - b. is subordinate to and serves a principal or main building;
  - c. is subordinate in area, extent, or purpose to the principal or main building served;
  - d. is located on the same lot as the principal or main building served; and
  - e. contributes to the comfort, convenience, or necessity of the occupants, business, or industry in the principal or main building.
2. **“Agriculture”** means the use of land for tree farming or growing or producing field crops, livestock, and livestock products, excluding feedlots or mink operations.
  - a. “Field crops” include, among others, barley, soy beans, corn, hay, oats, potatoes, rye, sorghum, and sunflowers.
  - b. “Livestock” includes, among others, dairy and beef cattle, goats, horses, sheep, hogs, poultry, game birds, and other animals including dogs, ponies, deer, and rabbits.
  - c. “Livestock products” include, among others, milk, butter, cheese, eggs, meat, fur, and honey.
3. **“Agriculture Building”** means any structure used for agriculture.
4. **“Alcoholic Beverage Package Agency”** means a liquor location operated under contractual agreement with the Department of Alcoholic Beverage Control, by a person other than the State, who is authorized by the Utah Alcoholic Beverage Control Commission to sell package liquor for consumption off the premises of the agency.
5. **“Alcoholic Beverage State Liquor Store”** means a facility for the sale of package liquor on premises owned or leased by the State of Utah and operated by State employees. This term does not apply to restaurants, private clubs, or package agencies
6. **“Ancillary Use”**:
  - a. means a use that:

reputable, federally-insured financial institution, a cash bond deposited with the City, or a letter of credit from a reputable, federally-insured financial institution in an amount as specified in this Title.

27. **“Bond”**:

- a. “Bond” means a document that:
  - i. complies with the standards contained in this Title and the Utah Code; and
  - ii. binds the parties thereto to take certain action if particular conditions are not met.
- b. The terms “Performance Bond” and “Warranty Bond” are more specifically defined in this Section.

28. **“Bookstore”** means a retail establishment whose primary purpose is the sale of books and periodicals.

29. **“Buildable”**:

- a. means:
  - i. that portion of a building lot not included within any required yard or open space upon which a main building may be located;
  - ii. an area that must be defined on subdivision plats in areas of thirty percent slope or less; and
- b. does not include any area of an “A Zone” (100-year flood area) as defined in FEMA’s Flood Insurance Rate Map of the City of Saratoga Springs.

30. **“Building”** means a structure having a roof supported by columns or walls, intended or used for the shelter, housing, or enclosure of any person, animal, chattel, or property of any kind.

31. **“Building, Accessory”**: see **“Accessory Building”**

~~32.~~ **“Building, Agriculture”**: see **“Agriculture Building”**

~~32.~~

~~33.~~ **“Building code”** means the codes adopted by the City by ordinance and codified in 18.01.01.

~~34.~~ **“Building height” or “Structure height” means:**

~~a.~~ **the vertical distance from the average finished grade surface of every point along at the building wall to the highest point of the coping of a flat roof or to the deck line of a mansard roof; or to**

~~35.~~ **the mean height level between eaves and ridge for gable, hip, or gambrel roofs, directly above the point of measurement.**

~~33.~~

36. **“Building inspector”** means an individual appointed by the City of Saratoga Springs to enforce the provisions of the building code.

34.

37-35. **“Building lot”**:

- a. “Building lot” means a parcel of land:
  - i. which is of such dimensions as to comply with the minimum requirements of this Title for area, width, and depth applicable to the zone in which it is located; and
  - ii. having frontage on a public or approved private street which shall be extended the full required frontage of the lot and improvements installed as required by the City.
- b. No building lot shall utilize any part of the temporary end or dead end of a street for frontage.

38-36. **“Building, main”**: see **“Main building”**

39-37. **“Building material sales (with outdoor storage)”**:

- a. “Building material sales (with outdoor storage)” means a facility where building materials such as lumber, plywood, drywall, paneling, cement blocks and other cement products, and other building products are stored and sold.
- b. Facilities covered under the definition in Subsection a. may also:
  - i. process lumber by performing millwork, planning, cutting, and other customizing processes; and
  - ii. provide for the sale of associated products including tools and fasteners.

40-38. **“Building material sales (without outdoor storage)”** means a facility where building materials such as lumber, plywood, drywall, paneling, cement blocks and other cement products, and other building products are sold.

41-39. **“Building Official”** or **“City Building Official”** means the City of Saratoga Springs Building Official.

42-40. **“Building, public”**:

- a. means a building owned and operated or owned and intended to be operated by a public agency of the United States of America, or the State of Utah or any of its subdivisions including counties and municipalities, in connection with a public use; and
- b. does not include buildings primarily used as warehouses, public garages, and equipment sheds.

~~**“Building height”** or **“Structure height”** means: the vertical distance from the average finished grade surface at the building wall to the highest point of the coping of a flat roof or to the deck line of a mansard roof; or the mean height level between eaves and ridge for gable, hip, or gambrel roofs.~~

43-41. **“Bus Lot”** means any lot or land area used for the storage or layover of passenger buses or motor coaches.

~~44.42.~~ **“Car wash (full service)”** means a car wash with facilities for the washing or waxing of automobiles, light trucks, and vans, which may include drying equipment, vacuums, and other incidental uses. Full service car washes shall not include open self-service bays.

~~45.43.~~ **“Car wash (self-service)”** means a business establishment which provides car cleaning services where part or all of the cleaning is performed by the patron with the aid of coin operated devices.

~~46.44.~~ **“Cemetery”** means the use or intended use of land for the burial of the dead and dedicated for cemetery purposes, including a columbarium, crematorium, mausoleum, and mortuary when operated in conjunction with and within the boundaries of such cemetery.

~~47.~~ **“Charter School”** see **“School, Charter”**  
~~45.~~

~~48.46.~~ **“Child care center”** means a non-residential building or structure where care, protection, and supervision are provided for children on a regular schedule for a fee.

~~49.47.~~ **“Church”** means a building, together with its accessory buildings and uses, where persons regularly assemble for worship and that is maintained and controlled by a religious body organized to sustain public worship.

~~50.48.~~ **“City Engineer”**: see **“Engineer, City”**

~~51.49.~~ **“City of Saratoga Springs Standard Technical Specifications and Drawings”** means the City’s construction standards and specifications regarding the installation of public improvements as established or to be established by the City Engineer and includes the conditions, standards, and other related technical requirements necessary to development approval under this ordinance as stipulated by the authority of the City Engineer.

~~52.50.~~ **“Collector street (major and minor)”** means a street which provides for movement between arterial and local streets and direct access to abutting property.

~~53.51.~~ **“Commercial center”** means a development which contains at least twelve acres of commercial land and at least 100,000 square feet of commercial floor space.

~~54.52.~~ **“Commercial recreation”** means any commercial enterprise which receives a fee in return for the provision of some recreational activity including racquet clubs, health facilities, and amusement parks, but not including amusement centers.

~~55.53.~~ **“Commercial and industrial laundries”** means an establishment:  
a. which launders or dry cleans articles on site; and  
b. where all articles are dropped off on the premises by multiple laundry services and not the individual customers.

56.54. **“Commuter/Light Rail Station”** means a place designated for commuter or light rail trains or cars to stop to allow for boarding of passengers including park-and-ride stations and transfer stations.

57.55. **“Concept Plan”** means a sketch or concept application created prior to the Preliminary Plat for subdivisions or prior to Site Plan for non residential development to enable the City to verify that the developer is in general compliance with the City’s ordinances and development regulations and policies.

58.56. **“Conditional use”** means a land use that, because of its unique characteristics or potential impact on the municipality, surrounding neighbors, or adjacent land uses, may not be compatible in some areas or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.

59.57. **“Condominium”** means the ownership of a single unit in a multi-family structure or structure combined with an undivided interest in the common areas and facilities of the property and that meets all requirements of the Utah Condominium Ownership Act.

60.58. **“Contract construction services establishments”** means establishments or places of business primarily engaged in retail or wholesale sale, from the premises, of materials used in the construction of buildings or other structures.

- a. The definition provided in this Section specifically excludes automobile or equipment supplies otherwise classified in this Chapter.
- b. Typical uses under this definition include building material stores and home supply establishments.

59. **“Contract Services Office”** means an enclosed space containing the permanent business office for a landscape, plumbing, painting, construction, or similar contractor, and used for the housing and operating of company machinery, the provision of services, the storage of materials, and the maintenance of company equipment, but that does not include outdoor storage other than the parking of company and passenger vehicles.

61.60. **“Convenience Store”** means a building or use which is primarily engaged in the provision of frequently needed, day to day retail goods including gasoline, food, and non-food products.

62.61. **“Convenience Store/Fast Food Combination”** means a building that houses a Convenience Store and either a Fast Food (Restaurant, Casual) establishment or a Restaurant, Sit-Down.

63.62. **“Copy Center”** means a retail establishment that provides duplicating services using photocopying, blueprint, and offset printing equipment and may include the collating and binding of booklets and reports.

64.63. **“Corner lot”** means a building lot situated within a corner created by the intersecting lines of a street or streets.

74.73. **“Double frontageAccess”:**

- a. “Double frontageaccess” means driveway access on public streets from the front and the rear.
- b. This definition does not apply to corner lots.

74. **“Driveway” means a private roadway that provides direct vehicular access between a public or private roadway and a parking space, garage, dwelling, or other structure.**

- a. **Single driveway: a driveway that is owned and maintained by one property owner and provides direct access to a parking area, garage, dwelling, or other structure on a single lot or parcel.**
- b. **Shared driveway: a driveway that provides direct access to a parking area, garage, or other structure to serve more than one dwelling or on more than one lot or parcel.**

75. **“Dry Cleaner”** means an establishment:

- a. which launders or dry cleans articles dropped off on the premises directly by the customer; or
- b. where articles are dropped off, sorted, and picked up, but where laundering or cleaning is done elsewhere.

76. **“Dwelling”** means a structure designed for and occupied by one family, including provisions for living, sleeping, eating, cooking, and sanitation. This definition does not include hotels, apartment hotels, boardinghouses, rooming houses, and tourist courts.

77. **“Dwelling, Above Commercial”** means a building which contains dwellings located above the ground floor of a commercial, office, or retail use.

78. **“Dwelling, Multi-family”** means a building or buildings sharing common walls or common interior floors and containing four or more dwellings..

79. **“Dwelling, Single family”** means a residential dwelling:

- a. not attached to any other dwelling;
- b. on a single lot that is arranged for, designed for, and occupied by not more than one family (as defined herein); and
- c. containing at least one bathroom, at least one kitchen, and living and sleeping facilities.

80. **“Dwelling, Three-Family”** means a single residential building under a continuous roof, the structure containing only three dwellings sharing common interior walls or common interior floors.

81. **“Dwelling, Two-Family”** means a single residential building under a continuous roof, the structure containing only two dwellings sharing common interior walls or common interior floors.

82. **“Easement”** means that portion of a property reserved for present or future use under, on, or above the property by a person or agency other than the legal fee owner or owners of the property.

93. **“Farm Animals”** mean animals kept or raised primarily for, or incidental to, livestock or agricultural operations, which are grouped into the following categories:
- a. Large Farm Animals: Large farm animals include the following:
    - i. cow;
    - ii. horse (mule-ass, pony, or similar species not listed);
    - iii. ostrich (or other similar sized or closely related species);
    - iv. llama or other similar species not listed; and
    - v. other animals of similar size.
  - b. Medium Farm Animals: Medium farm animals include the following:
    - i. sheep;
    - ii. emu;
    - iii. goat;
    - iv. turkey;
    - v. geese;
    - vi. peacock; and
    - vii. other animals of similar size
  - c. Small Farm Animals: Small farm animals include the following:
    - i. chicken;
    - ii. rabbit;
    - iii. ducks;
    - iv. pheasants; and
    - v. other animals of similar size (excluding mink)

94. **“Farmers Market”** means a group of entities engaged in the temporary seasonal selling of homemade goods, homegrown vegetables, and other similar items in an open air market.

95. **“FEMA”** is an acronym for the Federal Emergency Management Agency.

96. **“Fence”** means an artificially constructed barrier to identify a property boundary or enclose a space.

a. **Fence, barbed wire:** means a fence with one or more strands of wire or other material having intermittent or continuous sharp points that may puncture, tear, cut, or snag.

b. **Fence, chain link:** means an open mesh fence made of woven wire, or any other fence where the majority of construction consists of wire.

c. **Fence, private / privacy:** means a fence constructed to prevent views through the fence.

95.d. **Fence, semi-private:** means a fence with a regular pattern that permits views through a minimum of 30% of the fence when viewed perpendicular to the plane of the fence.

96-97. **“Festival (including Bazaars or Fairs)”** means a not for profit activity or event that may only include shows, games, non-mechanical rides, concessions, or any combination thereof.

97-98. **“Fee schedule”** means the list or appendix of fees, also known as the Consolidated Fee Schedule for the City of Saratoga Springs, adopted periodically by the governing body which sets forth various fees charged by the City.

~~98.~~99. **“Final plat”** means a map of a subdivision which is prepared for final approval and recordation, which has been accurately surveyed so that streets, alleys, blocks, lots, and other divisions thereof can be identified and meeting any other requirements of this Ordinance or State or County Statutes.

~~99.~~100. **“Financial institution”**:

- a. means an establishment whose principal purpose is the handling of monetary affairs for members, clients, or the public at large;
- b. includes banks, credit unions, savings and loans, mortgage offices, investment companies, trust companies, and similar entities; and
- c. does not include Non-Depository Institutions.

~~100.~~ **“Finished surface grade”**:

~~a.~~ **“Finished surface grade”** means:

- ~~i.~~ the average level of the finished surface of the ground adjacent to the front setback line of a building or structure; or
- ~~ii.~~ on a corner lot, the average level of the ground adjacent to and measured along all front setback lines of the building.

~~b.~~101. Where a lot has no frontage on a public street, the average level elevation of the finished ground surface adjacent to and measured along all exterior walls shall be the finished surface grade.

~~101.~~102. **“Fire code”** means the International Fire Code adopted by the City by ordinance and codified in Title 18.

~~102.~~103. **“Fitness Center”** means a facility where members or nonmembers use equipment or space for the purpose of physical exercise.

~~103.~~104. **“Flag lot”** means an L-shaped lot comprised of a staff portion contiguous with the flag portion thereof, the minimum width of the staff being thirty feet and the maximum length determined by the City of Saratoga Springs.

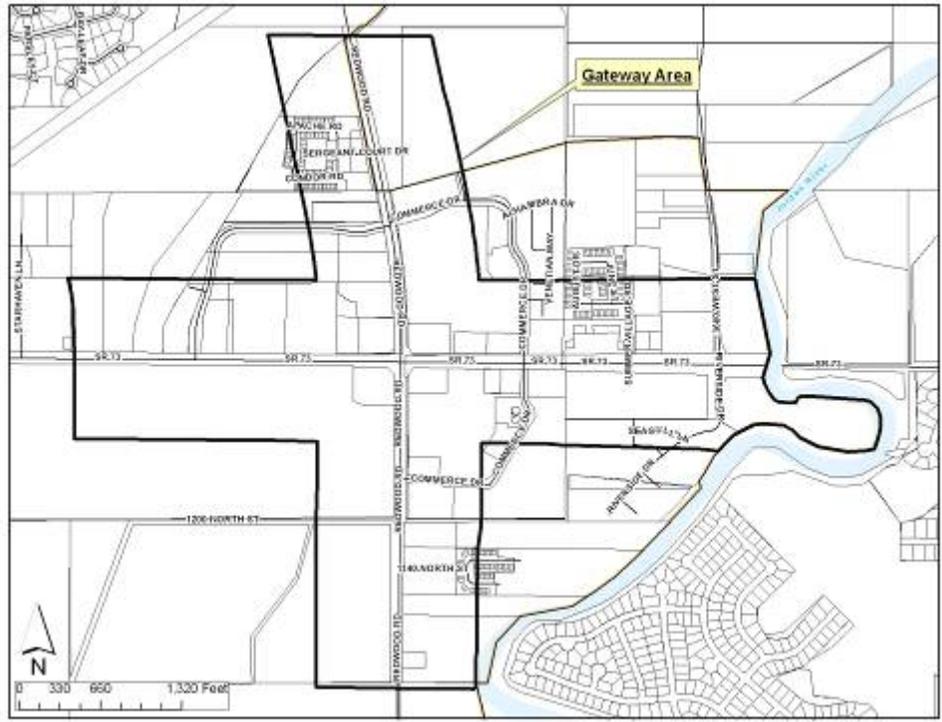
~~104.~~105. **“Flood plain”** means a land area subject to being inundated by water from any source and is generally defined as a “zone A” (100 year flood area) area as defined in FEMA’s Flood Insurance Rate Maps of the City of Saratoga Springs.

~~105.~~106. **“Floor area”** means the sum of the gross horizontal area of the several floors of the building or buildings, measured from the exterior faces of the exterior walls.

~~106.~~107. **“Floral Sales”** means a retail business whose principal activity is the selling of plants and flowers which are not grown on the site and where business is conducted within an enclosed building.

~~107.~~108. **“Front yard”**: see **“Yard, front”**

~~108.~~109. **“Frontage”** means the distance between the two side lot lines of a parcel measured along the street, or streets of a corner lot, which the parcel is allowed to access.



114.115. **“Golf course”** means a parcel of land laid out for at least three holes for playing the game of golf and improved with trees, greens, fairways, and possible hazards, and which may also include a clubhouse, shelter, or other associated buildings that are incidental to the parcel of land dedicated to the game of golf.

115.116. **“Grading permit, major”** means a permit issued by the City to remove or excavate large portions of a parcel or parcels in preparation for development activity or construction of infrastructure or buildings (see Chapter 18 and Sections 19.10 and 19.13 of this Title).

116.117. **“Grocery store”** means a store:

- a. where most of the floor area is devoted to the sale of food products for home preparation and consumption;
- b. that typically also offers other home care and personal care products; and
- c. that is substantially larger and carries a broader range of merchandise than convenience stores.

117.118. **“Hair Salon”** means a retail business:

- a. whose principal activity is the cutting, coloring, and styling of hair; and
- b. that may provide other services such as nail painting and wax treatments.

118.119. **“Hardware and Home Improvement Retail”**:

- a. means an establishment providing the sale or rental of building supplies, construction equipment, or home fixtures and accessories; and
- b. includes a lumber yard or a contractors’ building supply business and may include outdoor storage or tool and equipment sales or rental.

**120. “Height” see “Building Height”**

~~119.~~121. **“Home occupation”** means a nonresidential activity, conducted entirely within a dwelling, which is clearly incidental and secondary to the use of the dwelling for residential purposes (see Section 19.08).

~~120.~~122. **“Hospital”** means an institution licensed by the State of Utah which provides diagnostic, therapeutic, and rehabilitative services to individuals on both an inpatient and outpatient basis by or under the supervision of one or more physicians and/or properly licensed practitioners.

- a. Any medical clinic or professional office which offers inpatient or overnight care, or operates on a twenty-four hour basis, shall be considered a hospital.
- b. A hospital may include integral support service facilities such as laboratories, outpatient units, training facilities and offices necessary to the operation of the hospital.
- c. This definition includes both general acute and specialty hospitals and must be licensed by the Utah Department of Health pursuant to the Health Care Facility Licensing and Inspection Act.

~~121.~~123. **“Hotel”** means a building containing guest rooms in which lodging is provided for compensation to transient or permanent guests or both.

~~122.~~124. **“Ice cream parlor”** means an establishment whose primary business is the sale of ice cream and other types of food or beverages for customer consumption that are not considered a complete meal, such as candy, soda, or coffee.

~~123.~~125. **“Ice Cream Vendor or Snow Shack”** means a seasonal business that serves ready-to-eat single-servings of ice cream, snow cones, and similar frozen treats from a self contained unit that may be motorized or in a trailer on wheels, or in a temporary structure affixed to the ground for the duration of the sales period.

~~126.~~ **“Impound Yard”** means a facility that is used for the storage of wrecked motor vehicles, and vehicles impounded by law enforcement, kept for a period of time not exceeding fourteen days. This definition does not allow for the sale of parts.

~~124.~~127. **“Institutional Use”** means a public, nonprofit, or quasi-public use providing service to the public, such as a public or private school, civic building, library, hospital, or government owned or government-operated structure.

~~125.~~128. **“Interior lot”** means any building lot other than a corner lot.

~~126.~~129. **“Kennel”** means a lot or premises on which four or more dogs, five or more cats, or any combination of five or more cats and dogs, at least four months old, are kept.

~~127.~~130. **“Kennel, breeding”** means a kennel lawfully located on a premises one acre or more in size zoned for such use and where no more than ten dogs, registered with a nationally recognized registration organization, over the age of six months are owned, kept, or harbored for the purpose of breeding purebred or pedigreed dogs; provided,

however, this definition shall not apply to zoos or to animal hospitals operated by veterinarians duly licensed under the law.

~~128.~~131. **“Kennel, commercial”** means a kennel where four or more small, medium, or large farm animals or household pet animals at least three months of age and owned by another person are temporarily boarded, treated, groomed, or trained for pay, trade, barter, commission, or remuneration of any sort; provided, however, this definition shall not apply to zoos or to animal hospitals operated by veterinarians duly licensed under the law.

~~129.~~132. **“Kennel, private”** means the keeping, breeding, raising, showing, or training of four or more dogs over four months of age for personal enjoyment of the owner or occupants of the property, and for which commercial gain is not the primary objective.

~~130.~~133. **“Landscaping”** means the installation of any combination of the following items to produce an aesthetic effect or to enhance and preserve natural features of the site:

~~a.~~ a. means the installation of living plant materials and ground cover, such as lawn, ground cover, annual and perennial flowering plants, native vegetation, vines, shrubs, mulch, bark, decorative rock, xeriscaping, and trees but not including weeds or noxious plants, planted directly on the property and kept free from all hard surfaces; and

a.

b. ground cover, such as mulch, bark, and decorative rock; and

~~b.c.~~ c. washed 1.0, and no more than X% one

d. may includes the use of sculptures and water, including: pools ponds, fountains, falls, and streams; and

~~e.~~ e. may include statues, outdoor artwork, benches and tables, earth berms, pots and planters.

~~131.~~134. **“Land Use Authority”** means the person, board, entity, commission, agency, or other body designated herein as the final approving authority of a land use application. The land use authority, depending on the chapter or section of this title, may include the City Council, Planning Commission, planning staff, City Manager, City employee, or City body.

~~132.~~135. **“Land Use Element of the General Plan”** means the comprehensive, long range strategic plan for the future of the City and includes elements such as future land uses, transportation, housing, storm drainage, culinary water, secondary water, economic development, capital facilities plan, and intergovernmental coordination, adopted as the Land Use Element of the General Plan by the City Council.

~~133.~~136. **“Land use ordinance”** means all regulations adopted by the City of Saratoga Springs relating to the development and use of real property within the City.

~~134.~~137. **“Laundromat”** means a facility where patrons, or individuals employed by the Laundromat, wash with soap and water in coin-operated machines (or other means of payment), and/or dry with coin-operated machines (or other means of payment) clothing or other fabrics. A Laundromat does not include dry cleaning or dry cleaners.

244-247. **“Secondary Water System”** means a system which is designed and intended to provide, transport, or store water used for watering of crops, lawns, shrubberies, flowers, and other non-culinary uses.

245-248. **“Self storage or mini storage units”:**

- a. means a building or group of buildings divided into separate compartments used to meet the temporary storage needs of small businesses, apartment dwellers, and other residential uses; and
- b. may include refrigerated or climate-controlled facilities.

246-249. **“Sensitive lands”** means land and natural features including canyons and slopes in excess of 30%, ridge lines, natural drainage channels, streams or other natural water features, wetlands, flood plains, landslide prone areas, detention or retention areas, debris basins, and geologically sensitive areas.

247-250. **“Setback”** means the shortest horizontal distance permitted in each zone, as set forth in the City’s zoning districts, between the identified boundary lines of a lot and the a building, structure, or part thereof.

248-251. **“Shooting Range, Indoor or Outdoor”** means an area or structure specially designed for the safe discharge and use of rifles, shotguns, pistols, silhouettes, skeet, trap, black powder, or any similar firearm for the purpose of sport-shooting or military/law enforcement training. May also include archery, and may or may not be open to the general public.

249-252. **“Side yard”:** see **“Yard, side”**

250-253. **“Sidewalk”** means a passageway for pedestrians, excluding motor vehicles.

251-254. **“Single family dwelling”:** See **“Dwelling, Single family”**

252-255. **“Stable”** means a building in which horses are sheltered, which may be accessory to a residential or other use or a freestanding principal use.

256. **“Sexually oriented business”** is defined in 19.23.02.

253-257. **“Storage - Self-storage or mini-storage units”:**

- c. means a building or group of buildings divided into separate compartments used to meet the temporary storage needs of small businesses, apartment dwellers, and other residential uses; and
- d. may include refrigerated or climate-controlled facilities.

258. **“Storage, Outdoor”** means a location where a business keeps equipment, supplies, and other business related materials in an outdoor area fully enclosed by a minimum six foot opaque wall or fence. Outdoor storage does not include wrecking yards, dumps, and other debris storage.

~~254.~~ **259. “Storage, Vehicle”** means a location where Recreational Vehicles, cars, trucks, and other vehicles are stored in an enclosed structure, or in an outdoor area fully enclosed by a minimum six foot opaque wall or fence. Vehicle Storage does not include sales.

~~255-260.~~ **“Streets, Collector, Major and Minor”**: see **“Collector street (major and minor)”**

~~256-261.~~ **“Street, Local”**: see **“Local street”**

~~257-262.~~ **“Street, Public”**: see **“Public street”**

~~258-263.~~ **“Structure”**: means anything constructed or erected on the ground, or attached to something located on the ground, including buildings, radio and wireless telecommunication equipment, sheds, swimming pools, tennis courts and sport courts, gazebos, decks (2’-6” or above in grade), and retaining walls.

~~259-264.~~ **“Structure height”**: see **“Building height”**

~~260-265.~~ **“Subdivider”**: see **“Developer”**

~~261-266.~~ **“Subdivision”** means any land that meets the definition of subdivision in Utah Code § 10-9a-103.

~~262-267.~~ **“Swimming pool”** means:

- a. a constructed pool, any part of which is above or below grade; and
- b. a prefabricated pool, any part of which is below grade, or a prefabricated pool that is completely above grade and has a capacity of 5,000 gallons or more, used for swimming or bathing.

~~263-268.~~ **“Tattoo Parlor”** means a business establishment that operates tattoo equipment to inject ink or otherwise modify human skin for the purposes of decoration, which may include body piercing; however, establishments that engage in ear piercing and no other activities in this definition shall not be considered tattoo parlors.

~~264-269.~~ **“Temporary sales trailers”** means trailers for use by home builders or developers for the purpose of sales within subdivision projects, which are subject to the regulations in Chapter 19.05.

~~265-270.~~ **“Temporary Use”** means a use that is associated with a holiday or special event for a limited duration of time, including Outdoor Seasonal Sales.

~~266-271.~~ **“Theater”**: means a building used primarily for the presentation of movies projected upon a screen or the presentation of live stage productions or performances, which may include ancillary uses such as arcade games and concession areas.

~~267-272.~~ **“Tobacco Product”** means:

- a. any cigar, cigarette, or electronic cigarette as defined under Utah Code Section 76-10-101;

276.281. **“Wireless telecommunication equipment”** means a structure intended for transmitting or receiving television, radio, data, telephone, or other wireless communications.

277.282. **“Yard”** means a space on a lot, other than a court, unoccupied and unobstructed from the ground upward except as otherwise provided in this Code: **as illustrated in Drawing 1 below.**

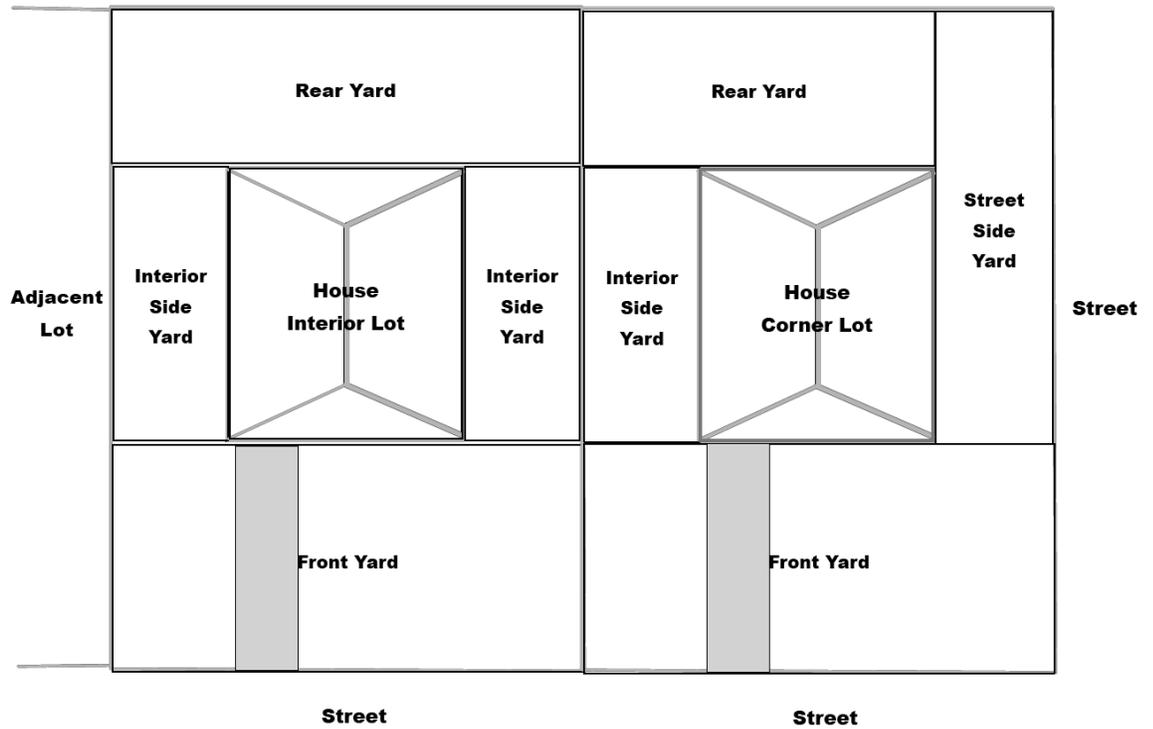
278.283. **“Yard, front”** means a yard between the front lot line and the front façade of the main building and extending for the full width of the lot **as illustrated in Drawing 1 below.**

279.284. **“Yard, rear”** means a yard between the rear lot line and the rear facade of a main building, extending across the full width of **inside-interior** lots; or, for corner lots, a yard between the rear lot line and the setback line of the building and extending between the **interior** side lot line and the front yard **or street side yard** lying opposite thereto **as illustrated in Drawing 1 below.**

285. **“Yard, side”**

- a. **interior lot:** means a yard between the **interior** side lot line and the side facade of a main building, extending from the front yard to the rear yard **and**
- b. **corner lot:** a yard between the **street side lot line and the side façade of a main building, extending from the front yard to the rear lot line, as illustrated in Drawing 1 below.**

**Drawing 1, Interior Lot and Corner Lot Yards**



280.

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

**Sections:**

- 19.04.01. Purpose.**
- 19.04.02. Land Use Zones and Classification Established.**
- 19.04.03. Gradual Transition of Uses and Density.**
- 19.04.04. Application of Land Use Zone Regulations.**
- 19.04.05. Official Zoning Map.**
- 19.04.06. Land Use Zone Boundary Interpretation.**
- 19.04.07. Summary of Land Use Regulations.**
- 19.04.08. Agricultural (A).**
- 19.04.09. Residential Agricultural (RA-5).**
- 19.04.10. Rural Residential (RR).**
- 19.04.11. Low Density Residential (R-1)**
- 19.04.12. Low Density Residential (R-2).**
- 19.04.13. Low Density Residential (R-3).**
- 19.04.14. Low Density Residential (R-4).**
- 19.04.15. Low Density Residential (R-5).**
- 19.04.16. Medium Density Residential (R-6).**
- 19.04.17. Medium Density Residential (R-10).**
- 19.04.18. High Density Residential (R-14).**
- 19.04.19. High Density Residential (R-18).**
- 19.04.20. Neighborhood Commercial (NC).**
- 19.04.21. Mixed Use (MU).**
- 19.04.22. Regional Commercial (RC).**
- 19.04.23. Office Warehouse (OW).**
- 19.04.24. Industrial (I).**
- 19.04.25. Mixed Lakeshore (ML).**
- 19.04.26. Business Park (BP).**
- 19.04.27. Institutional/Civic (IC).**
- 19.04.28. Public School Bus Lot (PSBL).**

**19.04.01. Purpose.**

This Chapter establishes the basic regulations for the development of land in the City of Saratoga Springs. All structures in any zone shall be subject to the restrictions and limitations as stated in the City of Saratoga Springs City Code.

**19.04.02. Land Use Zones and Classification Established.**

For the purposes of this Title, all land within the boundaries of the City of Saratoga Springs shall have a land use designation in accordance with the City of Saratoga Springs Land Use Element of the General Plan. The following is a non-exhaustive list of the current land use designations:

- 1. Business Park
- 2. Developed Open Space
- 3. High Density Residential
- 4. Industrial

2. The Official Zoning Map shall be identified by the signature of the City Mayor and shall bear the date of adoption. All subsequent changes to the map shall include the new effective date and shall be initialed by the City Mayor.
3. If, in accordance with the provisions of this Title and the Utah Code, changes are made in zone boundaries or other matters portrayed on the Official Zoning Map, an entry shall be made as soon as practical after the amendment has been approved by the City Council on the official zoning map. Any amendment to this Title which involves matters portrayed on the official zoning map shall be in full force and in effect on the date of the adopted ordinance.
4. No changes of any nature shall be made on the Official Zoning Map or shown thereon except in conformity with the procedures set forth in Chapter 19.17 of this Title.
5. The Official Zoning Map, which shall be located in the City offices, shall be the final authority as to the current status of Land Use Zones.

**19.04.06. Land Use Zone Boundary Interpretation.**

Where uncertainty exists as to the boundaries of a land use zone as shown on the Official Zoning Map, the following rules shall apply:

1. boundaries indicated as approximately following the centerlines of roads or streets, highways, or alleys shall be construed to follow such centerlines;
2. boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines;
3. boundaries indicated as approximately following City limits shall be construed as following such City limits;
4. boundaries indicated as approximately following centerlines of streams or canals shall be construed to follow such centerlines;
5. boundaries indicated as parallel to or extensions of features indicated above shall be so construed;
6. distances not specifically indicated on the Official Zoning Map shall be determined by the scale of the map; and
7. where physical or cultural features existing on the ground are at variance with those shown on the Official Zoning Map, or in other circumstances not covered in the aforementioned rules, the City Planning Director or designee shall interpret the zone boundaries.

**19.04.07. Summary of Land Use Regulations.**

1. **General Development Standards-Residential:** The following table summarizes the general development standards adopted for individual residential land use zone regulations in the City of Saratoga Springs:

**General Development Standards Residential:**

Development Standard	A	RA-5	RR	R-1	R-2	R-3	R-4	R-5	R-6	R-10	R-14	R-18
Maximum ERUs	1 unit/5 acre*	1 unit/5 acres*	1 unit/acre*	1 unit/acre*	2 units/acre*	3 units/acre*	4 units/acre*	5 units/acre*	6 units/acre*	10 units/acre*	14 units/acre*	18 units/acre*
<b>Minimum Lot Size:</b>												
Residential, per Residential Building	5 acres	5 acres	1 acre	1 acre	14,000 sq. ft. <sup>F</sup>	10000 sq. ft. <sup>F</sup>	9000 sq. ft. <sup>F</sup>	8000 sq. ft. <sup>F</sup>	6000 sq. ft.	5000 sq. ft.	5000 sq. ft.	5000 sq. ft.
Non-residential Use**	5+ acres	5+ acres	1+ acre	1+ acre	1+ acre	1+ acre	1+ acre	1+ acre	1+ acre	1+ acre	1+ acre	1+ acre
<b>Minimum Setbacks (DU Primary Structure):</b>												
Front	50'	50'	35'	35'	25'	25'	25'	25'	25'	25'	25'	25'
Side	12'	12'	12'	12'	8'/20'	8'/20'	8'/16'	6'/12'	5'/10'	5'/10'	5'/10'	5'/10'
Rear	25'	25'	25'	25'	25'	25'	20'	20'	20'	20'	20'	20'
<b>Corner Lots:</b>												
Front	50'	50'	35'	35'	25'	25'	25'	25'	25'	20'	25'	20'
Side (corner side)	12'	12'	12'	12'	20'	20'	20'	20'	20'	15'	20'	15'
<b>Minimum Setbacks (accessory buildings):</b> <b>See § 19.05.11 for additional requirements.</b>												
Requiring a building Permit: Interior, Side, Rear	25'	25'	25'	25'	5'	5'	5'	5'	5'	5'	5'	5'
Not requiring a building permit	See § 19.05.11	See § 19.05.11	See § 19.05.11	See § 19.05.11	See § 19.05.11	See § 19.05.11	See § 19.05.11	See § 19.05.11	See § 19.05.11	See § 19.05.11	See § 19.05.11	See § 19.05.11
Front: Same as Primary Structure	X	X <sup>2</sup>	X	X	X	X	X	X	X	X	X	X
Corner Lots: street side: Same as Primary Structure	X	X	X	X	X	X	X	X	X	X	X	X
-	-	-	-	-	-	-	-	-	-	-	-	-
Distance away from any DU	60'	60'	60'	60'	5'	5'	5'	5'	5'	5'	5'	5'
<b>Bulk: Width, Frontage, Height, Coverage, Dwelling Size, Open Space</b>												

Lot Width	250'	250'	100'	100'	90'	80'	70'	60'	50'	50'	50'	50'
Lot Frontage	250'	250'	75'	75'	35'	35'	35'	35'	35'	35'	35'	35'
Maximum Building Height	35'	35'	35'	35'	35'	35'	35'	35'	35'	35'	40'	35'
Maximum Lot Coverage	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
Minimum Dwelling Size	1,600 sq. ft.	1,600 sq. ft.	1,600 sq. ft.	1,600 sq. ft.	1,500 sq. ft.	1250 sq.ft.	1250 sq.ft.	1250 sq.ft.	1000 sq.ft.	1000 sq.ft.	800 sq.ft.	800 sq. ft.
Minimum % Open Space	None	None	None	None	15%	15%	15%	20%	20%	20%	20%	20%

\*Sensitive lands shall not be included in the base acreage when calculating the number of units permitted in any development. No development credit shall be given for sensitive lands. [Also see Chapter 19.12 for Subdivision Layout requirements](#)

\*\* Lot sizes shall be a minimum of the stated number but a larger size may be required as stated in the applicable zone districts.

F Lot sizes may be reduced as outlined in the applicable zone districts.

FF See applicable zone district for limitations.

**1. [Permitted and Conditional Uses by Zone-Residential:](#)**

2. ~~2.~~ 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.

**~~Permitted and Conditional Uses by Zone Residential:~~**

	A	RA-5	RR	R-1	R-2	R-3	R-4	R-5	R-6	R-10	R-14	R-18 <sup>[1]</sup>
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
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	C
Church	C	C	C	C	C	C	C	C	C	C	C	C	C
Dairy	C	P											
Dwelling, Multi-Family										P	P	P	
Dwelling, Single Family	P	P	P	P	P	P	P	P	P	P	P	P	P
	<u>A</u>	<u>RA-5</u>	<u>RR</u>	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>	<u>R-6</u>	<u>R-10</u>	<u>R-14</u>	<u>R-18</u> [2]	
	<u>A</u>	<u>RA-5</u>	<u>RR</u>	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>	<u>R-6</u>	<u>R-10</u>	<u>R-14</u>	<u>R-18</u> [3]	

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>											
	<u>See Ch. 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
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	C	C	C	C	C	C	C	C	C	C	C	C
Riding Arena (Commercial)	C	C	C									
	<u>A</u>	<u>RA-5</u>	<u>RR</u>	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>	<u>R-6</u>	<u>R-10</u>	<u>R-14</u>	<u>R-18</u> [4]
	<u>A</u>	<u>RA-5</u>	<u>RR</u>	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>	<u>R-6</u>	<u>R-10</u>	<u>R-14</u>	<u>R-18</u> [5]
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	C	C	C	C	C	C	C	C	C	C	C	C
Stables	P	P	C									
Temporary Sales Trailer	P	P	P	P	P	P	P	P	P	P	P	P
	<u>A</u>	<u>RA-5</u>	<u>RR</u>	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>	<u>R-6</u>	<u>R-10</u>	<u>R-14</u>	<u>R-18</u>

**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.

2. **Permitted and Conditional Uses by Zone-Commercial:**

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

~~**Permitted and Conditional Uses by Zone Commercial:**~~

**P= Permitted C= Conditional**

	NC[6]	MU	RC*	OW	I	ML	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		
Automobile Repair, Major				C	C		C		
Automobile Repair, Minor			C**	C	C		P		
	NC[7]	MU	RC*	OW	I	ML	BP	IC	PSBL
	NC[8]	MU	RC*	OW	I	ML	BP	IC	PSBL
Automobile Sales			C**		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			
Building Material Sales (with outdoor storage)			C**	C	P		C		
Building Material Sales (without outdoor storage)			C	C	C		C		
Bus Lot									P
Car Wash (full service)			C				C <sup>A</sup>		
Car Wash (self service)			C**	C	C		€		
Child Care Center	C	C	C			C <sup>A</sup>	C <sup>A</sup>		
Churches	C	C				C		C	
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				
<b>Contract Services Office</b>				<b>C</b>	<b>P</b>				
Convenience Store		C	P	C			C <sup>E</sup>		
Convenience Store/Fast Food Combination			C**				C <sup>E</sup>		
Copy Center	C	P	P	C			C <sup>A</sup>		
Crematory/Embalming Facility				C	C				
Dry Cleaners	C	P	P						
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				P	
Electronic Media Rental & Sales		C	P						
	<b>NC[9]</b>	<b>MU</b>	<b>RC*</b>	<b>OW</b>	<b>I</b>	<b>ML</b>	<b>BP</b>	<b>IC</b>	<b>PSBL</b>
	<b>NC[10]</b>	<b>MU</b>	<b>RC*</b>	<b>OW</b>	<b>I</b>	<b>ML</b>	<b>BP</b>	<b>IC</b>	<b>PSBL</b>
Electronic Sales & Repair		C	P						
Equipment Sales & Services			C		P		C <sup>A</sup>		
Financial Institution		P	P						
Fitness Center (5,000 sq. ft. or less)	P	P	P	P		P	C		
Fitness Center( 5,001 sq. ft. or larger)	C	C	C	C			P <sup>A</sup>		
Floral Sales	P	P	P			P			
Fueling Station									P
Fueling Station, Cardlock Facility									P
Funeral Home	C	C	C				C		
Grocery Store		C	P			P			
Hair Salon	P	P	P			P			
Hardware & Home Improvement Retail		C	P				P		
<b>Home Occupations</b>	<b>See §Chap. 19.08</b>	<b>See §19.08</b> <b>See Chap. 19.08</b>	<b>See §19.08</b> <b>See Chapt1 9.08</b>	<b>See §19.08</b> <b>See Chap.1 9.08</b>	<b>See §19.08</b> <b>See Chap.1 9.08</b>	<b>See §19.08</b> <b>See Chap. 19.08</b>	<b>See §19.08</b> <b>See Chap. 19.08</b>	<b>See §19.08</b> <b>See Chap. 19.08</b>	<b>See §19.08</b> <b>-</b>

Hospital			P				C	P	
Hotels			C	C	C	C	C		
Ice Cream Parlor	P	P	P			P	C <sup>A</sup>		
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	C		
Non-Depository Institutions			C						
Office, High Intensity				P	C		C		
Office, Medical and Health Care	C	C	P				P	P	
Office, Professional	C	P	P	P	C	P	P		
Pawn Shop				C	C				
Personal Service Establishment	C	C		C		C	C <sup>A</sup>		
	NC <sub>111</sub>	MU	RC*	OW	I	ML	BP	IC	PSBL
	NC <sub>121</sub>	MU	RC*	OW	I	ML	BP	IC	PSBL
Plant & Tree Nursery	C		C	C	P				
Postal Center	C	C	P	C				P	
Preschool	C	C	C			C <sup>A</sup>	C <sup>A</sup>		
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			
Recreational Vehicle Sales			C**						
Recycling Facilities					C				
Research & Development			C	C	C		P	P	
Residential facilities for elderly persons		C				C			

Residential Facilities for Persons with a Disability		C				C			
Restaurant, Casual			P	C		C <sup>E</sup>	C <sup>E</sup>		
Restaurant, Deli	P	P	P			P	C		
Restaurant, Sit Down	P	P	P	P		P	P		
Retail Sales	P	P	P	P		P	C		
Retail, Big Box			C						
Retail, <b>Specialty Specialty</b>	P	P	P	P		P			
Retail, Tobacco Specialty Store				C	C				
School, Public									
School, Trade or Vocational				P	P		P	P	
<b>Self-storage or mini-storage units</b>	I	I	I	C	C	-	-	-	-
Sexually Oriented Businesses					P				
Shooting Range, indoor or outdoor				C	C				
<b>Storage, Self Storage or Mini Storage Units</b>				C	C				
<b>Storage, Outdoor</b>					C				
<b>Storage, Vehicle</b>					C				
Tattoo Parlor					C				
Temporary Sales Trailer		T							
Theater			C			C			
Transit-Oriented Development (TOD)		P				P	C		
	<b>NC13</b>	<b>MU</b>	<b>RC*</b>	<b>OW</b>	<b>I</b>	<b>ML</b>	<b>BP</b>	<b>IC</b>	<b>PSBL</b>

<sup>A</sup> The noted Uses shall be allowed in the listed zones as an ancillary use only.

<sup>E</sup> 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.

\*\* The noted uses shall only be allowed in the listed zones at locations that are outside the Gateway Area.

(Ord. 14-13, Ord. 14-5)

**19.04.08. Agricultural (A).**

1. **Purpose and Intent.** The purpose of the Agricultural Land Use Zone is to allow for the continuation of agricultural practices and rural residential neighborhoods where farming is allowed together with the keeping of large animals. Residential densities in this zone shall not exceed 1 ERU per five acres.
2. **Permitted Uses.** The uses identified in 19.04.07.2 as Permitted Uses in the Agricultural (A) Zone.
3. **Conditional Uses.** The uses identified in 19.04.07.2 as Conditional Uses in the Agricultural (A) Zone.
4. **Minimum Lot Sizes.** The minimum residential lot size in this zone is 5 acres. Schools or other nonresidential uses may require a minimum size greater than 5 acres and will be evaluated on an individual basis to determine if more property is required to reasonably accommodate the proposed use.
5. **Setbacks and Yard Requirements.**
  - a. All buildings intended for occupancy or principal buildings in this zone are required to maintain setbacks as follows:
    - i. Front: 50 feet (for corner lots, this applies to both street frontages)
    - ii. Sides: 12 feet
    - iii. Rear: 25 feet
  - b. All accessory buildings requiring a building permit in this zone are required to maintain distances from property lines and other dwellings as follows:
    - i. Sides: 25 feet
    - ii. Rear: 25 feet
    - iii. Front: same as principal structure
    - iv. Minimum separation between accessory buildings used for animals and dwellings: 60 feet.

iv-c. All accessory buildings not requiring a building permit shall comply with the standards in §19.05.
6. **Minimum Lot Width.** Every lot in this zone shall be at least 250 feet in width at the front building setback.
7. **Minimum Lot Frontage.** Every lot in this zone shall have at least 250 feet of frontage along a public or private street.
8. **Maximum Height of Structures.** No structure in this zone shall be taller than 35 feet or less if otherwise restricted by local, state, or federal height restrictions.
9. **Maximum Lot Coverage.** The maximum lot coverage in this zone is 50%.

**19.04.09. Residential Agricultural (RA-5).**

1. **Purpose and Intent.** The purpose of the Residential Agricultural (RA-5) Land Use Zone is to allow for the continuation of agricultural practices and the raising of livestock. It covers the portion of the City which historically has been irrigated and utilized for these purposes in Utah County along Lehi-Fairfield Road prior to annexation.
  - a. Although this zone has been established to protect agricultural rights and the raising of livestock, certain non-farm uses, as established herein, and residences on lots large enough to minimize conflict with surrounding properties are allowed in the zone.
  - b. Residential densities in this zone shall not exceed one ERU per five acres.
2. **Permitted Uses.** The uses identified in 19.04.07.2 as Permitted Uses in the Residential Agricultural (RA-5) Land Use Zone.
3. **Conditional Uses.** The uses identified in 19.04.07.2 as Conditional Uses in the Residential Agricultural (RA-5) Zone.
4. **Minimum Lot Sizes.** The minimum residential lot size in this zone is five acres. Schools or other nonresidential uses may require a minimum size greater than five acres and will be evaluated on an individual basis to determine if more property is required to reasonably accommodate the proposed use.
5. **Setbacks and Yard Requirements.**
  - a. All buildings intended for occupancy or principal buildings in this zone are required to maintain setbacks as follows:
    - i. Front: fifty feet (for corner lots, this applies to both street frontages)
    - ii. Sides: twelve feet
    - iii. Rear: twenty-five feet
  - b. All accessory buildings **requiring a building permit** in this zone are required to maintain distances from property lines and other dwellings as follows:
    - i. Sides: twenty-five feet
    - ii. Rear: twenty-five feet
    - iii. Front: same as principal structure
    - iv. Minimum separation between an accessory building used for animals and a dwelling: sixty feet.
  - c. **All accessory buildings not requiring a building permit shall comply with the standards in §19.05.**
6. **Minimum Lot Width.** Every lot in this zone shall be at least 250 feet in width at the front building setback.
7. **Minimum Lot Frontage.** Every lot in this zone shall have at least 250 feet of frontage along a public or private street.

**19.04.10. Rural Residential (RR).**

1. **Purpose and Intent.** The purpose of the Rural Residential Land Use Zone is to allow for the establishment of large lot residential developments that preserve natural view corridors, open spaces, environmentally-sensitive lands and that more fully preserves the rural character of Saratoga Springs. Residential densities in this zone shall not exceed one ERU per acre.
2. **Permitted Uses.** The identified in 19.04.07.2 as Permitted Uses in the Rural Residential (RR) Zone.
3. **Conditional Uses.** The uses identified in 19.04.07.2 as Conditional Uses in the Rural Residential (RR) Zone.
4. **Minimum Lot Sizes.** The minimum residential lot size in this zone is one acre, and may be greater for Conditional Uses. Conditional uses may require a minimum size greater than one acre and will be evaluated on an individual basis to determine if more property is required to reasonably accommodate the proposed use. In establishing the minimum lot size for Conditional Uses, the City Council will use the standards found in this Title, including Chapters 19.06, 19.09, 19.13, 19.14, and 19.15, as the basis for setting site-by-site requirements.
5. **Setbacks and Yard Requirements.**
  - a. Setbacks and yard requirements describe the amount of space required between buildings and property lines.
  - b. All buildings intended for occupancy or principal buildings in this zone are required to maintain a minimum distance from property lines as follows:
    - i. Front: thirty-five feet (for corner lots, this applies to both street frontages)
    - ii. Sides: twelve feet
    - iii. Rear: twenty-five feet
  - c. All accessory buildings **requiring a building permit in** this zone are required to maintain distances from property lines and other dwellings as follows:
    - i. Sides: twenty-five feet
    - ii. Rear: twenty-five feet
    - iii. Front: same as principal structure
    - i. Minimum separation between an accessory building used for animals and a dwelling: sixty feet.
  - c. All accessory buildings not requiring a building permit shall comply with the standards in §19.05.**
6. **Minimum Lot Width.** Every lot in this zone shall be at least 100 feet in width at the front building setback.
7. **Minimum Lot Frontage.** Every lot in this zone shall have at least seventy-five feet of frontage along a public or private street.

**19.04.11. Low Density Residential (R-1).**

1. **Purpose and Intent.** The purpose of the Low Density Residential (R-1) is to allow for the establishment of large lot residential developments that preserve natural view corridors, open spaces, environmentally-sensitive lands, and the rural character of Saratoga Springs. Residential densities in this zone shall not exceed one ERU per acre.
2. **Permitted Uses.** The uses identified in 19.04.07.2 as Permitted Uses in the Low Density Residential (R-1) Zone.
3. **Conditional Uses.** The uses identified in 19.04.07.2 as Conditional Uses in the Low Density Residential (R-1) Zone.
4. **Minimum Lot Sizes.** The minimum residential lot size in this zone is one acre, and may be greater for Conditional Uses. Conditional uses may require a minimum size greater than one acre and will be evaluated on an individual basis to determine if more property is required to reasonably accommodate the proposed use. In establishing the minimum lot size for Conditional Uses, the City Council will use the standards found in this Title, including Chapters 19.06, 19.09, 19.13, 19.14, and 19.15, as the basis for setting site-by-site requirements.
5. **Setbacks and Yard Requirements.**
  - a. All buildings intended for occupancy or principal buildings in this zone are required to maintain minimum setbacks as follows:
    - i. Front: thirty-five feet (for corner lots, this applies to both street frontages)
    - ii. Sides: twelve feet
    - iii. Rear: twenty-five feet
  - b. All accessory buildings **requiring a building permit** in this zone are required to maintain distances from property lines and other dwellings as follows:
    - i. Sides: twenty-five feet
    - ii. Rear: twenty-five feet
    - iii. Front: same as principal structure
    - iv. Minimum separation between an accessory building used for animals and a dwelling: sixty feet.
  - c. **All accessory buildings not requiring a building permit shall comply with the standards in §19.05.**
6. **Minimum Lot Width.** Every lot in this zone shall be at least 100 feet in width at the front building setback.
7. **Minimum Lot Frontage.** Every lot in this zone shall have at least seventy-five feet of frontage along a public or private street.
8. **Maximum Height of Structures.** No structure in this zone shall be taller than thirty-five feet.
9. **Maximum Lot Coverage.** The maximum lot coverage in this zone is fifty percent.

the following criteria in determining whether the minimum lot size shall be greater than one acre in size:

1. the maximum number of individuals using the building at one time;
2. the number of required off-street parking spaces required in this Title;
3. traffic and transportation concerns;
4. compatibility with adjacent uses;
5. adverse impacts on adjacent uses; and
6. amount of property needed for required amenities (e.g., open space, landscaping, recreational facilities, etc.)

**5. Setbacks and Yard Requirements.**

- a. All **primary and accessory** buildings in this zone are required to maintain a minimum distance from property lines as follows:
  - i. Front: twenty-five feet. An unenclosed front entry or porch may encroach up to five feet into the required front setback.
  - ii. Sides: 8/20 feet (minimum/combined)
  - iii. Rear: twenty-five feet
- b. Corner Lots:
  - i. There shall be a minimum setback on corner lots as follows:
    1. Front: twenty-five feet
    2. Side abutting the street: twenty feet
  - ii. The front setback and side setback abutting the street can be reversed, but in no case will the setback combination for the two street sides be less than twenty-five and twenty feet.
- c. All accessory buildings in this zone are also required to maintain a five-foot minimum separation between accessory buildings and dwellings in this land use zone.
- d. **All accessory buildings not requiring a building permit shall comply with the standards in §19.05.**

6. **Minimum Lot Width.** Every lot in this zone shall be at least ninety feet in width at the front building setback.
7. **Minimum Lot Frontage.** Every lot in this zone shall have at least thirty-five feet of frontage along a public or private street.
8. **Maximum Height of Structures.** No structure in this zone shall be taller than thirty-five feet.
9. **Maximum Lot Coverage.** The maximum lot coverage in this zone is fifty percent.
10. **Minimum Dwelling Size.** Every dwelling in this zone shall contain a minimum of 1,500 square feet of living space above grade.
11. **Open Space Requirement.** There shall be a minimum requirement of fifteen percent of the total project area to be installed and dedicated as open space not reserved in individual lots. Such open space shall meet the definition in Section 19.02.02. Credit towards meeting minimum open space

- iv. compatibility with adjacent uses;
  - v. adverse impacts on adjacent uses; and
  - vi. amount of property needed for required amenities (e.g., open space, landscaping, recreational facilities, etc).
- e. In establishing the minimum lot size for Conditional Uses, the City Council will use the standards found in Title 19, including Chapters 19.13, 19.14, and 19.15, as the basis for setting site by site requirements.

**5. Setbacks and Yard Requirements.**

- a. All principal buildings in this zone are required to maintain a minimum distance from property lines as follows:
  - i. Front: twenty-five feet. An unenclosed front entry and porch may encroach up to five feet into the required front setback.
  - ii. Sides: 8/20 feet (minimum/combined)
  - iii. Rear: twenty-five feet
- b. Corner Lots:
  - i. There shall be a minimum setback on corner lots as follows:
    - 1. Front: twenty-five feet
    - 2. Side abutting the street: twenty feet
  - ii. The front setback and side setback abutting the street can be reversed, but in no case will the setback combination for the two street sides be less than twenty-five and twenty feet.
- c. All accessory buildings **requiring a building permit** in this zone are required to maintain distances from property lines and other dwellings as follows:
  - i. **Interior Sidesides**: five feet
  - ii. Rear: five feet
  - iii. Corner **front and street side**: same as principal structure
- d. All accessory buildings not requiring a building permit shall comply with the standards in §19.05.**
- ~~d.e.~~ There shall be a five-foot minimum separation between accessory buildings and dwellings in this zone.

6. **Minimum Lot Width.** Every lot in this zone shall be at least 70 feet in width at the front building setback.

7. **Minimum Lot Frontage.** Every lot in this zone shall have at least thirty-five feet of frontage along a public or private street.

8. **Maximum Height of Structures.** No structure in this zone shall be taller than thirty five feet.

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

10. **Minimum Dwelling Size.** Every dwelling in this zone shall contain a minimum of 1,250 square feet of living space above grade.

- iii. traffic and transportation concerns;
  - iv. compatibility with adjacent uses;
  - v. adverse impacts on adjacent uses; and
  - vi. amount of property needed for required amenities (e.g., open space, landscaping, recreational facilities, etc).
- d. In establishing the minimum lot size for Conditional Uses, the City Council will use the standards found in Title 19, including Chapters 19.13, 19.14, and 19.15, as the basis for setting site-by-site requirements.

## 5. Setbacks and Yard Requirements.

- a. All principal buildings in this zone are required to maintain setbacks as follows
  - i. Front: twenty-five feet. An unenclosed front entry and porch may encroach up to five feet into the required front setback.
  - ii. Sides: 8/16 (minimum/combined)
  - iii. Rear: twenty feet
- b. Corner Lots:
  - i. There shall be a minimum setback on corner lots as follows:
    - 1. Front: twenty-five feet
    - 2. Side abutting the street: twenty feet
  - ii. The front setback and side setback abutting the street can be reversed, but in no case will the setback combination for the two street sides be less than twenty-five and twenty feet.
- c. All accessory buildings **requiring a building permit** in this zone are required to maintain distances from property lines and other dwellings as follows:
  - i. **Sides/Interior sides**: five feet
  - ii. Rear: five feet
  - iii. Front: same as principal structure
  - iv. Corner **front and street-side**: same as principal structure
- d. All accessory buildings not requiring a building permit shall comply with the standards in §19.05.**
  - ~~iv. Front and corner side yard setbacks must be met.~~
- ~~d.e.~~ There shall be a five-foot minimum separation between accessory buildings and dwellings in this zone.

- 6. **Minimum Lot Width.** Every lot in this zone shall be at least 70 feet in width at the front building setback.
- 7. **Minimum Lot Frontage.** Every lot in this zone shall have at least thirty-five feet of frontage along a public or private street.
- 8. **Maximum Height of Structures.** No structure in this zone shall be taller than thirty-five feet.
- 9. **Maximum Lot Coverage.** The maximum lot coverage in this zone is fifty percent.
- 10. **Minimum Dwelling Size.** Every dwelling in this zone shall contain a minimum of 1,250 square feet of living space above grade.

- iv. compatibility with adjacent uses;
  - v. adverse impacts on adjacent uses; and
  - vi. amount of property needed for required amenities (e.g., open space, landscaping, recreational facilities, etc).
- d. In establishing the minimum lot size for Conditional Uses, the City Council will use the standards found in Title 19, including Chapters 19.13, 19.14, and 19.15, as the basis for setting site-by-site requirements.

#### 5. **Setbacks and Yard Requirements.**

- a. All principal buildings in this zone are required to maintain minimum setbacks as follows:
  - i. Front: twenty-five feet. An unenclosed front entry and porch may encroach up to five feet into the required front setback.
  - ii. Sides: 6/12 (minimum/combined)
  - iii. Rear: twenty feet
- b. Corner Lots:
  - i. There shall be a minimum setback on corner lots as follows:
    - 1. Front: twenty-five feet
    - 2. Side abutting the street: twenty feet
  - ii. The front setback and side setback abutting the street can be reversed, but in no case will the setback combination for the two street sides be less than twenty-five and twenty feet.
- c. All accessory buildings **requiring a building permit** in this zone are required to maintain distances from property lines and other dwellings as follows:
  - i. **Sides/Interior side**: five feet
  - ii. Rear: five feet
  - iii. Front: same as principal structure
  - iv. **Corner street-side**: same as principal structure
- d. All accessory buildings not requiring a building permit shall comply with the standards in §19.05.**
  - ~~iv. Front and corner side yard setbacks must be met.~~
- ~~d.e.~~ There shall be a five-foot minimum separation between accessory buildings and dwellings in this zone.

- 6. **Minimum Lot Width.** Every lot in this zone shall be at least 60 feet in width at the front building setback.
- 7. **Minimum Lot Frontage.** Every lot in this zone shall have at least thirty-five feet of frontage along a public or private street.
- 8. **Maximum Height of Structures.** No structure in this zone shall be taller than thirty-five feet.
- 9. **Maximum Lot Coverage.** The maximum lot coverage in this zone is fifty percent.
- 10. **Minimum Dwelling Size.** Every dwelling in this zone shall contain a minimum of 1,250 square feet of living space above grade.

to the garage) but in no case shall the front plane and porch combined be set back less than 15 feet.

- ii. Sides:
  - 1. single family residences: 5/10 feet (minimum/combined);
  - 2. two-family and three-family structures: ten feet
- iii. Rear: twenty feet
- b. Corner Lots:
  - i. There shall be a minimum setback on corner lots as follows:
    - 1. Front: twenty-five feet
    - 2. Side abutting the street: twenty feet
  - ii. The front setback and side setback abutting the street can be reversed, but in no case will the setback combination for the two street sides be less than twenty-five and twenty feet.
- c. All accessory buildings **requiring a building permit** in this zone are required to maintain distances from property lines and other dwellings as follows:
  - i. **Sides/Interior sides:** five feet
  - ii. Rear: five feet
  - iii. Front: same as principal structure
  - iv. Corner **street-side:** same as principal structure
- d. All accessory buildings not requiring a building permit shall comply with the standards in §19.05.**
  - ~~iv. Front and corner side yard setbacks must be met.~~
- ~~d.e.~~ There shall be a five foot minimum separation between accessory buildings and dwellings in this zone.

6. **Minimum Lot Width.** Every lot in this zone shall be at least 50 feet in width at the front building setback. For Two-Family and Three-Family Structures where each dwelling is separately owned, the minimum lot width shall be based on each building rather than each individual dwelling or lot.
7. **Minimum Lot Frontage.** Every lot in this zone shall have at least thirty-five feet of frontage along a public or private street. For Two-Family and Three-Family Structures where each dwelling is separately owned, the minimum lot frontage shall be based on each building rather than each individual dwelling.
8. **Maximum Height of Structures.** No structure in this zone shall be taller than thirty-five feet.
9. **Maximum Lot Coverage.** The maximum lot coverage in this zone is fifty percent. For Two-Family and Three-Family Structures where each dwelling is separately owned, the maximum lot coverage shall be based on all of the buildings combined rather than each dwelling.
10. **Minimum Dwelling Size.** Every dwelling in this zone shall contain a minimum of 1,000 square feet of living space above grade.
11. **Open Space Requirement.** There shall be a minimum requirement of twenty percent of the total project area to be installed as open space not reserved in individual lots. Such open space shall

- i. Front: twenty-five feet.
    - 1. The front plane of the home may encroach by up to five feet into the required setback if the garage is set back an increased distance from the required setback in an equal amount to the front plane's encroachment. For example, if the setback for the front plane is 20 feet, the setback of the garage must be 30 feet. Likewise, if the setback for the front plane is 22 feet, the setback of the garage must be at least 28 feet.
    - 2. An unenclosed front entry or porch may encroach up to five feet into the twenty-foot front setback. This encroachment may be combined with a reduced setback for the front plane but in no case shall the front plane and porch combined be set back less than 15 feet.
  - ii. Sides:
    - 1. single family residences: 5/10 feet (minimum/combined)
    - 2. multi-family structures: ten feet
  - iii. Rear: twenty feet
  - b. Corner Lots:
    - i. There shall be a minimum setback on corner lots as follows:
      - 1. Front: twenty- feet
      - 2. Side abutting the street: fifteen feet
    - ii. The front setback and side setback abutting the street can be reversed, but in no case will the setback combination for the two street sides be less than twenty and fifteen feet.
  - c. All accessory buildings **requiring a building permit** in this zone are required to maintain distances from property lines and other dwellings -as follows:
    - i. ~~Sides~~**Interior sides**: five feet
    - ii. Rear: five feet
    - iii. Front: same as principal structure
    - iv. Corner **street-side**: same as principal structure
  - d. All accessory buildings not requiring a building permit shall comply with the standards in §19.05.**
  - ~~iv. Front and corner side yard setbacks must be met.~~
  - ~~d.e.~~ There shall be a five foot minimum separation between accessory buildings and dwellings in this zone.
6. **Minimum Lot Width.** Every lot in this zone shall be at least 50 feet in width at the front building setback. For multi-family, two-family, and three-family structures where each dwelling is separately owned, the minimum lot width shall be based on each building rather than each individual dwelling.
7. **Minimum Lot Frontage.** Every lot in this zone shall have at least thirty-five feet of frontage along a public or private street. For multi-family structures where each dwelling is separately owned, the minimum lot frontage shall be based on each building rather than each individual dwelling.
8. **Maximum Building Height.** No building in this zone shall be taller than thirty-five feet.

garage must be 30 feet. Likewise, if the setback for the front plane is 22 feet, the setback of the garage must be at least 28 feet.

2. An unenclosed front entry or porch may encroach up to five feet into the twenty-five-foot front setback. This encroachment may be combined with a reduced setback for the front plane (accompanied by an increased setback to the garage) but in no case shall the front plane and porch combined be set back less than 20 feet.
  - ii. Sides:
    1. single family residences: 5/10 feet (minimum/combined)
    2. multi-family structures: ten feet
  - iii. Rear: twenty feet
- c. Corner Lots:
  - i. There shall be a minimum setback on corner lots as follows:
    1. Front: twenty-five feet
    2. Side abutting the street: twenty feet
  - ii. The front setback and side setback abutting the street can be reversed, but in no case will the setback combination for the two street sides be less than twenty-five and twenty feet.
- d. All accessory buildings **requiring a building permit** in this zone are required to maintain distances from property lines and other dwellings as follows:
  - i. **Sides/Interior sides**: five feet
  - ii. Rear: five feet
  - iii. Front: same as principal structure
  - iv. Corner **street-side**: same as principal structure
- e. **All accessory buildings not requiring a building permit shall comply with the standards in §19.05.**
  - iv. ~~Front and corner side yard setbacks must be met.~~
- e.f. There shall be a five foot minimum separation between accessory buildings and dwellings in this zone.

6. **Minimum Lot Width.** Every lot in this zone shall be at least 50 feet in width at the front building setback. For multi-family, two-family, and three-family structures where each dwelling is separately owned, the minimum lot width shall be based on each building rather than each individual dwelling.
7. **Minimum Lot Frontage.** Every lot in this zone shall have at least thirty-five feet of frontage along a public or private street. For multi-family, two-family, and three-family structures where each dwelling is separately owned, the minimum lot frontage shall be based on each building rather than each individual dwelling.
8. **Maximum Height of Structures.** No building in this zone shall be taller than forty feet.

- d. In establishing the minimum lot size for Conditional Uses, the City Council will use the standards found in Title 19, including Chapters 19.13, 19.14, and 19.15, as the basis for setting site by site requirements.

**5. Setbacks and Yard Requirements.**

- a. Setbacks and yard requirements describe the amount of space required between buildings and property lines.
- b. All principal buildings in this zone are required to maintain minimum setbacks as follows:
- i. Front: twenty-five feet.
    1. The front plane of the home may encroach by up to five feet into the required setback if the garage is set back an increased distance from the required setback in an equal amount to the front plane's encroachment. For example, if the setback for the front plane is 20 feet, the setback of the garage must be 30 feet. Likewise, if the setback for the front plane is 22 feet, the setback of the garage must be at least 28 feet.
    2. An unenclosed front entry or porch may encroach up to five feet into the twenty-foot front setback. This encroachment may be combined with a reduced setback for the front plane (accompanied by an increased setback to the garage) but in no case shall the front plane and porch combined be set back less than 20 feet.
  - ii. Sides: single family residences: 5/10 feet (minimum/combined); multi-family structures: ten feet
  - iii. Rear: twenty feet
- c. Corner Lots:
- i. There shall be a minimum setback on corner lots as follows:
    1. Front: twenty feet
    2. Side abutting the street: fifteen feet
  - ii. The front setback and side setback abutting the street can be reversed, but in no case will the setback combination for the two street sides be less than twenty and fifteen feet.
- d. All accessory buildings **requiring a building permit** in this zone are required to maintain distances from property lines and other dwellings as follows:
- i. **Sides/Interior sides**: five feet
  - ii. Rear: five feet
  - iii. Front: same as principal structure
  - iv. Corner **street-side**: same as principal structure
- e. All accessory buildings not requiring a building permit shall comply with the standards in §19.05.**
- ~~iv. Front and corner side yard setbacks must be met.~~
- ~~e.f.~~ There shall be a five foot minimum separation between accessory buildings and dwellings in this zone.

6. **Minimum Lot Width.** Every lot in this zone shall be at least 50 feet in width at the front building setback. For multi-family, two-family, and three-family structures where each dwelling is separately owned, the minimum lot width shall be based on each building rather than each individual dwelling.

## Chapter 19.05. Supplementary Regulations.

### Sections:

- 19.05.01. Purpose.
- 19.05.02. General Supplemental Regulations.
- 19.05.03. Wireless Telecommunication Equipment.
- 19.05.04. Non-Depository Institution.
- 19.05.05. Farm Animals in the A, RA-5, and RR Zones.
- 19.05.06. Keeping Chickens in the R-2 and R-3 Zones.
- 19.05.07. Outdoor Vending Machines.
- 19.05.08. Beekeeping.
- 19.05.09. Residential Facilities for Persons with a Disability.
- 19.05.10. Temporary Uses.
- 19.05.11. Accessory Buildings.

### 19.05.01. Purpose.

The purpose of this Chapter is to establish supplemental land development standards that are applicable to all or specified zones in the City of Saratoga Springs. The requirements of this Chapter shall be in addition to the specific standards set forth within each of the specific zones. If any of the provisions contained herein conflict with the provisions applicable to each specific zone, the more restrictive provision shall govern.

### 19.05.02. General Supplemental Regulations.

1. **Semi-Private Recreation Clubs.** The Planning Commission may permit, as a Conditional Use, the use of land in any zone for semi-private swimming clubs, tennis courts, or other recreational facilities providing that in all such cases, the following conditions are met:
  - a. the facilities shall be owned and maintained by the members; and
  - b. a minimum of seventy-five percent of the membership must be residents of the neighborhood or section of the subdivision.
2. **Yard Space, Open Space, Setbacks, and Other Requirements for One Building Only.** Required yards or open space around an existing building shall not be considered as providing yard or open space for any other building for the purpose of complying with the provisions of this Title. In addition, yards or other open space on an adjoining lot shall not be considered as providing a yard or open space on a lot whereon a building is to be erected or established. Areas needed to meet the width, depth, yard, area, parking, or other requirements of this Title for a lot or building may not be sold or leased away from such lot or building.
3. **Every Dwelling on a Lot.** Every dwelling structure shall be located and maintained on a separate lot or parcel having no less than the minimum area, width, depth, and frontage required by this Title for the zone in which the dwelling structure is located, except that group dwelling complexes or other more flexible requirements as permitted by this Title, may vary from this requirement.

- e. any court lighting shall be installed and directed in such a manner as to not cause disturbance to neighboring residents; and
- f. the hours of operation shall be from 8:00 a.m. to 10:00 p.m.

16. **Skateboard Ramp (private).** No skateboard ramp shall be allowed in any zone in the City except as an accessory use and unless it complies with the following conditions and requirements:

- a. it is an accessory use to a main building and is located within the side or rear yard thereof;
- b. it is intended and is to be used solely for the enjoyment of the occupants and guests of the principal use of the property on which it is located. No commercial or advertised use of the ramp shall be permitted and no donations or contributions shall be solicited or received for use of or attendance at ramp activities;
- c. it may not be located closer than twenty feet to any property line of the property on which it is located. It shall be not less than thirty feet from any neighbor's dwelling or twenty feet from any side lot line of any adjacent vacant lot;
- d. on a corner lot where the rear lot line is coterminous with a side lot line of an adjacent lot, it shall be located not less than twenty feet from such lot line;
- e. the hours of operation shall be from 8:00 a.m. to 10:00 p.m.;
- f. ramp lighting shall not be installed more than six feet above ground level and shall be directed in such a manner as to not cause disturbance to neighboring residents;
- g. the ramp shall be of such a scale and design and constructed of materials which will minimize noise, vibration, and other nuisance factors commonly associated with ramp usage. Portions of the ramp may be located below ground level, but in no case shall any portion of the ramp exceed six feet in height above ground level, excluding handrails. The ramp shall comply with all pertinent sections of the Building Code and all land use requirements of accessory structures and a building permit shall be obtained; and
- h. the ramp must be inside an enclosure or within an enclosed yard.

17. **Private Spas.** A private spa is an accessory use to a main building and shall be located within the side or rear yard thereof.

18. **Structure located within a Public Utility Easement.** On a case by case basis the City Engineer, City Building Official, and Planning Director may consider allowing a permanent structure within a public utility easement. This applies to buildings and structures requiring a building permit according to the International Building Code, and in-ground construction such as pools. The applicant will be required to obtain a waiver letter from each affected utility company including the City of Saratoga Springs. The applicant will also be required to sign a deed restriction/affidavit form which indicates that these restrictions run with the land. This document will be recorded prior to City approval and issuance of a building permit.

~~18.a.~~ Structures not requiring a building permit according to the International Building Code are subject to the requirements of Section 19.05.11

19. **Model Homes.** Model homes may be constructed in approved and recorded residential subdivisions when water, power, and sewer services are available to the site. Sites for model homes must also have improved, all-weather, vehicular access as approved by the City Engineer.

Model homes may not be occupied as a dwelling until a permanent Certificate of Occupancy has been issued by the City.

**19.05.11. Accessory Buildings in Residential Development.**

Accessory buildings may be placed on residential lots subject to the standards in the applicable zone districts as outlined in Chapter 19.04, and the standards of this section.

1. No more than 30% of any side or rear yard may be occupied by accessory buildings.
2. Accessory buildings requiring a building permit according to the International Building Code shall meet the accessory building setbacks identified in the applicable zone district.
3. Accessory buildings not requiring a building permit according to the International Building Code shall not be required to meet interior side yard and rear yard setbacks. If placed within the setback, such buildings:
  - a. are placed at the property owners' risk per Utah Code Chapter 54-3; and
  - b. may be placed on a slab but shall have no footings; and
  - c. shall have a maximum height of ten feet, as measured from the finished grade of the surface directly beneath the building to the highest point of the building roof; and
  - d. shall be of color and construction compatible with the primary structure; and
  - e. shall not have openings facing adjoining properties; and
  - f. shall have minimum one-hour fire rated construction for surfaces facing adjoining properties; and
  - g. shall not be used for the housing of animals; and
  - h. shall not have rooflines that drain onto adjacent properties or onto public property; and
  - i. shall not be located in a required clear view triangle as outlined in Section 19.06; and
  - j. shall not have openings facing the street side property line; and
  - k. shall be placed in a yard with a minimum six foot tall solid fence along the side and rear lot lines; and
  - l. shall have a minimum twenty foot driveway if housing a car, truck, RV, or other automobile.
  - m. shall be regularly maintained in a clean and well-kept manner.

## Chapter 19.06. Landscaping and Fencing.

### Sections:

- 19.06.01. Purpose.
- 19.06.02. Required Landscaping Improvements.
- 19.06.03. General Provisions.
- 19.06.04. Landscaping Plan.
- 19.06.05. Completion of Landscape Improvements; Adequate Assurances.
- 19.06.06. Planting Standards and Design Requirements.
- 19.06.07. Amount of Required Landscaping.
- 19.06.08. Additional Landscaping Requirements.
- 19.06.09. Screening and Fencing Requirements and Restrictions.
- 19.06.10. Screening at Boundaries of Residential Zones.
- 19.06.11. Clear Sight Triangle.

### 19.06.01. Purpose.

This chapter promotes the health, safety, and general welfare of the public by enhancing aesthetic features of the City, providing adequate spaces and vegetation for outdoor and recreational opportunities, protecting property values, lowering heating and cooling costs of structures, trapping and filtering dust and pollutants, reducing soil erosion, improving air quality, and reducing damaging winds. Additionally, landscaping and fencing are encouraged when used as buffers and screens against undesirable views.

### 19.06.02. Required Landscaping Improvements.

Landscape and fencing requirements of this Chapter shall apply to all new landscaped areas, by constructed structures and any structure that has been expanded, and all newly improved subdivisions.

### 19.06.03. General Provisions.

1. Park strips shall be landscaped and maintained by the property owner who abuts the park strip.
2. Automated water-conserving irrigation systems, including low-flow sprinkler heads and rain sensors, shall be required for all new landscaping in nonresidential and multi-family development and for all irrigated open space.
3. All landscaped areas shall be maintained by watering, weed removal, lawn mowing, or any other activity required to maintain healthy and well-manicured landscaping.
4. Trees which project over any sidewalk shall be pruned clear of all branches between ground and a height of eight feet for that portion of the plant located over the sidewalk.
5. Landscaping and fencing shall maintain a clear sight triangle as specified in Section 19.06.11.

6. All refuse areas shall be screened by approved fencing materials.

~~7. Tree replacement for nonresidential uses shall be required whenever existing mature trees are proposed to be removed on a project site. Tree removal and replacement shall only be allowed after approval by the City Staff as appointed by the City Manager.~~

#### 19.06.04. Landscaping Plan.

Those required by this Chapter to make landscaping improvements shall submit a landscaping plan prepared by a licensed landscape architect to meet the minimum landscape requirements outlined herein. All single family residential structures shall be exempt from preparing and submitting a landscape plan, however, single family residential structures must comply with these requirements and may be verified at a later point by code enforcement. The City staff will review the submitted landscaping plan for compliance with this Chapter and forward the plan to the City Council for review and action concurrent with Site Plans and Subdivision Plats. The landscaping plan shall include, at a minimum, the following information:

1. ~~Existing conditions~~; the location and dimension of all existing and proposed structures, property lines, easements, parking lots, power lines, rights-of-way, ground signs, refuse areas, and lighting;
2. planting plan: location and planting details for all proposed vegetation and materials. The proposed plan must indicate the size of the plant material at maturation. All existing vegetation that is to be removed or remain on the site must be clearly identified;
3. ~~planting schedule: the name (both botanical and common name), location, quantity, and size of all existing and proposed plants; The proposed plan must indicate the size of the plant material at maturation. All existing vegetation that is to be removed or remain on the site must be clearly identified;~~
- 3.4. topography: existing and proposed grading of the site indicating contours at two feet intervals;
4. ~~irrigation: plans showing the irrigation system~~ plans showing the system layout and details;
5. ~~fencing: location, style, and details for proposed and existing fences and identification of the fencing materials; and~~
6. ~~a summary data table: table including of the total number of each plant type, and total square footage and percentage of landscaped areas, domestic turf grasses, decorative rock, mulch, bark, and drought tolerant plant species; and~~
7. ~~the estimated cost of all the improvements.~~

#### 19.06.05. Completion of Landscape Improvements; Adequate Assurances.

All required landscaping improvements shall be completed in accordance with the approved Site Plan, subdivision plat, landscaping planting plan, and irrigation plan prior to the issuance of a Certificate of Occupancy for ~~the any~~ building. Exceptions may be permitted and Certificates of Occupancy issued where weather conditions prohibit the completion of approved and required landscaping improvements. In such cases, an extension period no longer than six months may be granted so long as a performance bond for no less than 115% of the total estimated value of the landscaping is posted and a performance bond agreement is entered into in accordance with Section 19.12.05 to ensure the landscaping improvements are installed in accordance with this Chapter, City ordinances and standards, and approved site and landscaping plans. In all cases, landscaping improvements shall be guaranteed for a period of 1 year after final acceptance by posting a warranty bond and entering into a warranty bond agreement in accordance with Section 19.12.05.

#### 19.06.06. Planting Standards and Design Requirements.

1. The planting standards are the minimum standards of landscaping that the City will accept towards meeting the landscaping required in this Chapter. Design requirements identify specific standards as they pertain to landscaping. The planting standards and design requirements shall be used in evaluation of any landscaping plan by the City Council.
2. The following are planting standards for required landscaping that shall be followed for all new development, with all caliper sizes measured at the diameter at breast height (DBH):
  - a. **Deciduous Trees.** All deciduous trees shall have a minimum trunk size of ~~two-two and a half (22.5)~~ inches in caliper.
  - b. **Evergreen Trees.** All evergreen trees shall have a minimum size of 6 feet in height.
  - c. **Ornamental Trees.** All ornamental trees shall have a minimum trunk size of one and a half (1.5) inches in caliper.
  - d. **Shrubs.** ~~All shrubs shall have a minimum height or spread of eighteen inches size of one gallon. At least 25% of the required shrubs shall be a minimum of 5 gallons in size at time of installation; all other required shrubs shall be a minimum of 1 gallon in size.~~
  - e. **Turf.** No landscaping shall be composed of more than seventy percent turf.
  - f. **Drought Tolerant Plants.** Fifty percent of all trees and shrubs species shall be required to be drought tolerant.
  - g. **Rock:** rock may be utilized up to the maximum percentage specified in Section 19.06.07, subject to the following requirements:
    - i. a minimum of two separate colors, and a minimum of two different sizes averaging 2 inches or more in diameter, shall be uses;
    - ii. rock shall provide contrasting color to pavement and other hard surfaces within the property, and all colors used shall be earth tones; and
    - iii. an area at the base of the plant equal in size to the predicted canopy of shrubs and trees at maturity shall be kept free of rock and instead be covered with wood chips, mulch, or bark.
  - g.h. **Planting and Shrub Beds.** Planting and shrub beds may be used to satisfy up to the percentage of the total required landscaping as specified in the ~~chart in~~ Section 19.06.07. In addition ~~to the required plants in the chart,~~ planting and shrub beds must meet the following requirements:

- i. high-quality weed barrier is used;
- ii. high quality materials such as wood chips, wood mulch, ground cover, decorative or lava rock, landscaping rocks, or similar materials are used, and materials must be heavy enough to not blow away in the wind;
- iii. edging is used to separate lawns from beds, and all areas except residential must use concrete edging for durability;
- ~~iii. 40% of the plants must be trees.~~
- ~~iv. For trees, sufficient trees must be installed so that no more less than 4 feet of space in each direction occurs between the canopy of each tree at maturity. For all other plants, sufficient plants must be placed to ensure that no more less than 2 feet of space in each direction between each plant at maturity; and~~
- iv. drip lines are used for irrigation.

3. The following design requirements will be used when reviewing landscaping plans in the City of Saratoga Springs:

- a. **Selection of Plants.** Plants shall be selected for texture, form, color, pattern of growth, and adaptability to local conditions.
- b. **Evergreens.** Evergreens shall be incorporated into landscaped treatment of sites where screening and buffering are required.
- c. **Softening of Walls and Fences.** Plants shall be placed intermittently against long expanses of building walls, fences, and barriers to create a softening effect.
- d. **Planting and Shrub Beds.** Planting and shrub beds are encouraged to be used in order to conserve water. Planting and shrub beds shall meet the requirements in subsection 19.06.06(2)(g) above.
- e. **Water Conservation.** While irrigation systems are required for all landscaped areas, all systems shall be efficient in the use of water such as the installation of drip lines for shrubs and trees and the use of secondary water where available.
- f. **Energy Conservation.** Placement of plants shall be designed to reduce energy consumption. Deciduous trees are encouraged to be planted on the south and west sides of structures to provide shade over the structures in the summer months. Evergreens trees are encouraged to be planted on the north side of structures when feasible to dissipate the effects of winter winds.
- g. **Preservation of Existing Vegetation.** Where possible and appropriate, existing native vegetation must be incorporated into the landscape treatment of the proposed site.
- ~~g.~~ h. **Tree Preservation.** Existing mature evergreen trees of 16 feet in height or greater, and existing mature deciduous or decorative trees of more than four inches (4") in caliper, shall be identified on the landscape plan and preserved if possible. If preservation is not possible, the required number of trees shall be increased by double the number of such trees removed. The replacement trees for evergreen trees shall be evergreens.
- ~~h.~~ i. **Berming.** Berming is encouraged as a screen or buffer between opposing land uses.
- ~~i.~~ j. **Placement.** Whenever possible, landscaping shall be placed immediately adjacent to structures, particularly where proposed structures have large empty walls.

4. No trees shall be planted directly under or in close proximity to power lines, poles, or structures unless:

- a. the City Council gives its approval;

- b. the power company or owner of the power line gives written consent; and
- c. the maximum height or width at maturity of the tree species planted is less than 5 feet to any pole, line, or structure.

**19.06.07. Amount of Required Landscaping.**

- 1. Portions of property that are not developed with structures, rights of ways, or parking areas shall be required to be landscaped in all land use zones.
- 2. Single-family residential development shall be required to landscape per Section 19.06.08. At least 25% of the landscaped area shall be covered with live vegetation.
- 3. The Multi-family, improved open space, and nonresidential development in the R-6, R-10, R-14, R-18, NC, MU, RC, OW, I-, ML, BP, IC, PSBL Zones shall be required to adhere to the minimum landscaped standards contained in the table below.
- 4. The City Council shall have authority to adjust these standards as circumstances dictate.

Required Landscaped Area <sup>1</sup>	Minimum Deciduous Trees <sup>3</sup>	Minimum Evergreen Trees <sup>3</sup>	Minimum Shrubs	Minimum Percentage of Required Turf	Percentage of Required Planting and Shrub Beds
< than 1,000	1	1	57	0 % <sup>2</sup>	Up to 100%
1,001 - 3,000	23	1	710	0 % <sup>2</sup>	Up to 100%
3,001 - 5,000	45	2	913	0 % <sup>2</sup>	Up to 100%
5,001 - 7,000	45	3	1114	35%	Not more than 65%
7,001 - 9,000	56	3	1317	35%	Not more than 65%
9,001 - 11,000	56	4	1519	35%	Not more than 65%
11,001 - 13,000	56	4	1722	35%	Not more than 65%
13,001 - 15,000	67	5	1925	35%	Not more than 65%
15,001 >	7 + 1 per additional 3000 sq. ft.	5 + 1 per additional 3000 sq. ft.	1925 + 1 per additional 3000 sq. ft.	25%	Not more than 75%

<sup>1</sup> Areas are measured in square feet. Parking lot landscaping islands may have different standards and are found in Chapter 19.09.

<sup>2</sup> The City Council may require a certain percentage of turf on a case-by-case basis.

<sup>3</sup> This number shall be increased per the requirements of Section 19.06.06 above.  
required

(Ord. 14-1)

**19.06.08. Additional Landscaping Requirements.**

- 1. All residential lots shall have the front yards, and street-side yards for corner lots, landscaped within one year, and interior side and back yards within two years after (whichever is less restrictive):
  - a. receiving a Certificate of Occupancy; or
  - b. once ownership is established by the current owner.

2. Park strips.

- a. Park strips shall be landscaped when the front yard is landscaped for a residential dwelling, or when site improvements are completed for a non-residential project, and shall thereafter be perpetually maintained by the property owner who abuts the park strip. Only the following shall be installed in park strips: turf, trees, drought tolerant plants, mulch, live plant vegetation (other than trees) below three feet in height, landscape rock, cobble, and removable pavers. When landscape rock, cobble, or pavers are used, at least thirty percent of the area shall contain plantings.
- b. Weeds, dead vegetation, fruit trees including crabapples and other ornamental flowering fruit trees, fruit and vegetable gardens, gravel, asphalt, concrete, and large boulders are prohibited in park strips.
- c. Four foot wide concrete walkways are allowed in the park strip when the walkway lines up with the main walkway to the front door.

3. Parking Lots.

- e.a. Parking areas have additional landscaping standards outlined in Chapter 19.09.

**19.06.09. Screening and Fencing Requirements and Restrictions.**

This Section outlines provisions that govern the heights of screening and fencing.

- 1. **Front yards:** ~~Fences~~ fences exceeding three feet in height may not be erected in any front yard space of any residential lot.
- 2. **Retaining walls:** ~~For~~ for construction of all retaining walls, a building permit must be obtained. Where there is a difference in elevation on opposite sides of the fence, the height of the fence shall be measured from the highest elevation. Approval of fences over six feet in height will be determined on a case-by-case basis by the City Council for all new developments if fencing is proposed during the subdivision review process, or by the Planning Director for all developments that have received final approval; however, in no case will a fence be allowed to exceed eight feet in height. The following criteria shall be applied in making this determination:
  - a. compatibility with fences of surrounding uses;
  - b. quality of proposed materials;
  - c. aesthetics of proposed materials;
  - d. requirements of applicable development agreements;
  - e. intensity of existing surrounding uses; and
  - f. applicable conditions of approval.
- 3. **Prohibited styles:** ~~No~~ no barbed wire, chain link, razor, or wire (agricultural, electric, chicken wire, mesh wire, hog fencing, etc.) fences shall be allowed. This does not apply to chain link or wire fences if the fence: (1) is not being used to delineate lot boundaries; and (2) is used for keeping of animals. This Section also does not apply in the A, RA-5, and RR zones.
- 3.4. **Parallel fencing:** installing additional fencing inside and parallel to existing fencing along open space or trails, where there is no dwelling or lot between the parallel fences, is not permitted.

4.5. **Double frontages:** ~~Where~~ ~~where~~ lots have ~~double~~ frontages onto more than one street, that area designated by the property owner as the rear yard may have a solid or view obstructing fence, wall, or hedge not exceeding six feet in height. Where the double frontage lot is also a corner lot (three frontages), clear sight across corner property shall be required and enforced. See Section 19.06.11, Clear Sight Triangles.

5.6. **Non-residential and Multi-family:** ~~Fencing~~ ~~fencing~~ and other screening materials for multi-family, residential, commercial, or industrial projects must receive approval by the City Council through the Site Plan review process. See Chapter 19.13 for Site Plan review requirements. In addition, the following criteria shall be applied:

- a. compatibility with fences of surrounding uses;
- b. quality of proposed materials;
- c. aesthetics of proposed materials;
- d. requirements of applicable development agreements;
- e. intensity of existing surrounding uses; and
- f. applicable conditions of approval.

7. **Required fencing:** ~~Fencing~~ ~~fencing~~ shall be placed along property lines abutting open space, parks, trails, and easement corridors. In addition, fencing may also be required adjacent to undeveloped properties.

- a. ~~Where trail corridors immediately abut a collector or arterial road, privacy fencing may be installed.~~
- b. ~~In an effort to promote safety for citizens using these trail corridors that do not abut a collector or arterial road, and security for home-owners, fences along these trail corridors shall be semi-private.~~
- c. ~~Fencing along open space, parks, trails, and easement corridors may be less than six feet in height but shall not be less than three feet in height, at the discretion of the property owner.~~

#### 19.06.10. Screening at Boundaries of Residential Zones.

This Section outlines provisions that shall govern the heights of screening and fencing for commercial, mixed use, and industrial developments that abut residential zones.

1. For commercial, mixed use, and industrial developments abutting residential zones an opaque fence ~~or wall~~ shall be installed and maintained along lot lines.

~~2.~~ ~~For residential developments abutting active agricultural property or operations, an opaque fence or wall shall be installed and maintained along the abutting property line.~~

~~2.3.~~ The opaque fence shall be a minimum of six feet in height but not more than eight feet. A lower height fence may be required adjacent to a front property line for sight distance and traffic safety (see Section 19.06.08). Walls above six feet shall first be reviewed and approved by the City Council during site plan review. In determining the specific height of the fence, the following criteria shall be applied:

- a. compatibility with fences ~~or walls~~ of surrounding uses;

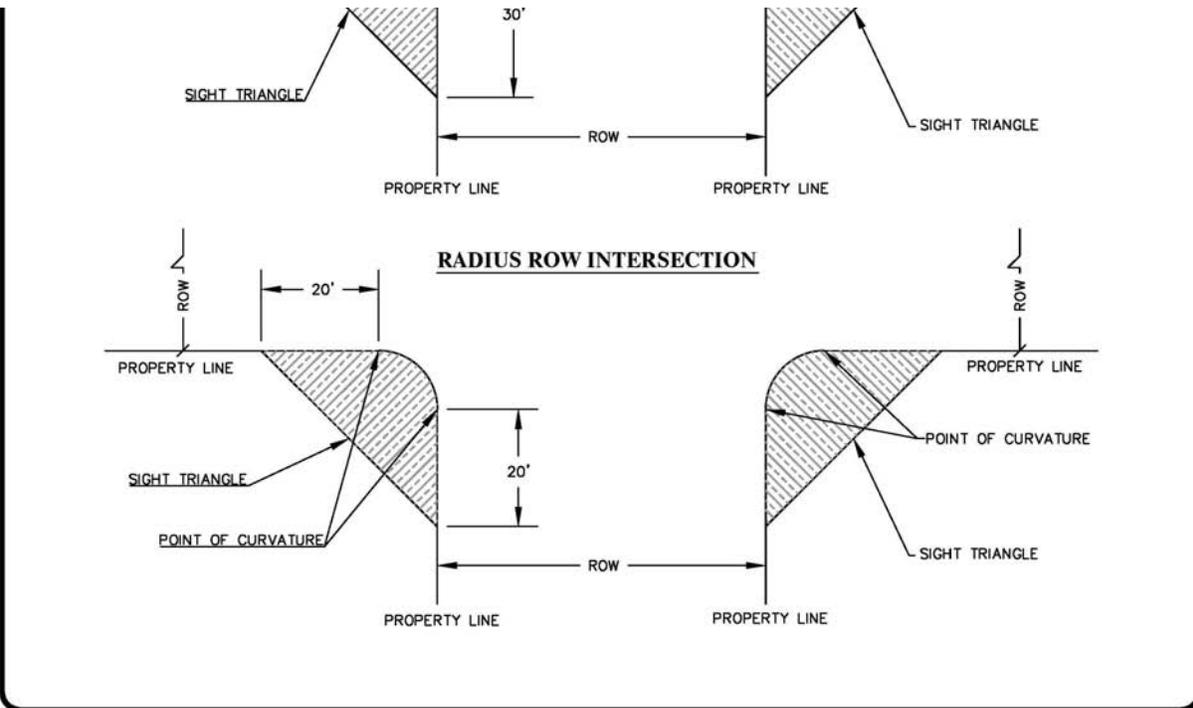
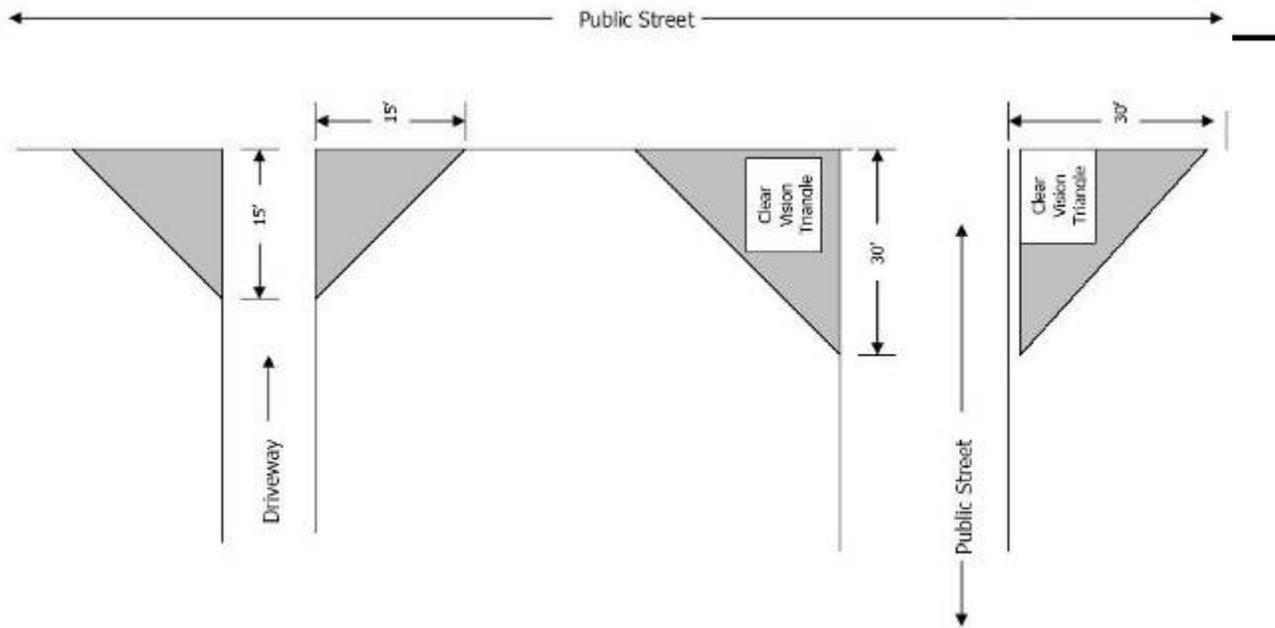
- b. aesthetics of proposed materials;
- c. requirements of applicable development agreements;
- d. intensity of existing surrounding uses; and
- e. applicable conditions of approval

3.4. Where there is a difference in elevation on opposite sides of the fence, the height of the required fence shall be measured from the highest elevation.

#### 19.06.11. Clear Sight Triangle.

At all intersections of streets, driveways, or sidewalks, all landscaping, berms, and fencing shall be limited to a height of not more than three feet. ~~and the~~ The grade at such intersections shall not be bermed or raised, for a distance of ~~thirty~~ ~~twenty~~ feet back from ~~intersections~~ ~~the point of curvature of curved~~ ~~the~~ ROWs or thirty feet back from the intersection of straight ROWs, and fifteen feet back from edge of driveways to allow for clear sight as shown in the graphic below.

Clear Sight Triangle:



**SIGHT TRIANGLE**

DATE:  
JULY 2014

DRAWING NAME:

DRAWN BY:  
ETL

CHECKED: APPROVED:

REVISIONS		
REV	DATE	BY

COMMENTS

**SARATOGA SPRINGS CITY**

1307 N. COMMERCE DR.  
#200, SARATOGA SPRINGS,  
FL 32909  
PHONE: 801-786-5793  
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STANDARD DETAILS

SIGHT TRIANGLE

**Chapter 19.09. Off-Street Parking Requirements.**

**Sections:**

- 19.09.01. Purpose.**
- 19.09.02. Required Parking.**
- 19.09.03. General Provisions.**
- 19.09.04. Submittal and Approval of Parking Areas.**
- 19.09.05. Parking Requirements.**
- 19.09.06. Dimensions for Parking Stalls.**
- 19.09.07. Accessible Parking.**
- 19.09.08. Landscaping in Parking Areas.**
- 19.09.09. Pedestrian Walkways and Accesses.**
- 19.09.10. Shared Parking and Curb Cuts.**
- 19.09.11. Required Parking ~~by Zone~~.**

**19.09.01. Purpose.**

The purpose of this Chapter is to reduce congestion and traffic hazards on public rights-of-way by requiring adequate, functional, and effective use of off-street parking areas. This chapter also establishes minimum landscaping requirements in order to: reduce adverse impacts of headlight glare and lighting within the parking area; improve circulation within parking areas by channeling vehicles and pedestrians; provide climatic relief from broad expanses of pavement; and improve the appearance of the site and surrounding neighborhood.

**19.09.02. Required Parking.**

Off-street parking shall be provided according to standards noted in this Chapter for all newly constructed buildings, and additional parking shall be provided for any structure or use that is legally expanded.

**19.09.03. General Provisions.**

1. **Materials for Parking Areas.** Parking areas shall consist of concrete, asphalt, or other impervious materials approved in the City’s adopted construction standards.
2. **Maintenance of Parking Areas.** Pavement, striping, landscaping, and lighting are required to be maintained in all parking areas. During times of snowfall, parking areas shall be cleared of snow as soon as practical.
3. **Parking Area Access.** Parking areas for one or more structures may have a common access so long as the requirements of all City ordinances, regulations, and standards are met. The determination of the locations for a common access shall be based upon the geometry, road alignment, and traffic volumes of the accessed road. All structures other than residential are required to provide parking areas where automobiles will not back across a sidewalk to gain access onto a public street.

## 19.09.08. Landscaping in Parking Areas.

The 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 placed between the sidewalk and the parking areas. Trees, both deciduous and evergreen, shall be placed in the strip with spacing of no less than thirty-foot 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

**19.09.11. Required Minimum Parking by Zone.**

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>

## Chapter 19.11. Lighting

### Sections:

19.11.01. Purpose.

19.11.02. Applicability.

19.11.03. Definitions.

19.11.04. Temporary Lighting.

19.11.05. Lighting Standards and Design Requirements.

19.11.06. Lighting Plan.

19.11.07. Other Prohibited Lighting.

19.11.08. Maintenance of Nonconforming Lighting.

### 19.11.01. Purpose.

1. These provisions are intended to ensure a high quality and sustainable environment in the City, through the application of minimum standards for and limitations on artificial lighting and glare, while protecting the public health, safety, and general welfare.
2. These lighting standards are also intended to control the use of outdoor artificial lighting and illumination to:
  - a. Protect drivers, residents, and pedestrians from the glare of non-vehicular light sources; and
  - b. Promote energy-efficient lighting design and operation; and
  - c. Protect and retain the intended visual character of the City; and
  - d. Minimize detrimental effects on the community character; and
  - e. Prevent undesirable light rays from intruding on private properties; and
  - f. Allow reasonable enjoyment of adjacent and nearby property by their owners and occupants; and
  - g. Increase nighttime safety, utility, security, and productivity.

### 19.11.02. Applicability.

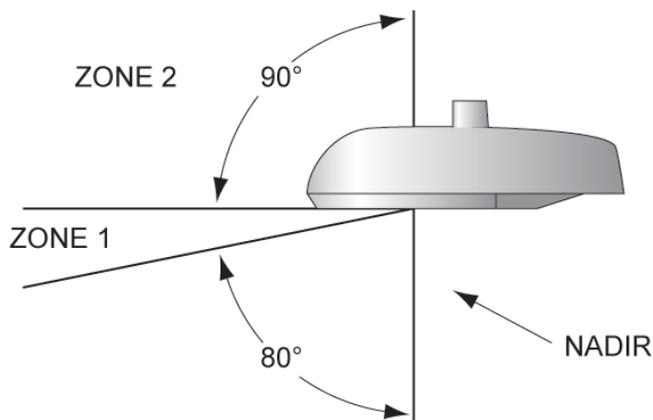
1. Conformance required: this section applies to all new development in the City unless otherwise exempted in this Title, expansions to previously existing development in the City, and uses proposed to operate during hours of darkness.
2. Exemptions: the following uses shall be exempt from the requirements of this section:
  - a. Agricultural Use: this regulation shall not be used to regulate any operational aspect of an agricultural use, including the cultivation and harvesting of crops, land management activities (controlled burning, clearing, spraying, trimming), livestock management, hunting, or use and application of water. This ordinance shall apply to the installation of new permanent lighting fixtures on building and structures.
  - b. Emergency Lighting: all temporary emergency lighting needed by the police, fire department, or other emergency services.
  - c. Vehicular lighting: lighting required by law to be installed on motor vehicles.

- d. Aircraft lighting: lighting required for the safe operation of aircraft.
- e. Construction lighting: construction lighting during the period of construction for which a development permit has been issued is exempt, provided such lighting is temporary and discontinued immediately upon completion of the construction work; also outdoor lighting employed during emergency night-time repair of roads and utilities.
- f. Existing nonconforming lighting fixtures: all outdoor light fixtures lawfully installed prior to the adoption of this section, except that the subject lighting fixtures shall conform to the hours of operation.
- g. Decorative holiday lighting.

**19.11.03. Definitions.**

As used in these regulations, the following terms shall be defined as follows:

1. **Business** – A person, partnership, corporation, or organization engaged in commerce, manufacturing, or a service; profit and non-profit seeking enterprise or concern; charitable organization. The definition is intended to be broadly construed.
2. **Digital Sign** – Cathode ray tube (CRT), flat panel liquid-crystal display (LCD), LED, plasma, aerial imaging, projector or other electronic device that electronically provides signage.
3. **Direct Light** – Light emitted directly from the lamp, off of the reflector diffuser, or through the refractor or diffuser lens of a lighting fixture.
4. **Foot-candle (fc)** – A unit of light measurement equal to one lumen per square foot.
5. **Full Cutoff** – Describes a lighting distribution where no light is allowed to emit from a light source at 90 degrees (horizontal plane) and all angles above. This applies to all horizontal angles around the lighting source, with no more than 10% of the light penetrating zone 1, and no light penetrating zone 2, as shown in Exhibit 1. A full cutoff lighting fixture is also fully shielded.



**Exhibit 1**

6. **Fully Shielded** – A lighting fixture constructed in such a manner that all light emitted by the source, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the lighting fixture, is projected below the horizontal plane, and where the lamp is not visible to the eye from a distance of 100 feet. A fully shielded fixture is not necessarily full cutoff.
7. **Glare** – Light emitting from a light source with intensity great enough to cause loss in visual performance or annoyance, so as to jeopardize health, safety, or welfare.
8. **Hazard to Air Navigation** – An obstruction or light source determined to have a substantial adverse effect on the safe and efficient utilization of the navigable airspace.
9. **Height** – The location of the fixture as measured from the grade directly below the fixture to the top of the fixture.
10. **Intermittent Lighting** – Lighting that does not remain on for more than ten minutes at a time.
11. **Lamp** – A bulb, globe, LED, cathode, beacon, or other source of light.
12. **Lighting Assembly** – A complete structure consisting of a fixture and lamp or lamps together with the parts designed to distribute the light, to support the lamps, to position and protect the lamps, to attach the lamps to the ground or to a structure, and to connect the lamps to a power supply.
13. **Lighting Fixture** – Luminaire, typically the housing, shade, and bulb portion of a lighting assembly
14. **Lumen** – A unit of measure for the brilliance of light source. The lumen rating associated with a given lamp is generally indicated on its packaging or may be obtained from the manufacturer.
15. **Nadir** – The direction pointing vertically down from the lowest light emitting part of the lighting fixture (see Exhibit 1 for an example).
16. **Nonconforming Lighting** – Any lighting that does not comply with the provisions of this Ordinance or with the provisions of any other applicable regulations of the City, but was lawfully pre-existing as of the effective date of this Ordinance or other applicable regulations.
17. **Outdoor Lighting** – Illumination of an outside area or object by any manmade device.
18. **Sport Lighting** – Lighting with the sole purpose of lighting a public sports field, court, or stadium during sporting events and training.
19. **Temporary Outdoor Lighting** – Lighting allowed as specified in an approved temporary permit pursuant to the requirements of this Chapter.
20. **Trespass Lighting** – Light emitted by a lighting fixture which is cast outside the boundaries of the property on which the lighting fixture is sited.

#### **19.11.04 Temporary Lighting:**

Any individual may submit a written request to the Planning Director for temporary lighting and obtain a temporary electrical permit for such lighting subject to the standards below.

1. The permit may allow temporary lighting for a period not to exceed ninety consecutive days, with at least ninety days passing before another temporary electrical permit may be issued for that same property.
2. The total period of all such permits issued for a single property may not exceed ninety days in any year.
3. The ability to acquire a temporary permit shall not in any way annul or eliminate any requirement to apply for and receive other permits or approvals which may be required by the City, or other applicable jurisdiction(s).
4. The request for temporary lighting must contain the following information in addition to information required to obtain a temporary electrical permit:
  - a. Proposed use, purpose and location of the outdoor light requested.
  - b. A written explanation of why compliance cannot be achieved.
  - c. Type of lamp(s) to be used, including manufacturer's part number and initial lumens.
  - d. Type of light fixture used, including manufacturer's model number and specification (cut) sheets indicating photometric distribution data stated in (ISO) foot-candle diagrams.
  - e. Starting and ending dates for temporary lighting use and identification of all prior temporary lighting permits requested or approved for the subject property
  - f. Contact information including name of applicant, affiliation (if applicable), address and telephone number.
  - g. Such other information the Planning Director may require.
5. Notwithstanding the above provisions, no such temporary lighting permit shall be issued for lighting, which if installed, would be located within ½ (one-half) mile of the boundary of Camp W.G. Williams.
6. A permit application may be denied if it is determined that the nature, location, orientation, scale, length, intensity or other characteristic of such proposed temporary lighting will create a safety hazard, distraction to drivers, or otherwise have a negative impact on the public welfare.
7. All temporary lighting proposed under this Ordinance shall to the maximum extent practical, limit the scale of proposed temporary exemptions (lumens, trespass, hours, etc.). In taking action on any such application, the Planning Director or his/her agent may deny in whole or in part, specific proposed elements of the proposal, or impose conditions and/or modifications in order to mitigate, reduce or eliminate potential negative impacts on the public health, safety or general welfare.

#### **19.11.05. Lighting Standards and Design Requirements.**

The use of any materials or methods of installation not specifically described in this Section are prohibited.

**1. General Standards:** the standards below shall apply to all new lighting:

- a. Material: all lighting fixtures and assemblies shall be metal.
- b. Base: all lighting poles shall have a decorative base with a minimum height of sixteen inches, installed so as to conceal bolts, wires, and other structural attachments.
- c. Type: all lighting fixtures shall be of the full cutoff variety, where no more than 10% of the total lumen output of the fixture will come out at 90° above the horizontal plane of the fixture from nadir. The fixture must shield the lamp in such a way that there will be total cutoff when viewed from 100' or more from the light source.
  - i. Shoebox fixtures are prohibited.
- d. Angle: all fixtures, except any lighting specifically exempted in this Chapter, shall be directed downward.
  - i. For the lighting of predominately horizontal surfaces, fixtures shall be installed and aimed straight downward.
  - ii. For the lighting of predominately vertical surfaces, fixtures shall be installed and aimed downward in such a manner that light is not cast past the surface being illuminated, into the windows of neighboring residences, onto adjacent uses, onto public roadways, or skyward.
- e. Lamp: any bulb type, including but not limited to LEDs, metal halide, and high-pressure sodium may be used, with the requirement that the color shall be soft white or amber. Bulbs exceeding 4000k in color temperature are prohibited.
- f. Drawings: design and location of standards and fixtures shall be specified on the site development drawings.
- g. Flags: the United States flag and the state flag shall be permitted to be illuminated from dusk till dawn. All other flags shall not be illuminated past 11:00 p.m. Flag lighting sources shall not exceed 10,000 lumens per flagpole. The light source shall have a beam spread no greater than necessary to illuminate the flag.

**2. Residential Lighting:**

- a. Floodlights are prohibited, with the exception that intermittent security lighting is permitted. Such security lighting shall be directed so that light does not trespass onto adjacent property and may be activated by motion sensor or other security system.
- b. Pole lighting fixtures and assemblies shall be metal.
- c. Pole lighting fixtures and assemblies shall be black.
- d. Pole lighting assemblies shall include an arm and bell shade, or a pole and lantern configuration as outlined in the Technical Standards and Specification Manual.
- e. Single Family:
  - i. Homes located less than one half mile from Camp Williams are exempt from the design standards except that all lighting shall be directed downward and shall not exceed 90 watts.
  - ii. Homes located more than one half mile from Camp Williams, are exempt from the design standards except that all lighting shall be directed downward.
- f. Multi-Family:

- i. Building lighting shall be full cutoff and downward directed, and only for the illumination of vertical surfaces such as building facades and signs, and shall not cast illumination beyond the surface being illuminated.

### 3. Nonresidential Lighting:

- a. All wall-mounted fixtures shall not be mounted above 16'. The exception shall be those instances where there is a second story access directly from the outdoors, and under-eave lighting. Wall-mounted lighting shall be only for the illumination of vertical surfaces such as building facades and signs, and shall not cast illumination beyond the surface being illuminated.
- b. Intermittent lighting must be of the "motion sensor" type that stays on for a period of time not to exceed ten (10) minutes and has a sensitivity setting that allows the lighting fixture to be activated only when motion is detected on the site.
- c. All trespass lighting shall not exceed one foot-candles measured at the property line, except that trespass lighting into residential development shall not exceed 0.1 foot-candles measured at the property line.
- d. With the exception of lighting that is required for security and safety such as parking lot illumination, businesses must turn off outdoor lights within one hour of closing. Business open for 24 hours must turn off 50% of their outdoor lighting by 11:00pm, however, those lighting fixtures turned off may be set to function utilizing a motion detector system.
- e. Service station canopies must utilize canopy lights that are fully recessed into the canopy or are fully shielded by the canopy.
- f. All freestanding lighting fixtures and assemblies shall be black.
- g. Pole design shall include an arm and bell shade.
- h. Parking lot poles shall be limited to a height of 16' when in or within 200' of a residential zone; all other locations shall have a height limit of 20'.
- i. All lighting fixtures in surface parking lots and on the top decks of parking structures shall be fitted to render them full cutoff.
- j. One hour after closing, businesses must turn off at least fifty percent (50%) of lighting fixtures in surface parking lots and on top decks of parking structures; however, those lighting fixtures turned off may be set to function utilizing a motion detector system. Such lights may be turned on one half hour prior to the first employee shift.
- k. Business open for 24 hours must turn off 50% of their parking lot lighting by 11:00pm, however, those lighting fixtures turned off may be set to function utilizing a motion detector system.

### 4. Outdoor Sign Lighting

- a. All illuminated signs located within one-half (1/2) mile of Camp W.G. Williams shall be positioned in such a manner and contain shielding devices as to significantly reduce spillover light affecting the military installation and operations. In no instance shall signs within 1/2 mile be positioned facing parallel to the adjacent boundaries of Camp W.G. Williams.

- b. On-premise signs may remain illuminated during regular business hours, but may not be illuminated later than one-half (½) hour after the business is no longer open to the public, nor prior to the daily opening of the business to the public.
- c. External illumination for wall signs shall be positioned in a downward direction directly onto the sign in such a manner that light does not project past the sign surface being illuminated.
- d. Monument signs may have upward illumination provided the light source is not visible, and the fixtures shall be installed and aimed in such a manner that light is not projects past the sign surface being illuminated, into the windows of neighboring residences, onto adjacent uses, onto public roadways, or skyward.
- e. Internally illuminated signs shall be designed so that the light source is not visible.
- f. All digital signs shall be illuminated at a level no greater than 0.3 footcandles over ambient light levels for the location and time and shall employ light cutoff devices, such as louvers, to minimize light escaping above the horizontal plane.
- g. Nothing in this section shall be interpreted to authorize signs in areas of the City prohibiting signs.

#### **5. Sports Lighting:**

- a. Field and stadium lighting fixtures shall not be mounted at a height greater than 70' and shall be directed inward and downward at an angle not to exceed 45 degrees.

#### **6. Walkway lighting:**

- a. Lighting of all pedestrian pathways is recommended.
- b. All pathway, walkway, and sidewalk lighting fixtures shall be mounted at a height of not to exceed than 10 feet.
- c. Bollard lighting shall be limited to height of 4 feet.

#### **7. Street Lighting:**

- a. All parking lot light fixtures shall be installed in locations so that glare or excessive direct light will not adversely affect adjacent properties.
- b. All light fixtures and assemblies shall be black.
- c. Pole mounted fixtures are required for street lighting and shall meet the City standard.

### **19.11.06. Lighting Plan.**

A lighting plan shall be submitted as part of any subdivision, site plan, conditional use permit, building permit, or other applicable development application that will include artificial illumination. This plan shall include the following:

1. Plans indicating the location and types of illuminating devices on the premises.
2. Descriptions of the illuminating devices, fixtures, lamp supports, and other devices. This description may include, but is not limited to, manufacturers' specifications, drawings, and sections.

3. Photometric sheet showing measurement of light intensity across the site and onto adjacent property in terms of candela, lumens, and foot-candles.
4. Plans providing information required in the Technical Standards and Specifications Manual.

#### **19.11.07. Other Prohibited Lighting**

Unless expressly permitted elsewhere in this Title, the following are prohibited:

- A. The use of laser source light or any similar high intensity light, such as used for outdoor advertising or entertainment, when projected above the horizontal plane is prohibited; and
- B. The use of strobe lights is prohibited.
- C. The operation of searchlights, except by authorized public safety officials, for any purposes is prohibited.

#### **19.11.08. Maintenance of Nonconforming Lighting**

- A. All lighting fixtures and assemblies lawfully in place and operating prior to the effective date of this ordinance shall have legal nonconforming status.
- B. Minor repair and maintenance of legal nonconforming lighting fixtures and assemblies is allowed. Replacement of a sign shall terminate nonconforming status of that fixture and at that time, all standards of this regulation must be met.

## Chapter 19.12. Subdivisions.

### Sections:

- 19.12.01. Purpose.
- 19.12.02. General.
- 19.12.03. Subdivision Process and Approval Procedure.
- 19.12.04. Condominium Process and Approval Procedure.
- 19.12.05. Performance and Warranty Assurances.
- 19.12.06. General Subdivision Improvement Requirements.
- 19.12.07. Minor Subdivision Approval Procedure.
- 19.12.08. Property Line Adjustments (Exchange of Title).
- 19.12.09. Vacating or Amending a Plat.
- 19.12.10. Vacating or Altering Public Streets, Rights-of-Way, Easements, or Alleys.

### 19.12.01. Purpose.

The purpose of this Chapter is to provide regulations and standards for the: development of residential and non-residential subdivisions and construction of improvements thereon, including the design and installation of roads, streets, curbs, gutters, drainage systems, water and sewer systems, and other public facilities and utilities; dedication of land and streets; granting of easements or rights-of-way; and payment of fees and other charges for the approval of a subdivision.

### 19.12.02. General.

1. **Sales of portions of subdivision parcels.** No person shall sell, deed, or exchange, or offer to sell, deed, or exchange, any parcel of land that is a part of a subdivision or of a larger tract of land, or record in the office of the County Recorder any subdivision plat, unless the subdivision has been approved by the City according to the provisions of the City Code. **Parcels created without such approval by the City shall be considered part of an illegal subdivision and not eligible for further subdivision, or building permits, or other development permits until the illegal subdivision is corrected.** This Chapter shall be interpreted so as to be consistent with Utah Code Chapter 10-9a.
2. **All lots subject to ordinances.** All lots, plots, or tracts of land located within a subdivision shall be subject to the provisions of the City Code, regardless of whether or not the tract is owned by the applicant or a subsequent purchaser, transferor, or holder of the land.
3. **Severability.** If any section, sentence, clause, or phrase of this Chapter is for any reason held to be invalid, such holding shall not affect the validity of the remaining portion of this Chapter.
4. **Building and occupancy permits.**
  - a. It shall be unlawful for any person to receive a building permit until all improvements, including utilities, are installed in accordance with City ordinances and standards, accepted by the City in writing, and secured by a warranty bond posted to guarantee that they remain free from defects and continue to meet City standards for a period of one or two years as allowed in Utah Code § 10-9a-604.5. The City may allow building permits to be issued

before improvements are installed if a performance bond is posted (accompanied by a bond agreement) and when, in the opinion of the City Engineer, delaying those improvements will not cause public safety or utility service problems for the homes being issued permits. The bond agreement shall specify the timeframe in which the improvements must be completed.

- b. There shall be no human occupancy of any building until all required improvements have been accepted in writing by the City, the building and lot are in compliance with the provisions of this Chapter and the City Code, and a certificate of occupancy has been issued. The City may allow occupancy before all required improvements are installed if a performance bond is posted (accompanied by a bond agreement) and when, in the opinion of the City Engineer, delaying those improvements will not cause public safety or utility service problems for the homes being issued occupancy permits. The bond agreement shall specify the timeframe in which the improvements must be completed.

5. **Duration.** Approvals for developments described in this Chapter are valid for twenty-four months from the date of approval. The City Council may grant extensions of time when such extensions will promote the public health, safety, and general welfare. Said extension must be requested within twenty-four months of Site Plan/Subdivision approval and shall not exceed twelve months.
  - a. For phased developments, if the first phase is not recorded within twenty-four months from final plat approval, the approval for all phases shall expire.
  - b. If the first phase is recorded within twenty-four months from final plat approval, the approval shall automatically be extended with each recorded phase for a period of twenty-four months measured from the date of most recent phase recordation.

~~6. **Phased Developments.** If the construction of various portions of any development subdivision is proposed to occur in stages, then the standards for phased development outlined in 19.13 shall be met. open space or recreational facilities shall be developed in proportion to the number of dwellings intended to be developed during any stage of construction.~~

~~7. A Phasing Plan, including size and order of each phase and schedule of improvements to be installed, shall be approved by the City Council.~~

~~6. Each phasing plan shall have the written approval of all property owners and shall be recorded on each plat and recorded lot. S improvements shall be installed with a value or acreage given phase. A perpetual instrument running with the land shall be recorded against the entire project that includes the location, all values, open space easements, improvements, recordation of the first plat. An open space plat, conservation easement, development agreement, or other perpetual instrument may qualify. Such instrument may be vacated upon mutual agreement between the City and landowner upon finding of good cause.~~

~~7. **Utilities.** All utility lines shall be underground in designated easements. No pipe, conduit, cable, water line, irrigation line, gas, sewage, drainage, steam, electrical, or any other energy or service shall be installed or maintained upon any lot outside of any building above the surface of the ground except during construction.~~

- ~~i. No sewer, storm drain, culinary water, or irrigation water main shall be installed or maintained within a residential lot; all such utilities must be placed in an easement within protected open space or within ROW<sup>2</sup> rights-of-way. When placed outside rights-of-way~~

they shall be located a minimum of 10' from any lot line and paved access roads shall be provided to all manholes or other access points required for maintenance.

(Ord. 14-4)

### 19.12.03. Subdivision Process and Approval Procedure.

1. **Processing of development plans.** All subdivisions are subject to the provisions of Chapter 19.13, Development Review Processes. In addition, all residential and non-residential subdivisions shall comply with this Chapter.

2. **Preliminary Subdivision Plats.** All subdivisions must receive a Preliminary Plat approval. Upon receipt of an application for a Preliminary Plat, City staff shall review the application to determine whether the application is complete. If incomplete, the application shall not be accepted by the City and shall be returned to the applicant, along with a written list of the reasons why the application is deficient. Once an application is deemed to be complete, City Staff shall review the proposed Preliminary Plat and determine whether it is in compliance with state law, federal law, and City standards, resolutions, and ordinances. The Planning Director is specifically charged with ensuring that all such requirements have been resolved before recommending land use authority action. If the Planning Director recommends that a proposed Preliminary Plat be approved, the City staff shall place it on the agenda of the next available meeting where the application may be properly considered. If the land use authority finds that the preliminary Plat meets state law, federal law, and City standards, resolutions, and ordinances, the land use authority shall approve the Preliminary Plat. If the land use authority finds that the preliminary Plat does not meet state law, federal law, and City standards, resolutions, and ordinances, the land use authority shall deny the Preliminary Plat. An application for a Preliminary Plat shall follow the approved City format and must contain the following information:

2.
  - a. Application form, applicant certification, and application fee.
  - b. Preliminary title report.
  - c. Soils report.
  - d. Preliminary Hydraulic and Hydrologic report and storm drainage calculations.
  - ~~a.e.~~ Wetland delineation when required by City Engineer, Planning Commission, or Development Review Committee, or the Army Corp of Engineers.
  - ~~d.~~ Preliminary
  - f. 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; and
    - 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 that meets the standards of the Transportation Master Plan. [3]
  - g. Data table including:
    - i. total project area;

- ii. total number of lots, dwellings, and buildings;
  - iii. square footage of proposed buildings footprints and, if multiple stories, square footage by floor;
  - iv. number of proposed garage parking spaces;
  - v. number of proposed total parking spaces;
  - vi. percentage of buildable land;
  - vii. acreage of sensitive lands and what percentage 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); and
  - e.x. net density of dwellings by acre (sensitive lands must be subtracted from base acreage).
- h. Written agreement to pay the cost of materials and postage to mail notices to all property owners as required in this Title, upon receipt of City invoice;
  - f. Stamped and addressed business size envelopes to all owners of property located within 300 feet of the boundary of the proposed subdivision and a list containing the names and addresses of those owners as listed in the current county records (no return address on the envelopes);
  - g.i. Evidence of compliance with all applicable federal, state, and local laws and regulations, if requested by City.
  - j. ALTA survey including deeds, easements, trees, utilities, structures, and other existing features and conditions.
  - k. Preliminary Plat: ~~Five~~ Full-size 24" x 36" copies of the Preliminary Plat at a scale no smaller than 1" = 100' and ~~seven~~ 11 x 17 inch reductions as identified on the application form. Additional copies ~~will~~ may be required prior to adding the application to the Planning Commission or City Council agenda. ~~The General Layout, Grading, Drainage, and Utility Layout information may all be on one drawing if it is not too crowded, or they can be on separate drawings.~~ Each copy shall conform to the City's standard plat layout and contain at a minimum the following items:
    - i. General Layout;
    - ii. Name and address of owners of land and name and address of developer if different than owner;
    - iii. Name of land surveyor;
    - iv. The location of the proposed subdivision with respect to surrounding property and streets;
    - v. The name of all adjoining property owners of record, or the names of adjoining developments;
    - vi. The names and location of adjoining streets and all facilities within 100 feet of the platted property;
    - vii. Street and road layout with centerline bearing and distance labels, dimensions, and names of existing and future streets and roads, (with all new names cleared through the City GIS Department);
    - viii. Subdivision name cleared with Utah County;
    - ix. North arrow;
    - x. A tie to a permanent survey monument at a section corner.

- xi. The boundary lines of the project with bearings and distances and a legal description.
  - xii. Layout and dimensions of proposed lots with lot area in square feet.
  - xiii. Location, dimensions, and labeling of roads, structures, irrigation features, drainage, parks, open space, and trails, etc.
  - xiv. Location of prominent natural features such as rock outcroppings, woodlands, steep slopes, etc.
  - xv. Proposed road cross sections.
  - xvi. Proposed fencing.
  - xvii. Vicinity map.
  - xviii. Signature blocks for preliminary approval by Planning Commission and City Council.
  - xix. The Preliminary Plat shall be prepared and stamped by a professional surveyor or engineer licensed in Utah.
  - xx. Proposed methods for the protection or preservation of sensitive lands.
  - xxi. Location of any flood plains, wetlands, and other sensitive lands.
  - xxii. Location of 100-year high water marks of all lakes, rivers, and streams.
  - l. Preliminary 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<sup>[4]</sup> as required on the application form. Additional copies may be required prior to adding the application to the Planning Commission agenda.
  - m. Landscaping plan drawn by certified landscape architect, including planting plan, data table including vegetation types and percentages, percentage of turf, and other information consistent with the standards and requirements in Section 19.06.
  - n. Phasing plan including a data table with the following information for each phase:
    - i. total area in square feet and acres;
    - ii. number of lots or dwelling units;
    - iii. open space area and percentage;
    - iv. utility phasing plan;
    - v. number of parking spaces;
    - vi. recreational facilities to be provided.
  - o. Lighting plan including photometric information for the site and for immediately adjacent properties, and fixture design, height, and placement consistent with the requirements in Section 19.11.
  - p. File of all plans, documents, and reports in pdf format.
  - q. A copy of the Utah County plat map showing ownership and parcel numbers.
  - r. A document from UDOT Region 3 stating they have that UDOT has granted approval for all proposed accesses onto any State road.
  - s. Geolocated KMZ file including lot line(s), lot number(s), road centerline(s), building footprint(s) where buildings are proposed, open space, and sensitive lands.
3. **Final Plat** Upon approval of a preliminary subdivision plat by the City Council, or concurrently with the preliminary plat, the developer must submit a final subdivision plat application to the City.

i. ~~General Layout:~~

- ~~1. Name and address of owners of land and name and address of developer if different than owner.~~
- ~~2. Name of land surveyor.~~
- ~~3. The location of the proposed subdivision with respect to surrounding property and streets.~~
- ~~4. The name of all adjoining property owners of record, or the names of adjoining developments.~~
- ~~5. The names and location of adjoining streets and all facilities within 100 feet of the platted property.~~
- ~~6. Street and road layout with centerline bearing and distance labels, dimensions, and names of existing and future streets and roads, (with all new names cleared through the City GIS Department).~~
- ~~7. Subdivision name cleared with Utah County.~~
- ~~8. North arrow.~~
- ~~9. A tie to a permanent survey monument at a section corner.~~
- ~~10. The boundary lines of the project with bearings and distances and a legal description.~~
- ~~11. Layout and dimensions of proposed lots with lot area in square feet.~~
- ~~12. Location, dimensions, and labeling of roads, structures, irrigation features, drainage, parks, open space, trails, etc.~~
- ~~13. Location of prominent natural features such as rock outcroppings, woodlands, steep slopes, etc.~~
- ~~14. Proposed road cross sections.~~
- ~~15. Vicinity map.~~
- ~~16. Proposed fencing.~~
- ~~17. Signature blocks for preliminary approval by Planning Commission and City Council.~~
- ~~18. The Preliminary Plat shall be prepared by a professional engineer licensed in Utah.~~

ii. ~~Proposed methods for the protection or preservation of sensitive lands:~~

~~1. Grading and Drainage Plans:~~

~~2. Topography at two-foot intervals:~~

~~3. Road and lot layout:~~

~~4. Areas of substantial earth moving with erosion control plan.~~

~~5. Location of existing water courses, canals, ditches, springs, wells, culverts, and storm drains.~~

~~6. Location of any flood plains, wetlands, and other sensitive lands.~~

~~7. Location of 100-year high water marks of all lakes, rivers, and streams.~~

~~8. A storm drainage plan showing water flow directions, inlets, outlets, catch basins, waterways, culverts, detention basins, outlets to offsite facilities, off-site drainage facilities planned to accommodate the project drainage, and drainage plans proposed to facilitate the 10-year storm event. An off-site discharge rate of 0.2 cubic feet per second is the maximum allowed.~~

~~9. Irrigation water systems shown with provisions to preserve them.~~

iii. ~~Utility Layout Plans:~~

1. ~~All existing and proposed utilities including sewer, culinary water, secondary water, fire hydrants, storm drainage, subsurface drains, gas lines, overhead power lines, and street lights.~~
2. ~~Fire flow calculations at all hydrant locations.~~
3. ~~Location and dimensions of all utility easements, existing and proposed.~~
4. ~~Landscaping plan drawn by certified landscape architect, including planting plan, data table including vegetation types and percentages, percentage of turf, and other information consistent with the standards in 19.06. Irrigation water systems shown with provisions to preserve them.~~

~~Preliminary construction drawings per Engineering Standards.~~

~~Erosion control plan.~~

~~Open space and sensitive lands plan, including delineation and acreage of sensitive lands, delineation and acreage of total open space, percentage of open space consisting of sensitive lands, proposed method for preservation of open space, and recreational facilities.~~

~~Phasing plan including number of lots, open space plat, utility phasing, and recreational facilities.~~

~~Lighting plan including photometric information for the site and for immediately adjacent properties, and fixture design, height, and placement.~~

iv. ~~File of all plans in pdf format.~~

v. ~~A copy of the Utah County plat map showing ownership and parcel numbers.~~

vi. ~~A document stating that UDOT has granted approval for access onto any State road.~~

~~Geolocated KML file including lot line(s), lot number(s), road centerline(s), building footprint(s) where buildings are proposed, open space, and sensitive lands~~

a. ~~**Final Plat.** Upon approval of a preliminary subdivision plat by the City Council, or concurrently with the preliminary plat, the developer must submit a final subdivision plat application to the City.~~

- a. The developer may submit a Final Plat application with the Planning Director at any time after the Preliminary Plat application for a subdivision has been submitted and all applicable fees have been paid so long as any Preliminary Plat approval has not expired.

Final Plat approval may not occur until after Preliminary Plat approval but applications may be processed concurrently and considered at the same meeting.

- b. Upon receipt of an application for a Final Plat, the following process shall be followed:

- i. City staff shall review the application to determine whether the application is complete. If incomplete, the application shall not be accepted by the City and shall be returned to the applicant, along with a written list of the reasons why the application is deficient. ~~The Planning Director and City Engineer shall have ten business days to determine whether the application is complete. The applicant shall be notified in writing if the application is complete and, if incomplete, shall be notified of the reasons why the application is deficient.~~

- ii. Once an application is deemed to be complete, City Staff shall review the proposed Final Plat and determine whether it is in compliance with the approved Preliminary Plat, other provisions of the City Code, and any modifications, requirements, findings, and conditions made during Preliminary Plat approval. If the proposed Final Plat fails to comply, the Planning Director shall direct the City staff to return it to the developer, along with a written list of deficiencies. The Planning Director is specifically charged with ensuring that all significant conditions required for Final Plat have been resolved before recommending City Council action.

- iii. If the Planning Director recommends that a proposed Final Plat be approved, the City staff shall place it on the agenda of the next available meeting where the application may be properly considered. If the City Council finds that the plat is in its final form and complies with the City Code and with the terms and conditions of the approved plat, it shall authorize the Mayor to sign the proposed Final Plat. If the City Council determines that the Final Plat does not comply with the City Code and with the terms and conditions of the approved plat, it shall direct City staff to return the proposed Final Plat to the developer, along with a written list of deficiencies that must be corrected before the City Council will authorize the Mayor to sign it.
- iv. The City Recorder, or his or her designee, shall be responsible for recording subdivision plats. The subdivider shall pay for all recording fees at the time of recordation. No Final Plats shall be recorded unless and until the plat is properly approved, signed, and accepted by the City.

b-a. **Final Plat Application Requirements.** Applications for Final Plats shall be on an approved-City form and include the following items:

- a. Application form, applicant certification, and paid application fee.
- b. Signed easements and agreements with adjacent property owners for necessary off-site facilities.
- c. Signed and recorded articles of incorporation bylaws, and conditions, covenants, and restrictions of the Home Owners Association, if any.
- d. Certificate of Existence and Certificate of Good Standing from the State of Utah for the Home Owners Association, if any.
- e. Final Hydraulic and Hydrologic storm drainage report and calculations
- f. 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:
  - v. an analysis of the average daily trips generated by the proposed project;
  - vi. an analysis of the distribution of trips on City street systems;
  - vii. a description of the type of traffic generated; and
  - viii. 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.
- g. 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 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).

- d.
- e. ~~Itemized construction cost estimate.~~
- f. ~~Evidence of water rights and compliance with the City's water utility ordinance. Water rights shall be transferred to the City and approved for municipal use within the City by the Utah State Engineer prior to Final Plat approval and recordation.~~
- Final Subdivision Plat:**
- ~~Final subdivision plats shall be detailed in ink on reproducible Mylar sheets that are 24" x 36". Five~~
- h. ~~Three full~~ Full-size 24" x 36" sheets and ~~seven five~~ 11" x 17" copies shall be submitted at a scale no smaller than 1" = 100' as outlined on the application form. Additional copies will ~~may~~ be required prior to the ~~Planning Commission~~ City Council meeting where final plats are scheduled for consideration to adding the application to the Planning Commission or City Council agenda. Each Copy shall conform to the City's standard plat layout and contain at a minimum the following items: ~~consideration.~~
  - ~~Three blueprint copies of the complete construction drawings shall also be submitted.~~
  - ~~Final plats shall be in the standard form as maintained by the City Engineer.~~
- g. ~~In addition, a~~ All final plats shall include (or be accompanied by) the following:
  - i. Subdivision name and location.
  - ii. Name and address of owners of land and name and address of developer if different than owner.
  - iii. Name of land surveyor.
  - iv. The location of the proposed subdivision with respect to surrounding property and streets.
  - v. The name of all adjoining property owners of record, or the names of adjoining developments.
  - vi. The names and location and ROW widths of adjoining streets and all facilities within 100 feet of the platted property.
  - vii. Subdivision name cleared with Utah County.
  - viii. North arrow.
  - ix. A tie to a permanent survey monument at a section corner.
  - x. The boundary lines of the project with bearings and distances and a legal description with total project area in SF and acres.
  - xi. Layout and dimensions of proposed lots with lot area in square feet and acres. Lot boundaries shall include dimensions and bearings. Building envelopes shall be shown with dimensions and areas on each lot where slopes are greater than ten percent.
  - xii. Lot Numbers
  - xiii. Location, dimensions, and labeling of roads, structures, irrigation features, drainage, parks, open space, trails, etc.
  - xiv. Location of prominent natural features such as rock outcroppings, woodlands, steep slopes, etc.
  - xv. Proposed road ROW widths.
  - xvi. Vicinity map.
  - xvii. Signature blocks for preliminary approval by Planning Commission and City Council.
  - xviii. The Preliminary Plat shall be prepared by a professional engineer licensed in Utah.

- xix. Proposed methods for the protection or preservation of sensitive lands.
- xx. Fencing plans.
- xxi. Location of any flood plains, wetlands, and other sensitive lands.
- xxii. Flood plain boundaries as indicated by the Federal Emergency Management Agency as well as the location of 100-year high water marks of all lakes, rivers, and streams.
  - ~~i. Existing and Proposed Subdivision name and location.~~
  - ii. Description of land to be included in the subdivision with appropriate survey ties to existing section corners.
  - iii. The total subdivision area.
  - iv. Width and names of existing and proposed roads.
  - v. Drawing scale to be no smaller than one inch = 100 feet.
  - vi. Lot dimensions, property line bearings, and area.
  - vii. Building envelope shown on each lot where slopes are greater than ten percent.
  - viii. Lot numbers.
- ~~ix.~~ xxiii. Easements.
- ~~x.~~ xxiv. Street monument locations.
- xxv. Fire hydrant locations (every 500 feet).
  - ~~xi. Irrigation plans.~~
- ~~xii.~~ xxvi. Street light locations (at intersections and every 300 feet, placed on alternating sides of streets).
  - ~~xiii. Boundary fences.~~
  - xiv. Flood plain boundaries as indicated by the Federal Emergency Management Agency.
  - ~~xv. Certificate of Survey.~~
  - ~~xvi. Signature blocks per the City standard plat.~~
- ~~xvii.~~ xxvii. Lot and road addresses and addresses for each intersection. Road names must meet the requirements of Chapter 19.27 and be approved in writing by the City GIS department before being added to the subdivision plat.
  - i. 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. Additional copies may be required prior to adding the application to the Planning Commission or City Council agenda.
  - j. Landscaping and irrigation plans drawn by certified landscape architect, including planting plan, data table including vegetation types and percentages, percentage of turf, installation details and other information consistent with the standards in 19.06.
  - k. Phasing plan including a data table with the following information for each phase:
    - 1. Subtotal area in square feet and acres;
    - 2. number of lots or dwelling units;
    - 3. open space area and percentage;
    - 4. utility phasing plan;
    - 5. number of parking spaces;
    - 6. recreational facilities to be provided;
    - 7. overall plan showing existing, proposed, and remaining phases.

- l. **Lighting plan** including photometric information for the site and for immediately adjacent properties, and fixture design, height, and placement consistent with the requirements in Section 19.11.
- m. File of all plans, documents and reports in pdf format.
- n. A document from UDOT Region 3 indicating ~~they have~~ that UDOT has granted approval for all proposed accesses onto any State road.
- o. **Geolocated KMZ file** including lot line(s), lot number(s), road centerline(s), building footprint(s) where buildings are proposed, open space, and sensitive lands.
- p. **Title Report.** A title report shall be provided that is current within 30 days of recording the final plat.
- q. **Mylar Final Plat:-** After receiving Final Plat approval from the City council and in a form approved by the ~~City Engineer and Planning Director~~, a 24" x 36" copy of the final plat shall be provided to the City on reproducible Mylar for recording with Utah County. Mylar plat shall be presented with all utility and owner signatures and appropriate notarizations.
  - Data table including
    - total number of lots, dwellings, and buildings;
    - square footage of proposed buildings by floor;
    - number of proposed garage parking spaces;
    - number of proposed parking spaces;
    - percentage and acreage of buildable land;
    - percentage and acreage of sensitive lands
    - percentage and acreage of open space or landscaping;
    - 1. net density of dwellings by acre.
  - Any and all notes listed on the approved City standard plat.
- xviii. ~~Any and all notes necessary to implement conditions of approval.~~
- xix. ~~Complete Final Construction Drawings containing the following per the Engineering CodeCode:-~~
  - 1. ~~Plan and profile and construction detail drawings prepared by a licensed professional Engineer. His or her signature and seal shall be on each sheet.~~
  - 2. ~~Control data referencing information contained on County area reference plats (A.R.P.s) consistent with that of the included subdivision.~~
  - 3. ~~Elevations tied to an existing Utah County benchmark and including a benchmark for the project.~~
  - 4. ~~Drawings on a scale of 1" = 20' horizontal and 1" = 5' vertical. The vertical scale may be smaller in unusual circumstances.~~
  - 5. ~~Stationing increasing from the left to the right.~~
  - 6. ~~Centerline data and property line data including details of all curves.~~
  - 7. ~~Centerline profiles a minimum of 300 feet each way from the ends of subdivision streets except where curb, gutter, and sidewalk exist adjacent to the subdivision.~~
  - 8. ~~Location of all improvements within or adjoining the subdivision. This includes curb and gutter, sidewalk and ground pipes and utilities, ditches, canals, fire hydrants, street lights, valves, etc.~~
  - 9. ~~Location of all proposed structures. Detailed standard county structures need not be detailed on the grade sheets, if the applicable county drawing if referenced.~~

- ~~10. All proposed drainage facilities, including pipe and boxes. This includes plan and profile of the system showing how the drainage water is to be disposed of, and a detailed drawing of the storm water detention system.~~
- ~~11. Horizontal and Vertical Curves. Where vertical curves are required for a smooth transition, the horizontal distance shall be a minimum of 100 feet. Wherever vertical curves coincide with horizontal curves, points on the vertical curve shall be calculated to coincide with fractional arc lengths on the horizontal curve. Elevations shall be shown on all horizontal and vertical curves at approximately twenty-five foot intervals and at the points of curvature and the points of tangency.~~
- ~~12. Grade lines and topography. The minimum grade for curb and gutter shall be 0.4 percent, or 0.5 percent if FHA financed. The maximum grade shall be twelve percent. Percent of grade shall be shown on straight grades with elevations at approximately fifty-foot intervals. Flow arrows shall be shown to indicate direction of drainage.~~
- ~~13. Roadway crowns calculated on the basis of a 2.0 percent grade from the lip of gutter.~~
- ~~14. All street names and numbers. See Chapter 19.27 for specific requirements.~~
- ~~15. Roadway cross-sections.~~
- ~~16. Any existing trees that are four-inch caliper or larger that are within the right-of-way.~~
- ~~17. The existing grade elevations.~~
- ~~18. A reference to the City of Saratoga Springs Construction Standards and Specifications Manual.~~
- ~~19. Road signs and stop signs.~~
- ~~20. All proposed sanitary sewer facilities.~~
- ~~21. All proposed culinary and secondary water facilities.~~

~~—File of all plans in pdf format.~~

~~xxii. Geolocated KML file including lot line(s), lot number(s), road centerline(s), building footprint(s), open space, and sensitive lands.~~

~~e. **Title Report.** A title report shall be provided that is current within 30 days of recording the final plat.~~

(Ord. 14-4)

#### **19.12.04. Condominium Process and Approval Procedure.**

1. All condominium projects shall receive Site Plan **and/or** Preliminary Plat approval as required by this Title. Both approvals may occur concurrently.
2. Upon approval or filing of a Site Plan **or Preliminary Plat** for a condominium project, the developer shall submit to the city a Declaration of Condominium prepared in accordance with the requirements of the Utah Code and a Record of Survey Map (also referred to as condominium plat) meeting the requirements of the Utah Code.

3. The developer may submit a condominium plat application with the Planning Director at any time after the Site Plan or Preliminary Plat for a condominium development has been approved and all necessary fees have been paid.
4. Upon receipt of an application for a condominium plat, the following process shall be followed:
  - a. The Planning Director and City staff shall have ten business days to determine whether the application is complete. The applicant shall be notified in writing if the application is complete and, if incomplete, shall be notified of the reasons why the application is deficient.
  - b. Once an application is deemed to be complete, the Development Review Committee shall complete a review of the proposed condominium plat and submit a report to the Planning Commission at least three days prior to the meeting where the Planning Commission will review the condominium plat application.
  - c. The Planning Commission shall review the proposed condominium plat and determine whether it is in compliance with the approved Site Plan and other provisions of the City Code and any requirements imposed as a condition of that Site Plan approval.
    - i. If the proposed condominium plat complies, the Planning Commission shall approve it for signature by the Mayor, after final approval of the Development Agreement (if necessary) by City staff.
    - ii. If the proposed condominium plat fails to comply, the Planning Commission shall direct the City staff to return it to the developer, along with a written list of deficiencies.
    - iii. The Planning Commission is specifically charged with ensuring that all significant conditions required for the development have been resolved before recommending City Council action.
  - d. If the Planning Commission recommends that a proposed condominium plat be approved, the City staff shall place it on the agenda of the next available City Council meeting where the application may be properly considered.
    - i. If the City Council finds that the plat is in its final form and complies with the City Code and with the terms and conditions of the approved plat, it shall authorize the Mayor to sign the proposed condominium plat when the Development Agreement (if applicable) is completed and approved by City staff.
    - ii. If the City Council determines that the condominium plat does not comply with the City Code and with the terms and conditions of the approved plat, it shall direct City staff to return the proposed condominium plat to the developer, along with a written list of deficiencies that must be corrected before the City Council will authorize the Mayor to sign it.
  - e. The City Recorder, or his or her designee, shall be responsible for recording condominium plats. The developer shall pay for all recording fees at the time of recordation. No condominium plats shall be recorded unless and until the plat is properly approved, signed, and accepted by the City.
5. Condominium Plats shall be prepared in accordance with all applicable titles of the Utah Code (e.g., Title 57) and all Final Plat requirements deemed necessary by City staff.

**19.12.05. Performance and Warranty Assurances.**

1. **Performance Assurances.**

- a. **In General.** Completion of the improvements identified in subdivision approvals, City ordinances, regulations, or standards, or a development agreement shall be guaranteed by one of the methods listed below. A separate assurance shall be required for each phase of the development identified in the development agreement or subdivision approvals. A bond agreement approved by the City Attorney shall accompany each assurance.
- b. **Types of Assurances.** The developer shall guarantee installation of subdivision improvements by posting a bond to guarantee the successful and timely completion of improvements. A separate assurance shall be required for each phase of the development. Each assurance shall be accompanied by, or included as part of, a bond agreement on a form approved and provided by the City Attorney. An assurance may be in any of the following forms:
  - i. Escrow account;
  - ii. Irrevocable standby letter of credit; or
  - iii. Cash deposited with City.
- c. **Amount of Assurance.** Each assurance shall be in an amount equal to 115% of the City Engineer's estimated costs of the improvements. The additional 15% shall be retained by the City as payment for its overhead and administrative costs in completing the improvements and administering and enforcing the bond agreement. The bond amount and the accumulated interest, minus the amount covering the City's costs, may only be released after the City has inspected and accepted the required improvements in writing as meeting all City ordinances, regulations, standards, and approved plans.
- d. **Use of Bond Proceeds; Release.** If required improvements are not completed as provided in a development or bond agreement, the City shall use as much as necessary of the bond amount to complete those improvements including reimbursement of any administrative or legal costs incurred by the City. A development agreement or bond agreement may provide for the phased release of portions of the bond proceeds as work proceeds, but at least twenty percent of the total shall be retained until all required improvements are installed, inspected, and accepted by the City in writing. Once all required improvements are installed, inspected, and accepted by the City in writing, the bond proceeds may be released so long as an amount equal to 10% of the City Engineer's estimated cost of improvements for the warranty bond as specified in subsection 3. below is retained.
- e. **Guarantor/Obligor.** Other than for cash bonds deposited with the City, each guarantor or obligor of a bond must be licensed and regulated by the Department of Financial Institutions of the State of Utah or its successor, have an office in the State of Utah, and be insured by the Federal Depository Insurance Corporation or National Credit Union Share Insurance Fund.

2. **Inspection and Acceptance of Improvements.** Required improvements shall be inspected by the City Engineer before acceptance. Such acceptance shall be in writing and shall be approved by way of a bond release by the City Manager, following submission of the developer's written request for acceptance and receipt of the City Engineer's report that all improvements have been inspected and are in compliance with City ordinances, regulations, standards, and approved plans. Fees for the inspection of required improvements shall be set in the City's adopted fee

schedule.

3. **Warranty of Public and Private Improvements.** After acceptance in writing by the City, required improvements shall be guaranteed by the developer for materials and workmanship for one year, or two years if the requirements of Utah Code § 10-9a-604.5 are met.
  - a. Such a warranty provision shall be included in all development agreements and bond agreements.
  - b. A warranty agreement shall be submitted for approval by the City Manager and the City attorney, unless equivalent warranty provisions have been included in a performance assurance bond agreement.
  - c. Enforcement of the warranty shall be assured by one of the following:
    - i. Retention of ten percent of the total cost of all requirement improvements to be placed in an escrow account for the duration of the warranty period;
    - ii. An irrevocable standby letter of credit for no less than ten percent of the cost of all required improvements for the duration of the warranty period; or
    - iii. An escrow account in an amount no less than ten percent of the cost of all required improvements that shall be released upon expiration of the warranty period.
  - d. At the conclusion of the one or two year warranty period, the City must issue a Certificate of Final Acceptance before the retained ten percent can be released.
4. **Default.** In the event that the owner, developer, or contractor is in default or fails or neglects to satisfactorily install the required improvements within one year from the date of posting the performance bond (or other period of time as specified per agreement with the City), or fails to correct, repair, or replace the defective improvements during the one or two year warranty period, the City may declare the bond proceeds forfeited and may, in its sole discretion, install or cause the required improvements to be installed, repaired, or replaced using the bond proceeds. The City may also use the bond proceeds to pay for administrative and legal costs incurred and may take any other action legally available.

#### **19.12.06. General Subdivision Improvement Requirements.**

1. **Subdivision Layout.** This Section contains general requirements regarding overall subdivision design and layout. The following provisions apply to new subdivisions:
  - a. The subdivision layout should be generally consistent with the City's adopted Land Use Element of the General Plan, and shall conform to any land use ordinance, any capital facilities plan, and any impact fee facilities plan.
  - b. The maximum length of blocks shall be 1,000 feet. In blocks over 800 feet in length, a dedicated public walkway through the block at approximately the center of the block will be required.
    - i. Such a walkway shall not be less than fifteen feet in width unless otherwise approved by the City.
    - ii. Blocks intended for commercial or industrial uses shall be designed specifically for such purposes, with adequate space set aside for off-street parking and delivery facilities.

- iii. A block shall be measured from the centerline of one intersection to the centerline of the next intersection or apex of the nearest cul-de-sac. For purposes of measuring block length, an intersection may include two-way, three-way, or four-way intersections of roadways.
- c. The City will require the use of connecting streets, pedestrian walkways, trails, and other methods for providing logical connections and linkages between neighborhoods.
- d. Private roads may be constructed as approved as part of the Preliminary Plat approval and so long as such roads meet the same standards identified in the Saratoga Springs Standard Street Improvement Details.
- ~~d.~~ e. Where the vehicular access into a subdivision adjoins intersects an arterial road as defined in the Transportation Master Plan, driveways shall not be placed on the access intersecting road within 100' of the arterial connection as measured from edge of the arterial right of way to the nearest edge of driveway surface and shall instead be placed on interior roads to avoid vehicles backing into the stacking area for the arterial and for public safety.
- e. f. Access:
  - i. Two separate means of vehicular access onto a collector or arterial road shall be required when the following threshold is met:
    - 1. Whenever the total number of dwelling units served by a single means of access will exceed fifty.
  - ii. Exceptions: where no point of second access is available within five hundred feet (500'), and where all units are provided with an approved sprinkler system, a second access shall not be required until the number of units reaches double the above limits.
  - iii. Where two means of access are required, the points of access shall be placed a minimum of 500 feet apart, measured along the center of the driving lane from center of right-of-way to center of right-of-way. The City Fire Chief may require a greater distance than 500 feet if:
    - 1. an essential link exists between a legitimate governmental interest and the requirement; and
    - 2. the requirement is roughly proportionate, both in nature and extent, to the impact of the proposed development.
- ~~2.~~ g. Shared driveways shall be a minimum of twenty feet in width and shall direct all runoff to a public or private drainage system. All dwellings on shared driveways shall provide enclosed garages or other covered parking. Shared driveways accessing more than four dwellings shall also provide a minimum of twenty feet of parking space between the garage and shared driveway. All requirements of the Fire Code shall also be met.

2. **Lot Design.** The following provisions apply to new lots:

- a. All subdivisions shall result in the creation of lots that are developable and capable of being built upon. A subdivision shall not create lots that would make improvement impracticable due to size, shape, steepness of terrain, location of watercourses, sanitary sewer problems, driveway grades, or other physical constraints and considerations.
- b. All lots or parcels created by the subdivision shall have frontage on a street or road that meets the City's ordinances, regulations, and standards for public roads.



- ~~a-d.~~ Improvements must be completed within twenty-four months of recording ~~the each~~ Final Plat, unless a shorter period is otherwise provided in a development or bond agreement.
- ~~b-e.~~ Road access must be provided as approved by the City Engineer and Fire Department.
- ~~e-f.~~ Fire hydrants or alternative fire protection methods must be operational before any home construction within the subdivision will be allowed to proceed above foundation level. Other restrictions contained in the Building Code may also apply. Exceptions for model homes may be approved in accordance with Section 19.05.02.

(Ord. 14-11, Ord. 14-4)

**19.12.07. Minor Subdivision Approval Procedure.**

Applications to subdivide a parcel into a maximum of four parcels may follow the process described herein as the Minor Subdivision Approval Procedure. The process of effectuating the subdivision of land as a Minor Subdivision shall commence with the submission of a complete Minor Subdivision application to the City. Upon receipt of an application for a Minor Subdivision approval, the following process shall be followed and criteria met:

**1. Limitations.**

- ~~a.~~ A Minor Subdivision is a one-time process. ~~Lots created through a Minor Subdivision contained in an existing recorded subdivision plat are not eligible to apply for an additional Minor Subdivision.~~ **Lots-To ensure adequate infrastructure, lots created through a Minor Subdivision contained in an existing recorded subdivision plat are not eligible to apply for an additional Minor Subdivision.**
- ~~b.~~ The minimum lot size for lots created through a Minor Subdivision shall be one acre, or the minimum allowed by the zone, whichever is greater.
- ~~c.~~ ~~Minor Subdivisions shall only be considered in the A, RA-5, RR, and R-1 [5] zones.~~
- ~~d.c.~~ Lots created through a Minor Subdivision may not be buildable until all other applicable State and local requirements are met.

- 2. **Complete Application.** The Planning Director and City Staff shall have ten business days to determine whether the application is complete. The applicant shall be notified in writing if the application is complete and, if incomplete, shall be notified of the reasons why the application is deficient.
- 3. **DRC Review.** Once an application is deemed to be complete, the Development Review Committee shall complete a review of the proposed plat and submit a report to the Planning Commission prior to the meeting where the Planning Commission will review the Final Plat application.
- 4. **Planning Commission.** The Planning Commission shall conduct a public hearing and review the proposed Final Plat to determine whether it is in compliance with the City Code.
  - a. If the proposed plat complies, the Planning Commission shall approve the plat and authorize the Mayor to sign the plat.
  - b. If the proposed plat fails to comply, the Planning Commission shall deny the plat, or may continue the decision with direction to the City staff to return it to the developer along with a written list of deficiencies that must be corrected before the Planning Commission will authorize the Mayor to sign it.

- c. The Planning Commission is specifically charged with ensuring that all significant conditions required for plat approval have been resolved before taking final action.
5. **Recordation.** The City Recorder, or designee, shall be responsible for recording subdivision plats. The subdivider shall pay for all recording fees at the time of recordation. No Final Plat shall be recorded unless and until the plat is properly approved, signed, and accepted by the City.
6. **Application Requirements.** Applications for Minor Subdivision plats shall include the following items:
- a. application form completed and application fee paid;
  - b. updated Preliminary Title Report;
    - i. The Title Report must also demonstrate that the proposed minor subdivision has not been involved in any prior minor subdivision;

- c. ~~Minor Subdivision Plats shall conform to all of the requirements for Final Subdivision Plats layouts as provided in section 19.12.03-Minor Subdivision Plat:~~
  - i. ~~Three full-size sheets 24" x 36" and seven 11" x 17" copies shall be submitted along with a digital copy. Additional copies will be required prior to the Planning Commission meeting where the plat is scheduled for consideration.~~
  - ii. ~~Three blueprint copies of the complete construction drawings shall be submitted. The plat shall include the following:~~
    - 1. ~~Subdivision name and location.~~
    - 2. ~~Description of land to be included in the subdivision with appropriate survey ties to existing section corners.~~
    - 3. ~~The total subdivision area.~~
    - 4. ~~Width and names of existing and proposed roadways.~~
    - 5. ~~Drawing scale to be no smaller than one inch = 100 feet.~~
    - 6. ~~Lot dimensions, property line bearings and area.~~
    - 7. ~~Lot numbers.~~
    - 8. ~~Easements.~~
    - 9. ~~Street monument locations.~~
    - 10. ~~Flood plain boundaries as indicated by the Federal Emergency Management Agency.~~
    - 11. ~~Record of Survey.~~
    - 12. ~~Signature blocks per the City standard plat.~~
    - 13. ~~Lot and road addresses and addresses for each intersection.~~

(Ord. 14-4)

**19.12.08. Property Line Adjustments (Exchange of Title).**

- 1. **Standards.** Owners may adjust property lines between adjacent ~~lots or parcels that are described by either a metes and bounds description or a recorded plat,~~ by exchanging title portions of those parcels after approval if:
  - a. no new dwelling lot or dwelling results from the property line adjustment;
  - b. the number of lots or parcels does not increase;
  - c. the adjoining property owners consent to the property line adjustment;

- d. the property line adjustment does not result in remnant land that did not previously exist; and
- e. the adjustment does not result in a violation of applicable zoning requirements.

~~2.~~ **Application.** The owners shall file an application requesting a property line adjustment together with all required documents.

~~2.~~

~~3.~~ **Planning Director Review.** The Planning Director shall review all the documents to determine if they are complete and that they comply with the requirements set forth above. ~~If the Planning Director determines that documents are complete and the requested property line adjustment complies with the standards set forth above,~~ the Planning Director will ~~approve~~ take action the Property Line Adjustment.

- ~~i. the Planning Director shall determine whether the amended property line adjustment plat complies with the requirements of this section and this Title; and~~
- ~~ii. the Planning Director shall approve, approve with conditions, or deny the amendment; and~~
- ~~iii. if the Planning Director approves an amended plat, the Mayor shall sign a plat showing the alteration and direct that the plat be recorded in the office of the Utah County Recorder.~~

~~3.~~

4. **Notice of Approval and Conveyance of Title.** After approval by the Planning Director, the applicant shall:

- a. Prepare a Notice of Approval which:
  - i. is executed by each owner included in the exchange;
  - ii. is signed by the Planning Director;
  - iii. contains an acknowledgment for each party signing the Notice as required by State law for real property; and
  - iv. recites the description of both the original parcels and the parcels created by the property line adjustment; and
- b. Record a deed which conveys title as approved;
- c. Record the Notice of Approval; and
- d. Provide City staff with a recorded copy of the Notice of Approval.

5. **Property Line Adjustment Not a Subdivision.** A property line adjustment shall not be deemed a subdivision of property and shall not be required to follow the subdivision process of this Title.

6. **Other Divisions of Land.** Other divisions of land not meeting the definition of subdivision in Utah Code § 10-9a-103, as amended, shall be allowed so long as the process in this Section is complied with and all requirements of § 10-9a-103 are met.

19.12.09. **Vacating or Amending a Subdivision Plat.**

1. **Plat Amendment.** The City shall follow the process outlined in Utah Code Chapter 10-9a for the vacation of any public street, right-of-way, easements, or alley.

~~The Planning Commission shall follow the standards and procedures and provide the notice as required in Utah Code Chapter 10-9a for vacating or amending a plat.~~

2. **Applicability.** Owners may petition to vacate or amend a recorded subdivision plat if the petition does not affect the location or boundary of a public road or the boundary of the plat, and seeks to:

- a. join two or more of the petitioning fee owner's lots; or
- b. adjust internal lot lines between two or more of the petitioning fee owner's lots; or
- c. vacate or alter private streets, rights-of-way, easements, or alleys, or
- d. adjust internal lot restrictions subject to the standards of this Title and applicable conditions of approval for the original plat.

3. **Standards.** Plat amendments may be approved if:

- e. no new dwelling lot or dwelling results from the plat amendment; and
- f. the number of lots or parcels does not increase; and
- g. the amendment does not result in remnant land that did not previously exist; and
- h. the amendment does not violate conditions of approval for the original plat; and
- i. the amendment does not result in a violation of applicable zoning requirements; and
- j. if all requirements of Utah Code Chapter 10-9a are met.

4. **Application.** The owners of affected lots shall file an application on an approved City form and include the following items:

- a. Application form, applicant certification, and paid application fee.
- b. ~~Amended Plat~~ that conforms to all of the requirements of a Final Plat as provided in section 19.12.03.
- c. Data table including
  - i. total project area
  - ii. total number of lots, dwellings, and buildings
  - square footage of proposed building footprints and, if multiple stories, square footage by floor
  - iii. number of proposed garage parking spaces
  - iv. number of proposed parking spaces
  - v. percentage of buildable land
  - vi. acreage of sensitive lands and what percent sensitive lands comprise of total project area and of open space area
  - vii. area and percentage of open space or landscaping
  - viii. area to be dedicated as right-of-way (public and private)
  - ix. net density of dwellings by acre (sensitive lands must be subtracted from base acreage).

~~Amended plats shall be detailed in ink on reproducible Mylar sheets that are 24" x 36". Three full-size 24" x 36" sheets and five 11" x 17" copies shall be submitted. Additional copies will be required prior to the Planning Commission meeting where amended plats are scheduled for consideration.~~

~~Amended plats shall be in the standard form as maintained by the City Engineer.  
All amended plats shall include (or be accompanied by) the following:  
Amended subdivision name and location.  
Description of land to be included in the amendment with appropriate survey ties to existing section corners.  
The total amended area.  
Width and names of existing and proposed roads.  
Drawing scale to be no smaller than one inch = 100 feet.  
Lot dimensions, property line bearings, and area, including graphic demonstration of items to be amended.  
Building envelope shown on each lot where slopes are greater than ten percent.  
Lot numbers.  
Easements.  
Street monument locations.  
Fire hydrant locations (every 500 feet).  
Irrigation plans.  
Street light locations (at intersections and every 300 feet, placed on alternating sides of streets).  
Boundary fences.  
Flood plain boundaries as indicated by the Federal Emergency Management Agency.  
Certificate of Survey.  
Signature blocks per the City standard plat.  
Lot and road addresses and addresses for each intersection. Road names must meet the requirements of Chapter 19.27 and be cleared by the City GIS department.  
Data table including  
total number of lots, dwellings, and buildings  
square footage of proposed buildings by floor  
number of proposed garage parking spaces  
number of proposed parking spaces  
percentage and acreage of buildable land  
percentage and acreage of sensitive lands  
percentage and acreage of open space or landscaping  
net density of dwellings by acre.  
Any and all notes listed on the approved City standard plat.  
— Any and all notes necessary to implement conditions of approval. A copy of the Utah County plat map showing ownership and parcel numbers.~~

d. ~~File of all plans in pdf format.~~

e.

f. ~~Geolocated KML file including lot line(s), lot number(s), road centerline(s), building footprint(s), open space, and sensitive lands.~~

5. **Title Report.** A title report shall be provided that is current within 30 days of recording the final plat.

6. **Land Use Authority.**

d. The Planning Director is hereby designated as the land use authority for plat amendments involving only lot combinations or lot line adjustments, and plat amendments required to formalize a variance that has been granted by the Hearing Examiner.

a.

b. The Planning Commission is hereby designated as the land use authority for all other ~~other~~ plat amendments and vacations that do not affect a public road.

c. The City Council is hereby designated as the land use authority for all plat amendments and vacations that affect a public road, per Section 19.12.10.

**7. Planning Director Review.** The Planning Director shall review all the documents to determine if they are complete and that they comply with the requirements set forth above.

k. For plat amendments where the Planning Director is the Land Use Authority, if the Planning Director determines that documents are complete the Planning Director shall take action on the application.

i. the Planning Director shall determine whether the amendment complies with the requirements of this section and this Title; and

ii. the Planning Director shall approve, approve with conditions, or deny the amendment. ~~the Planning Director shall determine whether the amended plat complies with the requirements of this section and this Title;~~

~~the Planning Director shall approve, approve with conditions, or deny the amendment; and~~

~~if the Planning Director approves an amended plat, the Mayor shall sign a plat showing the alteration and direct that the plat be recorded in the office of the Utah County Recorder.~~

l. For plat amendments where the Planning Commission or the City Council is the Land Use Authority, if the Planning Director determines that documents are complete, the Planning Director shall schedule the plat amendment for the next available meeting.

#### **8. Planning Commission Review and Action.**

a. For amendments where the Planning Commission is the Land Use Authority:

i. the Planning Commission shall determine whether the amended plat complies with the requirements of this section, this Title, and Chapter 10-9a of the Utah Code;

ii. the Planning Commission may approve, approve with conditions, or deny the amendment; and

iii. if the Planning Commission approves an amended plat, 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. Public Hearing.**

i. A public hearing shall not be held all the property owners in the plat sign the amendment.

ii. Notice. Prior to the public hearing, the City shall provide the notice required by Utah Code Chapters 10-9a and 52-4. The applicant shall pay the cost to post and provide notice to all property owners within 300 feet of the application, prior to final approval.

**9. Plat Amendment Not a Subdivision.** A plat amendment meeting these requirements, as well as the requirements of the Utah Code, shall not be deemed a subdivision of property and shall not be required to follow the subdivision process of this Title.

**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, 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.c. **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.d. **Notice.** Prior to the public hearing, the City shall provide the notice required by Utah Code Chapters 10-9a and 52-4.

## 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. Urban Design Committee Participation.
- 19.13.06. Development Agreements.
- 19.13.07. Improvements Required.
- 19.13.08. Master Development Agreements.
- 19.13.09. Payment in Lieu of Open Space.

### 19.13.01. Purpose.

The purpose of this Chapter is to promote the health, safety, and general welfare of the residents of the City and the efficient and orderly growth of the City by regulating the development of property and establishing procedures for property development. This Chapter contains requirements for the general development processes in Saratoga Springs. Specific regulations governing Site Plan Reviews, Conditional Uses, Subdivisions, and Home Occupations are found in separate chapters of the Land Development Code. These chapters must also be consulted when preparing application materials for submittal to the City.

### 19.13.02. General Considerations.

1. **Land Use Element of the General Plan.** The City's adopted Land Use Element of the General Plan shall guide the use and future development of all land within the corporate boundaries of the City.
- 1.2. **Municipal Code.** The size and design of lots, nature of utilities, design and improvements of streets, types and intensity of land uses, and provisions for any facilities in any subdivision shall conform to the land uses shown and the standards established in the Land Use Element of the General Plan, the City Code, and other applicable ordinances and policies.
- 2.3. **Conservation of Natural Features.** Trees, native land cover, wetlands, natural watercourses, hillsides, and existing topography shall be preserved where possible. Development projects shall be so designed as to prevent excessive grading and scarring of the natural terrain. The design of new projects shall consider and relate to existing and future street widths, alignments, and names.
- 3.4. **Community facilities.** Community facilities, such as parks, recreation areas, and transportation facilities, shall be provided in the development project in accordance with the Land Use Element of the General Plan and the City's land use ordinances, particularly Chapter 19.04, Zoning. In order to facilitate the acquisition of land areas required to establish the creation and expansion of community facilities, the applicant may be required to dedicate, grant easements, or otherwise

reserve land for schools, parks, playgrounds, public rights-of-way, utility easements, and other public purposes.

**4.5. Concurrent Installation of Public Utilities.** The City recognizes the policy of concurrently installing public utilities in relation to any development within the City boundaries. Although the City will work with developers to provide utilities to a developer's project, the City is under no obligation to install utilities in order to accommodate a proposed development. The City reserves the right to approve only those developments wherein all necessary public utilities and infrastructure have been installed.

### **19.13.03. Application Forms Required.**

1. Applications for permits and other procedures (appeals, Site Plans, subdivisions, variances, Master Development Plans, plat amendments, etc.) established by this ordinance shall be filed on the forms provided by the City.
  - a. Applications shall be accompanied by a Master Development Plan, when required, Concept Plan, Preliminary Plat for proposed subdivisions, **Site Plan for commercial or multi-family subdivisions, Condominium Plat for proposed condominiums, Final Plat,** and any other **applications,** maps, plans, drawings, tabulations, calculations, and text needed to demonstrate compliance with the City Code and as described in this Chapter.
  - ~~a.~~ **b. Applicants shall pay the cost of materials and postage to post and mail notices to all property owners as required in this Title prior to consideration by the Land Use Authority.**
  - ~~b.~~ **c. An application is not complete until the Planning Director acknowledges in writing that the application is complete.**
2. Application fees for each type of permit and other procedures established by this ordinance shall be set by resolution of the City Council. Payment of application fees shall always precede review of the application.
3. The filing of an application constitutes permission for the Mayor, City Council, City Manager, Planning Commission, Hearing Examiner, or City employees to inspect the proposed development site during their consideration of the application. The City may delay consideration of any application when inclement weather or snowpack prevents a useful site inspection.

### **19.13.04. Specific Development Processes and Submittal Requirements.**

1. This Section of the Chapter identifies the development processes for each of the major types of developments within the City of Saratoga Springs. The following table is a **non-exhaustive summary of these processes, and specifies who acts as the land use authority for each:**

Development Type Process and Land Use Authority →	Planning Director Approval	Planning Commission Public Hearing	Planning Commission Recommendation	Planning Commission Approval	City Council Approval
Development Type ↓					
Preliminary Plat		X	X		X
Condominium and Final Plat					X
Minor Subdivision		X	X	X	X
Lot Line Adjustment	X				
Plat Amendment**	X				
Planned Unit Development		X	X		X
Site Plan Review		X	X		X
Site Plan Amendment - Minor		X		X	
Site Plan Amendment - Major		X	X		X
Conditional Use – New Construction Major Major Grading Permit		X	X		X
Conditional Use in Existing -Building or Site**	X				
Temporary Use	X				
Home Occupation*	X				
Change of Use Permit**	X				
Development Agreement (DA)					X
Master Development Agreement (MDA)		X	X		X
DA or MDA Amendment – Minor Master Master Development Agreement (MDA)	X	X	X		X
DA or MDA Amendment – Major					X

\* Home Occupations may be approved by staff unless staff determines Planning Commission approval is necessary based on the criteria in §-19.08.03.

**\*\* May be approved by staff unless Planning Commission or Council approval is required per §19.12 or §19.13.**

2. A Neighborhood Meeting, **or Neighborhood Canvas at the discretion of the applicant**, is required for any multi-family or non-residential development proposal adjacent to developed property in a residential zone.

**a. Neighborhood Meeting:**

- ~~a~~-i. This meeting shall include the developer or applicant and adjacent residents within the subdivision.
- ~~b~~-ii. If a homeowners association exists in the area, the developer or builder shall notify the HOA by mail of the meeting at least ten calendar days before the meeting.
- ~~c~~-iii. The developer or applicant shall provide notice of the meeting by mail to each residential property within **500-300** feet of the property at least ten calendar days prior to the meeting.
- ~~d~~-iv. The developer or applicant shall be required to determine the noticing area with the advice and consent of Staff.
- ~~e~~-v. The developer or applicant must provide a proposed site plan and **conceptual** building elevations for review and discussion at the meeting.
- ~~f~~-vi. The developer or applicant must provide City staff with a written record of what transpired during the meeting, as well as an attendance roll from the meeting.
- ~~vii~~. The Neighborhood Meeting must take place prior to a proposed project being reviewed by the Planning Commission.

**b. Neighborhood Canvas:**

- ~~i~~. **The canvas shall include review of the proposed site plan and building elevations at each home.**
- ~~ii~~. **Signatures, from a minimum of 51% of the property owners, verifying that they viewed the site plan and the building elevations, shall be provided to City Staff at the conclusion of the canvas.**
- ~~iii~~. **The canvas must take place prior to a proposed project being reviewed by the Planning Commission.**

3. Submittal of Application.

- a. The developer or property owner shall file a properly completed development application form, including all required supporting materials and an appropriate application fee, with the Planning Director.
- b. The Planning Director shall determine whether the application is complete within ten business days after its filing.
  - i. If the application is complete, the Planning Director shall place the application on the next possible agenda taking into consideration public notice requirements and other criteria for placing an item on the agenda found in Title 2 of the City Code.
  - ii. If the application is not complete, the Planning Director shall return it with a written statement explaining what is needed to complete the application.

4. Notice of Public Hearings.

- a. Notice for items requiring a public hearing shall comply with the requirements of this Section.

- b. The developer shall incur the entire cost of providing the notice required by this Section ~~and shall provide the City with a mailing list for all properties required to be mailed notice as specified herein.~~
- c. Notice of the date, time, and place of the public hearing shall be provided at least 10 calendar days before the public hearing as follows:
  - i. mailed to each affected entity (for ordinance, zoning map, and general plan amendments only);
  - ii. posted:
    - 1. in at least three public locations in the City; or
    - 2. on the City's website;
  - iii. published on the Utah Public Notice Website;
  - iv. published in a newspaper of general circulation in the City; and
  - v. mailed to:
    - 1. property owners directed affected by the proposal; and
    - 2. property owners of each parcel or lot within 300 feet of the property that is the subject of the public hearing.

#### 5. Decision of Planning Director.

- a. If designated as the land use authority, the Planning Director shall determine whether the application complies with all applicable requirements of this ordinance or other development ordinances and policies of the City.
- b. If the Planning Director determines that the proposed development application is complete and is in compliance with the City Code and other ordinances and policies of the City, then the Planning Director may take action to approve the application.
- ~~d.~~c. In proposals where the Planning Director determines that the proposed development is not in compliance with the City Code and other ordinances and policies of the City, the Planning Director may take action to deny the application. If the applicant provides written disagreement with the Planning Director decision within 10 calendar days, a public hearing on the application shall be scheduled with the Planning Commission, and the Planning Commission shall become the land use authority.

#### ~~5.6.~~ Decision of Planning Commission.

- a. If designated as the land use authority, ~~The the~~ Planning Commission shall determine whether the development application complies with all applicable requirements of this Title or other ordinances and policies of the City and conduct a public hearing, when required, on the proposed development application. ~~The Planning Commission shall only act as the land use authority for administrative decisions and shall not act as the land use authority for a legislative decision.~~
- b. At the hearing, the Planning Commission shall take testimony and, in the case of an administrative decision, determine whether the proposed development complies with all applicable requirements of this ordinance or other development ordinances and policies of the City.
- c. If the Planning Commission determines that the proposed development application is complete and is in compliance with the City Code, then the Planning Commission may take action on the application.

- i. If the ~~City Council~~ Planning Commission is the land use authority ~~and is making a legislative decision~~, the ~~City Council~~ Planning Commission ~~may shall~~ exercise its legislative discretion to act ~~make a decision on~~ to approve, approve with conditions or deny the application.
- ii. If the City Council is the land use authority, the Planning Commission shall make a recommendation to the City Council on the application, unless the development process in 19.13.04 specifies otherwise.
- ~~ii.~~ iii. The Planning Commission may also table its decision or recommendation if it finds that the application materials are incomplete or if more information or additional research is need to determine if the requirements of the City Code or City ordinances are met ~~clarification is needed from the applicant~~, the Development Review Committee, or City Attorney regarding the proposed project.
- ~~iii.~~ iii. The land use authority may also remand the application to a recommending body for further review and recommendation.

**7. Decision of City Council for Administrative Decisions.**

- a. If designated as the land use authority, the City Council shall determine whether the development application complies with all applicable requirements of this Title or other ordinances and policies of the City and conduct a hearing, when required, on the proposed development application.
- b. At the public hearing, the City Council shall take testimony and determine whether the proposed development complies with all applicable requirements of the City Code or other ordinances and policies of the City.
- c. If the City Council determines that the development application is complete and is in compliance with the City Code, then the City Council shall approve the application.
- d. ~~\_\_\_\_\_~~
- e. ~~\_\_\_\_\_~~

**8. Decision of City Council for Legislative Decisions.**

- a. The City Council is the land use authority for all legislative decisions and shall conduct a public hearing, when required, or a public meeting on the proposed development application.
- b. At a public hearing, the City Council shall take testimony and decide whether to grant the application. At a public meeting, the City Council shall discuss whether to grant the application.

**9. Remand.**

~~6.~~ Any land use authority may remand an application to a recommending body for further review and recommendation unless a different process is specified in 19.13.04.

a.

**19.13.05** Concept Plan Process.

- 1. A Concept Plan application shall be submitted before the filing of an application for subdivision or Site Plan approval unless the subdivision was part of a previous Concept Plan application within the last three years and the application does not significantly deviate from

the previous Concept Plan.

2. The Concept Plan review involves an informal ~~conference review of the plan with by~~ the ~~developer and the~~ City's Development Review Committee and an informal review of the plan by the Planning Commission and City Council.
- 2.3. The developer shall receive comments from the Development Review Committee, Planning Commission, and City Council to guide the developer in the preparation of subsequent applications.
  - i.a. The Development Review Committee, Planning Commission, and City Council shall not take any action on the Concept Plan review.
  - ii.b. The Development Review Committee, Planning Commission, and City Council comments shall not be binding, but shall only be used for information in the preparation of the development permit application.

~~The developer shall provide a schematic drawing of the proposed project that depicts the area of the proposed project, air and ground transportation corridors within two miles, and the general relationship of the proposed project to the Land Use Element of the General Plan and the surrounding area.~~
- 3.4. The Concept Plan review is intended to provide the developer with an opportunity to receive input on a proposed development prior to incurring the costs associated with further stages of the approval process. This review does not create any vested rights to proceed with development. Developers should anticipate that the City may raise additional issues ~~in further stages~~ not addressed at the Concept Plan stage.
- 4.5. The following items shall be submitted for a Concept Plan review:
  - iii.a. A completed application and affidavit, form, and application fee.
  - iv.b. Plat/Parcel Map of the area available at the Utah County Surveyor's Office.
  - v.c. Legal description of the entire proposed project. ~~Parcel number and ownership.~~
  - vi.d. Proposed changes to existing zone boundaries, if such will be needed.
    - ~~Existing conditions including drainages, contours, wetlands, wells, septic systems, buildings, utilities, and other conditions of the property.~~
    - ~~General utility schematic including drainage, sewer, culinary and secondary water connections, and other utilities needed to service the proposed development.~~
    - ~~The developer shall provide a A schematic drawing of the proposed project that depicts the area of the proposed project, air and ground transportation corridors within two miles, and the general relationship of the proposed project to the Land Use Element of the General Plan and the surrounding area.~~
  - e. Conceptual elevations and floor plans, if available.
  - vii. ~~Open space and sensitive lands plan, including acreages, locations, and percentages of each, and conceptual recreational amenities.~~
  - viii.f. Concept Plan Map: ~~three~~ ~~Five~~ ~~Three~~ full-size 24" x 36" copies of the Concept Plan as required on the application form, drawn to a scale of not more than 1" = 100' and ~~twoseven~~ ~~five~~ reductions on 11" x 17" paper, showing the following:
    - i. Proposed name of subdivision, cleared with the County Recorder –to ensure the name is not already in use.

- ii. Name of property if no subdivision name has been chosen. This is commonly the name in which the property is locally known.
- 2.
- Locations and widths of existing and proposed streets and right-of-ways.
- iii.
  - iv. Parcel number and ownerships within and adjacent to project
- ix. ~~Parcel number and ownership.~~
- 1.v. Road centerline data including bearing, distance, and curve radius.
  - 2.vi. Configuration of proposed lots with minimum and average lot sizes.
  - vii. Approximate locations, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public use including acreages, locations, and percentages of each and conceptual plan of proposed recreational amenities.
  - viii. Those portions of property that qualify as sensitive lands per Section 19.02.02., including acreages, locations, types, and percentages of total project area and of open space.
  - ix. Total acreage of the entire tract proposed for subdivision.
  - x. General topography shown with 1' or 2' contours and slope arrows with labels.
  - xi. North arrow, scale, and date of drawing.
  - xii. Property boundary with dimensions.
  - xiii. Data table including total number of lots, dwellings, and buildings, square footage of proposed buildings by floor, number of proposed garage parking spaces, number of proposed surface parking spaces, percentage of buildable land, percentage and amount of open space or landscaping, and net density of dwellings by acre.
  - xiv. Existing conditions and features within and adjacent to the project area including roads, structures, drainages, wells, septic systems, buildings, and utilities.
  - xv. Conceptual utility schematic with existing and proposed utility alignments and sizes sufficient to show how property will be served including drainage, sewer, culinary and secondary water connections and any other existing or proposed utilities needed to service the proposed development or that will need to be removed or relocated as part of the project.
- 3.
- 4. Proposed future drainage scheme.
  - 5. Those portions of property that qualify as sensitive lands per Section 19.02.02.
  - 6. Total acreage of the entire tract proposed for subdivision.
  - 7. General topography.
  - 8. North arrow, scale, and date of drawing.
  - 9. Property boundary with dimensions.
  - g. Data table including total number of lots, dwellings, and buildings, square footage of proposed buildings by floor, number of proposed garage parking spaces, number of proposed surface parking spaces, percentage of buildable land, percentage and amount of open space or landscaping, and net density of dwellings by acre. A schematic drawing of the proposed project that depicts the existing proposed transportation corridors within two miles, and the general relationship of the proposed project to the Transportation and Land Use Element of the General Plan and the surrounding area.

h. File of all submitted plans in pdf format.

10.

5. File of all submitted plans in pdf format.

### **19.13.0506. 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.
- 4.5. The Urban Design Committee is a recommending body only and shall not make final decisions.

### **19.13.07. Change of Use Permit<sup>[8]</sup>**

1. In General. This section is intended to provide a process for reviewing the conversion of an existing structure or site from its current or previous use to a new or substantially different type of activity or use.
2. A substantially different type of activity or use is a use that falls under a different category in the use tables in 19.04.
3. Standards. Any change of use shall meet the following criteria:
  - a. The new use is an allowed use in the zone; if the new use is a conditional use in the zone, the conditional use process shall be followed.
  - b. Signage and parking for the new use shall comply with all standards in place at time of conversion.
    - i. If the existing use is a nonconforming use, a new use of the same type or of a type which has a lower parking requirement may be placed without additional conditions.

If the new use is of a different type and has a higher parking requirement, the new parking requirements shall be met.

c. Increased parking requirements or external changes to the site or structure for the new use shall require a site plan amendment. [9]

d.

4. The Planning Director shall follow the process outlined in 19.13 for decisions of the Planning Director.

### 19.13.0608. Development Agreements.

1. **In General.** Each development request, except for Home Occupations, major grading permits, and minor subdivisions, must have a development agreement and bond agreement approved by the City Attorney and City staff. 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). The City Attorney may provide a standard form for a development agreement that includes many of the most common provisions to facilitate efficiency in the preparation and execution of development agreements.
2. **Contents of Development Agreements.** Development agreements shall, at a minimum, include the following:
  - a. any condition, requirement, and finding made by the Planning Commission and City Council, including required improvements of each phase of development;
  - b. a copy of the Final Plat document, record of survey or legal description, **Preliminary Plat and phasing plan**, or Site Plan as applicable;
  - c. a description of all required improvements, including parks and trails, and an estimate by the City Engineer of their cost, unless only a bond agreement is required per Sections 19.12.05 and subsection (1) above;
  - d. the following unless contained in a bond agreement under Section 19.12.05:
    - i. a schedule for completion of the required improvements;
    - ii. a process by which the City may, if necessary, complete required improvements using the guarantee provided;
  - e. provisions defining required maintenance activities which include, but are not limited to, general upkeep of landscaping, sidewalks, streets, parks, and utility infrastructure, as well as the repair of such facilities as needed and as may be required by the City during or near the end of the maintenance period. These activities may also be specifically defined in the development agreement;
  - f. a process by which the development agreement may be transferred, with City approval, to the developer's successors;
  - g. a statement that provides that the development agreement and the vested rights it confers shall be void if the developer breaches the agreement.

- h. a statement that provides that in the event the developer fails to comply with the terms of the agreement, the City may withhold approval of building permits within the project;
- i. a statement that provides for dedication to the City of right-of-ways to adjacent properties and construction of temporary cul-de-sacs as needed to ensure adequate egress from stub streets;
- j. declaration of covenants and restrictions, declaration of condominium;
- ~~j-k.~~ ~~or~~ applicable Architectural elevation plans;
- ~~k-l.~~ special conditions relating to the timing of certain improvements, lot design, performance standards, necessary off-site conditions or improvements, conditions relating to shared open space or parks, special circumstances due to location of utilities, physical characteristics of the subject property, or other conditions identified within the development agreement; and
- ~~l-m.~~ any additional requirement that the City Council deems necessary to meet the requirements of this Title and to further the purposes in Utah Code § 10-9a-102(1).

3. **Effect of Development Agreement.** The effect of a development agreement is to create vested rights as described in said agreement and to specify the requirements of the development. Subject to constitutional limitations, development agreements do not insulate developments from changes in local, state, or federal law including applicable fire and building codes.

4. **Expiration.** A ~~Master~~ Development Agreement shall require Final Plat approval of all subdivisions within ten years, except as otherwise specified by the City Council.

5. **Amendment.** A Development Agreement may be amended upon agreement of all parties.

- a. Minor amendment: a minor amendment is an amendment that does not alter the density, intensity of use, amount of open space, or unit type, and may be approved by the City Manager after consultation with the DRC.
- ~~a-b.~~ Major amendment: a major amendment is an amendment that alters the density, intensity of use, amount of open space, or unit type, and may be approved by the City Council.

~~4-6.~~ **Reserved Legislative Powers.** Except for the developer's vested rights, development agreements shall not limit the future exercise of the police powers of the City in enacting zoning, subdivision, development, growth management, platting, environmental, open space, transportation, and other land use plans, policies, ordinances, and regulations after the date of the agreement. However, the developer's vested rights may be affected under facts and circumstances meeting the compelling, countervailing public interest exception to the vested rights doctrine as set forth in *Western Land Equities, Inc. v. City of Logan*, 617 P.2d 388 (Utah 1988), or successor case law or statute. Any such proposed change affecting developers' vested rights shall be of general applicability to all development activity in City. Unless the City declares an emergency, the developer shall be given prior written notice and an opportunity to be heard with respect to the proposed change and its applicability to the property.

### 19.13.0709. Improvements Required.

- 1. For the purposes of this Chapter, required improvements for all developments shall include (when applicable), but are not limited to, the following:

- a. runoff and erosion control measures, including both structures and plantings, required to implement an approved runoff and erosion control plan;
- b. landscaped buffers, screening fences or walls, and similar improvements required to mitigate potential nuisances;
- c. water and sewer improvements;
- d. storm drainage improvements;
- e. off-street parking and loading areas, including any required landscaping;
- f. roads and related improvements, including bridges, culverts, traffic control signs, streetlights and signs, and street trees;
- g. sidewalks and trails;
- h. neighborhood parks and squares as outlined in the City's adopted Parks, Trails, and Open Space Master Plan or neighborhood parks as required in the preliminary approval of the project;
- i. the provision of water rights and facilities as required by the City of Saratoga Springs water utility ordinance and other ordinances, regulations, and standards;
- j. utilities such as telecommunications, cable TV, electric power, and natural gas;
- k. improvements required by the Wildland-Urban Interface Code;
- l. street lighting; and
- m. improvements required by other sections of the City Code or required by agreement between the City and the applicant.

**2. Installation at Developer's Expense.**

- a. The installation of required improvements shall be at the developer's expense. However, the City may choose to participate in the cost of certain improvements in order to correct deficiencies in areas outside the development, or to provide capacity for future development in accordance with any applicable capital facilities plan, any applicable impact fee facilities plan, or Land Use Element of the General Plan.
- b. Where off-site improvements that exceed the developer's lawful obligation are constructed at the developer's expense, a reimbursement agreement may be signed containing provisions or allowing for reimbursement by landowners whose property subsequently benefits from the improvements using mechanisms mutually agreed upon by the City and the developer. The duration of these agreements may not exceed 10 years.

**3. Improvement Standards.** Required improvements shall be installed in compliance with this Title, capital facilities plans, impact fee facilities plans, and standards, regulations, and ordinances passed by the City.

**4. Continuing Maintenance Required.** The continuing maintenance of any improvement required for compliance with applicable City ordinances, regulations, and standards shall be required for a period specified in any applicable development agreement or bond agreement. Failure to maintain any required improvement shall be a violation of these regulations.

**5. Maintenance Mechanism.** Any development that includes any property or facilities that are not dedicated to or accepted by the City of Saratoga Springs shall create a community association for the purpose of carrying out maintenance activities for such property or facilities. In the event

maintenance obligations are not promptly assigned to the community association, the developer may be required to post a maintenance bond to ensure that the improvements are maintained until such time as the community association assumes maintenance obligations.

6. **Project Documents.** The developer shall submit the proposed declaration of covenants, conditions, and restrictions, condominium declarations, articles of incorporation, and by-laws for the community association for review and approval by the City attorney, and those documents shall be recorded before or concurrent with the recording of the Final Plat.
7. **Developed and Landscaped Open Space Maintenance.** The maintenance of any developed or landscaped open space required for compliance with this ordinance shall include, but not be limited to: upkeep of landscaping, parks, trails, and fencing, where required; control of noxious weeds; litter removal; and wildfire suppression. All open space shall be maintained by a homeowner's association (see Section 19.13.06) if such open space is not a part of the City's capital facilities plan or impact fee facilities plan.
8. **Maintenance of Landscaping.** Maintenance of landscaped areas includes the installation and maintenance of an irrigation system, timely irrigation, weed and pest control, and all other activities required to maintain the function and, as much as reasonably possible, original appearance of the landscaped area. Sufficient water rights for the maintenance of landscaped areas shall be dedicated to or purchased from the City.

9. **Phasing Improvements.** If the construction of various portions of the a project is proposed to occur in stages, then the ~~open space, landscaping, and recreational facilities shall be developed in proportion to the number of dwellings and buildings intended to be developed during any stage of construction. A phasing plan, including size and order of each phase, funding mechanism, and responsible parties, shall be approved by the City Council.~~ <sup>10</sup> following standards shall be met.

- a. A Phasing Plan, including size and order of each phase and schedule of improvements to be installed, shall be approved by the Planning Director.
- b. Open Space improvements shall be installed with a value or acreage in proportion to the acreage developed with any given phase. The Developer may install open space in excess of the proportionate amount for each phase and bank open space credits towards later phases; however the open space installed must be a part of the open space shown in the Phasing Plan.
- 9.c. A perpetual instrument running with the land shall be recorded against the entire project prior to or concurrently with the recordation of the first plat, that includes the standards, location, funding mechanism, values, and timing for all open space, recreational facilities, amenities, open space easements, and other improvements. An open space plat, conservation easement, development agreement, or other perpetual instrument may qualify as determined by the City Attorney.

#### 19.13.0810. Master Development Agreements.

1. **Purpose of Master Development Agreement Process.**
  - a. The Master Development Agreement process is established to provide a mechanism for the following:

- i. approval of a land use and zoning plan for a specified geographic area that is proposed for development;
  - ii. identification of utilities and other public infrastructure that will be required to be installed in order to service the proposed development; and
  - iii. creation of a development agreement that identifies general land uses, residential densities, size of non-residential developments, obligations for construction of public infrastructure, and general phasing of the development.
  
- 2. **When Required.** A Master Development Agreement shall be required of any development that is in excess of twenty acres in size if non-residential or in excess of 160 acres in size if residential. Mixed-use developments in excess of twenty acres shall be required to submit a Master Development Plan.
  
- 3. **Master Development Applications.** Master Development Agreements may be accompanied by an application to amend the City's General Land Use Plan Map and rezone the subject property. If so, then the General Plan amendment or rezone shall not occur until the Master Development Agreement is executed by the City and developer. Master Development Agreement applications shall contain, at a minimum, the following information:
  - a. a complete application that is duly signed by the property owner or the owner's representative;
  - b. a legal description of the property;
  - c. a vicinity map showing the approximate location of the subject parcel with relation to the other major areas of the City;
  - d. a general description of the proposed development together with a map indicating the general development pattern, land uses, densities, intensities, open spaces, parks and recreation, trails, and any other important element of the project;
  - e. a data table including total number of lots, dwellings, and buildings, square footage of proposed buildings by floor, number of proposed garage parking spaces, number of proposed surface parking spaces, percentage of buildable land, percentage of open space or landscaping, and net density of dwellings by acre;
  - f. existing and proposed infrastructure including proposed roadways, utility locations, and capacities;
  - g. estimated impacts of the proposed Master Development Agreement on all public utilities including potable water, irrigation water, wastewater, transportation, storm drainage, fire protection, and solid waste;
  - h. parks and recreation demands of the proposed project;
  - i. an estimate of the cost to provide off-site utilities and other public infrastructure facilities to the site;
  - j. existing physical characteristics of the site including waterways, geological information, fault lines, general soils data, and contour data (two-foot intervals);
  - k. identification of environmental issues, if any, and how such will be protected or mitigated (e.g., wetlands, historical sites, endangered plants, etc.);
  - l. information relating to storm drainage including: 100-year 24-hour drainage flows, 10-year 24-hour storm water flows, and proposed storm drainage facilities;
  - m. major street layout with detailed traffic study prepared by a traffic Engineer;

- n. statements of how the proposed development is compatible with surrounding land uses and other areas of the City and how internal compatibility will be maintained;
- ~~e.~~ statements or maps indicating how the proposed master plan will comply with the City's open space and parks and recreation regulations;
- ~~p.~~ **a list of property owner's names and addresses within 300 feet of the subject property, together with the postage necessary to mail first class letters to each of the property owners on the list; and**
- ~~q.~~ file of all submitted plans in pdf or AutoCAD 2000 format.

4. **Open Space Requirements.** The amount of open space required with any Master Development Agreement application will be established in accordance with the provisions of the applicable zoning designation as set forth in Chapter 19.04 of this code.
5. **Planning Commission Action.** Upon receipt of a complete Master Development Agreement application, the Planning Director shall schedule the application for a public hearing before the Planning Commission.
  - a. The Planning Commission shall conduct a public hearing and shall thereafter recommend to the City Council approval, approval with conditions, or denial of the Master Development Agreement application.
  - b. The Planning Commission may also recommend modifications to a Master Development Agreement application or may table its action if the application is incomplete or if the Planning Commission determines that more information should be provided prior to making a recommendation.
6. **City Council Action.**
  - a. The City Council, after a receiving a recommendation from the Planning Commission, shall review the application and shall approve, approve with conditions, or deny the application.
  - b. The City Council may modify the application or table their action if the application is incomplete or if the Planning Commission determines that more information should be provided prior to taking final action.
  - c. The Master Development Agreement must be executed by the parties before a rezone or General Plan amendment is granted or takes effect.
7. **Effect of the Master Development Agreement.** The Master Development Agreement, as approved, will constitute the applicant's right to develop the property in essentially the same manner as outlined in the Master Development Agreement.
  - a. Generally, the Master Development Agreement shall include a request to amend the City's Land Use Element of the General Plan and Zoning Map, if necessary.
  - b. The Master Development Agreement shall not grant the applicant the right to circumvent any City ordinances, policies, City Council directives, or any other procedure that is approved and practiced by the City.
  - c. The applicant shall still be required to apply for subdivision approval, Site Plan review, Conditional Use approval, or other appropriate procedures as required by this Code.

8. **Additional Requirements.** A Master Development Agreement shall generally conform to the requirements found in this Chapter pertaining to the contents of a development agreement, as appropriate, as well as the following requirements:
  - a. The Master Development Agreement shall establish the general land uses in the project, the total number of residential dwellings, the estimated square footage of structures used for non-residential purposes, the general off-site utility and public infrastructure required, and any general phasing for the development of the Master Development Plan area.
  - b. The Master Development Agreement shall include provisions for phasing of improvements and the timing of the construction of public infrastructure.
  - ~~c.~~ The City may enter into performance-based reimbursement arrangements, shared funding mechanisms, or other methods if and when the City's long-term capital facility needs are served by such methods in accordance with the requirements of Section 19.13.07.

**9. Amendment<sup>111</sup>.** A Master Development Agreement may be amended upon agreement of all parties.

a. **Minor amendment:** a minor amendment is 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.

b. **Major amendment:** a major amendment is an amendment that alters the density, intensity of use, amount of open space or unit type, and shall be approved by the City Council.

**19.13.0911. Payment in Lieu of Open Space.**

1. **Purpose.** In order to meet the City's recreational needs and to create a more attractive community, Open Space shall be dedicated to the City of Saratoga Springs in accordance with the standards provided in Chapters 19.04 and 19.07 of the Land Development Code. In cases where the City Council finds that a voluntary payment to the City in lieu of providing all of the open space required by the City's Land Development Code will better meet the City's recreational needs, the City Council may allow a developer to utilize the City's Payment in Lieu of Open Space Program as described in this Section.
2. **Payment in Lieu of Open Space Program.** The City's Payment in Lieu of Open Space Program may be utilized for developments in the R-2, R-3, and R-4 zones, **or any other development in any zone containing equal to or less than four units per acre.** The percentage of open space that may be satisfied with a Payment in Lieu of Open Space shall be determined by the City Council taking into account the following:
  - a. The proximity of regional parks;
  - b. The size of the development;
  - c. The need of the residents of the proposed subdivision for open space amenities;
  - d. The density of the project;
  - e. Whether the Payment in Lieu furthers the intent of the General Plan; and
  - f. Whether the Payment in Lieu will result in providing open space and parks in more desirable areas.
3. **Excluded Open Space.** Specific types of open space do not qualify for this program including landscaping strips, regional trail segments, landscaping buffers, sensitive lands, landscaping in

parking areas, or other types of open space that may be specifically required by City ordinances and standards.

4. **Qualification for the Program.** Developments that the developers or the planning staff believe would result in better projects and would meet the above described standards may qualify for the Payment in Lieu of Open Space Program.
  - a. Such developments will be presented to the Planning Commission and City Council as part of the review process for Concept Plans or Master Development Plans. Said payments in lieu of open space shall be presented for approval in connection with preliminary and final plat approval. During that review, the Planning Commission will make a recommendation to the City Council on the implementation of the Payment in Lieu of Open Space program.
  - b. Subsequent to the Planning Commission's review, the City Council may approve, approve with modifications, or deny a request to implement the Payment in Lieu of Open Space Program. The City Council maintains complete discretion as to whether a request to provide Payment in Lieu of Open Space shall be granted.
  
5. **Arrangements and Handling of Payment.** If the City Council approves a request to implement the Payment in Lieu of Open Space for a particular development, the following procedure will be followed:
  - a. The City shall maintain a list of no less than three appraisers whom the City has approved for purposes of appraising lands participating in this program. Using one of the City's approved appraisers, an appraisal of the entire project will be performed at the developer's expense. This appraisal will be performed on the basis that the property has received development entitlements of the approved development covered by the payment in lieu of open space.
  - b. An estimate of the required open space improvements, including landscaping, parks, trails, and other amenities, shall be performed by a landscaping company or landscape architect.
  - c. Once complete, the appraisal and estimate shall be submitted to the City Recorder. The City shall have thirty days to review the appraisal and estimate to determine whether they are acceptable without further review.
  - d. If the City finds that the appraisal and estimate are acceptable without additional review, the developer shall be notified in writing.
    - i. In the event that the City finds it necessary to further review the appraisal and estimate, the City shall employ, at the City's expense, an appraiser or landscape architect (or other professional) approved by the City to either review the original appraisal of the property or estimate or conduct a new appraisal or estimate. The City may, at the City's discretion, accept the original appraisal or use the average land value between the City's appraisal, if one is conducted, and the original appraisal. In addition, the City may, at the City's discretion, accept the original estimate of the open space improvements or use the average estimate of the developer's and City's estimate.
    - ii. Upon completion of this process the City shall notify the developer in writing of its findings.
  - e. The City and the developer may agree as to the market value of the land or estimated open space improvements without an appraisal or estimate so long as there are circumstances that assure that the agreed value is at least equal to the expected appraised or actual value.

- f. The developer shall pay as a Payment-in-Lieu the amount of money equivalent to the overall appraised value of the entire project times the percentage of land required for open space, plus the estimate of the anticipated open space improvements **as follows:-**
  - i. Example: \$100,000 (appraised value of entire project) x .30 (30% required open space) = \$30,000 plus the estimated cost of the open space improvements.
  - ii. In addition, the developer shall be required to pay an amount equal to the estimated costs of water connections and water rights for the land if it were developed as open space.
  - iii. **Before any subdivision plate are recorded, the developer shall pay to the City (a) the land value, (b) estimated cost of the open space improvements based upon an average per-square-foot cost of the improvements for the ~~three~~six most recent City parks with the highest and lowest park removed, and (c) estimated water costs before any subdivision plats will be recorded.**
- g. Upon receipt of the payment, the City shall deposit those funds in an account that has been established for the purchase of park lands, the construction of parks and recreation improvements, or for upgrading **or repairing** existing park facilities. The City may expend the Payment in Lieu of Open Space funds at its discretion so long as they are only used for the purchase of parks, construction of parks and recreation improvements, or for upgrading **or repairing** existing parks facilities.
- h. The City and developer may also agree to make other arrangements for the Payment in Lieu of Open Space if acceptable terms can be reached, but in no case shall the value of the Payment be less than the expected appraised value, estimated cost of open space improvements, and estimated water costs as described herein.

#### 6. **Voluntary Participation.**

- a. This program is completely voluntary and developers who participate in it shall do so on a voluntary basis only. Written development agreements shall contain a description of the terms of this program.
- b. This program is also voluntary for the City and approval of all payments in lieu of open space are made at the sole discretion of the City Council. No entitlements are granted by virtue of this Chapter and all proposals to participate in this program are subject to the total and complete review and discretion of the City Council.

## 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. 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.

### 19.14.01. Purpose.

A design review procedure is established in order to encourage adequate advance planning and thereby assure a good quality of environment for the City. Such procedure is intended to provide for orderly, harmonious, safe, and functionally efficient development, and thus for the stability of property values and the general welfare of the community. It is not the purpose of this Chapter to so rigidly control design so as to stifle creativity or individual expression, or to cause substantial, unnecessary expense; rather, any control exercised is intended to be the minimum necessary to efficiently achieve the objectives stated above.

### 19.14.02. Approval Required.

Site Plan approval shall be required for all developments which contain the following uses, together with any others for which it is required elsewhere in these Ordinances:

1. Any industrial use;
2. Any commercial use;
3. Any institutional use;
4. Two-Family Structures and Three-Family Structures; and
5. A multi-family residential development.

### 19.14.03. Site Plan Development Standards.

The following are standards required for all Site Plans in any zone:

1. **Site Plan Standards.** The entire parcel area shall be built upon, landscaped, or paved in accordance with the zone's open space and parking requirements.

2. **Buffering and Screening Requirements.** Any commercial lot which abuts a residential or agricultural use shall be effectively screened by a combination of a wall, fencing, and landscaping of acceptable design. No chain link or wood fences are permitted as buffering or screening between commercial and residential. Masonry and solid white-vinyl are suggested types of fences, and as circumstances require, one or the other may be required. Unless otherwise required by this Title, walls or fences used as a buffer or screen shall not be less than six feet in height. Landscaped berms with sufficient trees may be reduced to 4-5 feet depending on specific adjacent uses. Such wall, fence and landscaping shall be maintained in good condition with no advertising thereon. All developments shall have a minimum number of both deciduous and evergreen trees to provide for shade and visual relief.
3. **Access Requirements.**
  - a. **Access dimensions.** For each commercial lot:
    - i. each roadway shall not be more than forty feet in width, measured at right angles to the center line of the driveway except as increased by permissible curb return radii; and
    - ii. the entire flare of any return radii shall fall within the right-of-way.
  - b. **Interconnection.** All parking and other vehicular use areas shall be interconnected with adjacent properties in order to allow maximum off-street vehicular circulation.
  - c. **Acceleration and Deceleration Lanes.** Acceleration and deceleration lanes shall be required on major arterials when deemed necessary by the City Engineer or UDOT.
  - d. **Off-street Truck Loading Space.** Every structure involving the receipt or distribution by vehicles of materials or merchandise shall provide and maintain on the building's lot adequate space for standing, loading, and unloading of the vehicles in order to avoid undue interference with public use of streets or alleys.
4. **Utilities.** All utility lines shall be underground in designated easements. No pipe, conduit, cable, water line, gas, sewage, drainage, steam, electrical, or any other energy or service shall be installed or maintained upon any lot outside of any building above the surface of the ground except during construction.
  - a. Transformers shall be grouped with other utility meters where possible and screened with vegetation or fencing.
  - b. Each contractor and owner or developer shall be responsible to know the whereabouts of all underground utilities. Protection of such utilities shall also be their responsibility.
  - c. Prior to construction, contact must be made with Blue Stakes and any other utility company, public or private, not participating in Blue Stakes in the area to identify underground utility lines.
5. **Grading and Drainage.** Drainage from any lot must follow current City requirements to show on site retention and a maximum allowable discharge of 0.2 cubic feet per second (cfs) per acre. Drainage shall not be allowed to flow upon adjoining lots unless the owner of the lot upon which the water flows has granted an easement for such purpose. The Planning Commission must approve a Site Plan with grading, drainage, and clearing plans before any such activities may begin. Lot grading shall be kept to a minimum. Roads and development shall be designed for preservation of natural grade except as otherwise approved by the City Engineer based on standards and specifications.

6. **Secondary Water System and Dedication of Water Shares.** The applicant shall comply with the City's adopted Water Utility Ordinance and other adopted standards, regulations, and ordinances and shall dedicate to the City the amount of water specified in those adopted standards, regulations, and ordinances upon approval of the Site Plan.
7. **Piping of Irrigation Ditches.** All existing irrigation canals and ditches which are located on the site or straddle a site property line shall be piped with a sufficient size pipe and shall be approved by the City Engineer.
8. **Preliminary Condominium Plat.** When the proposed Site Plan includes condominium units, the Site Plan submittal shall include a preliminary condominium plat. Said plat shall include a survey of the property, the proposed building locations, **proposed floor plans**, and proposed elevations identifying each building in the development. Approval of the proposed Site Plan may occur simultaneously with the approval of the proposed preliminary condominium plat.

#### 19.14.04. Urban Design Committee Requirements.

**1. Process.** Urban Design Committee review shall be done 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.

**5.6. Exterior Materials.** The Urban Design Committee shall ensure that all buildings are finished with high quality materials that conform to the City’s design 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.

**6.7. Landscape Requirements.** All Site Plans shall conform to the landscaping requirements established in Chapter 19.06 of this Title.

**7.8. Parking Lot, Building, and Street Lighting.** <sup>[12]</sup> All Site Plans shall conform to the lighting requirements established in Chapter 19.11 of this Title.<sup>[13]</sup>

~~a. All parking lot light fixtures shall be installed to prevent light glare from adversely affecting adjacent properties.~~

~~a. Pole mounted fixtures are required for street lighting.~~

~~b. Lighting of all pedestrian pathways is recommended.~~

~~b. Lighting will be judged <sup>[14]</sup> <sup>[15]</sup> as to how adequately it meets its intended purpose.~~

~~a. Design and location of standards and fixtures shall be specified on the site development drawings.~~

~~b. Intensities shall be controlled so that glare or excessive direct light will not adversely affect neighboring areas.~~

~~c. All streetlights and interior parking lot lights shall meet the City’s adopted design standards for lighting.~~

**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.
  - b. 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.**

**2.1. 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.

**3.2. 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.~~ Documentation that all applicable fees have been paid.
- ~~b.~~a. A site analysis meeting the requirements of 19.14.06.3 below.
- ~~e.~~b. A site plan meeting the requirements of 19.14.06.3. below.
- ~~d.~~c. Conceptual elevations.
- ~~e.~~d. Vicinity map meeting the requirements of 19.14.06.3. below.

**3. Accompanying Maps, Reports, and ~~and~~ Drawings Required.** The information submitted with the application shall ~~include five full size 24 x 36 inch copies and seven 11 x 17 inch copies of the site plan, landscaping plan, elevation, drainage plan, and shall~~ include the following:

- ~~f.~~a. **Ownership Affidavit.** A statement of ownership and control of the subject property and a statement describing the nature of the intended use.
- ~~g.~~b. **Vicinity Map.** A general location map indicating the approximate location of the subject parcel.
- ~~h.~~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.
- ~~i.~~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.
- ~~j.~~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.
- ~~k.~~f. **Compliance statement.** A statement indicating how the proposed development complies with the City's adopted Land Use Element of the General Plan.

~~1.g. Site Plan-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. Additional copies may be required prior to adding the application to the Planning Commission or City Council agenda. Final Construction Drawings for ~~aAA~~ 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 S~~ Site Plan application shall also contain the following<sup>[16]</sup>:

- ~~i.~~ date, scale, and north arrow;
- ~~ii.~~ boundaries of the subject parcel and the entire parcel (where the project does not occupy the entire parcel of which it is a part);
- ~~iii.~~ existing streets, watercourses, easements and other rights-of-way, and section lines;
- ~~iv.i.~~ locations, dimensions, floor plans, and uses and heights of all proposed buildings and structures, including overhangs, porches, stairwells, and balconies, and the locations of all structures on adjoining properties;
- ~~v.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;
- ~~vi.iii.~~ acceleration and deceleration lanes, and dimensions thereof, if required;
- ~~vii.iv.~~ off-street parking and loading areas complying with the City's off-street parking requirements contained in Chapter 19.09 of this Title;
- ~~viii.v.~~ screening and buffering provisions, including types and heights of existing and proposed buffering and fencing elements;
- ~~ix.vi.~~ location and treatment of refuse collection areas, storage areas, mechanical equipment, and external structures;
  - ~~x.~~ location and size of existing utilities and general location of utility access points and hook-ups;
- ~~xi.vii.~~ location, type, and size of all business and on-site circulation signage;
- ~~xii.viii.~~ tabulation of square footage devoted to various land uses, ground coverage by structures, and other impervious surfaces;
- ~~xiii.~~ location of existing and proposed curb, gutter, sidewalk, park strip, and edge of asphalt to be prepared, signed, and stamped by a registered engineer;
- ~~xiv.~~ type of construction of all structures, presence or absence of fire sprinkling, and location of existing and proposed fire hydrants;
- ~~ix.~~

**h. Final Hydraulic and Hydrologic storm drainage report and calculations**

**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** 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.)

i. ~~location of all existing and proposed secondary irrigation systems, both on-site and on adjacent properties, including ditches, pipes, and culverts;~~

ii. ~~a statement on the Site Plan that all applicable elements of Section 19.09.07 with respect to accessible parking will be adhered to;~~

iii. ~~the piping of all existing irrigation ditches which affect the site;~~

iv. ~~the names of all adjacent property owners;~~

v. ~~data table including total number of lots, dwellings, and buildings, square footage of proposed buildings by floor, number of off-street parking spaces (e.g., number of proposed garage parking spaces, number of proposed surface parking spaces, etc.), percentage of buildable land, percentage and amount of sensitive lands, percentage and amount of open space or landscaping, and net density of dwellings by acre; and~~

vi.k. ~~a file of all submitted plans, documents, and reports in pdf-format.~~

b.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.

e. **Grading and Drainage Plan.** A grading and drainage plan which indicates the proposed grading and techniques for controlling and discharging drainage. The plan must include:

i. ~~topographical plans showing existing grades and proposed grades and elevations;~~

ii. ~~location and elevations of all existing and proposed drainage facilities within the subject parcel and the general vicinity within 100 feet of the site;~~

iii. ~~retention areas and exfiltration systems;~~

iv. ~~storm sewer piping and other appurtenances, sizes, and locations;~~

v. ~~contour lines showing adequate intervals to show topography of site; and~~

vi. ~~a note indicating that all storm drainage facilities will conform to the City's construction standards and policies.~~

d. **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.

e. **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.

f. **Signage Plan.** ~~The Planning Commission shall approve a~~ 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.

g. **Traffic Impact Study.** A traffic impact study (completed by a certified traffic engineer) may be required if it is estimated by the City Engineer that the project could generate trips for any given time period in excess of five percent of the existing volume of traffic on adjacent street systems. Said study 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; and
- iii. a description of the type of traffic generated.

~~h. Fee. A fee set by resolution of the City Council shall accompany the application for any Site Plan review.~~

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

4.5. **Public Notice and Hearing.** All site plans shall comply with the noticing and public hearing requirements of Section 19.13, and ~~04-applicants shall pay the cost to post and mail required notice to property owners, upon invoice from the City.~~

5.6. **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).

6.7. **Consideration in Review of Applications.** The ~~Planning Commission and the Planning Director~~ 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.
- ~~h. \_\_\_\_\_~~

~~i.~~ **7. Site Plan Application and Approval Process.**

- ~~j.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).
- ~~k.~~ ~~Upon compliance with the Development Review Committee's recommendations, the revised application shall be forwarded to the Planning Commission.~~
- ~~l.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:**

- m.i.** Prior to being scheduled for any public meeting or hearing, the developer shall produce five copies of 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.
- n.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 Commission.
- ii.** Major amendment: an amendment that alters the density, intensity of use, amount of open space or unit type, shall follow the same process as a new site plan.

⊖:

**19.14.07. Issuance of Building Permit.**

1. **Conformity with approved plans.** Any building permit issued shall expressly require that development be undertaken and completed in conformity with the plans as approved by the City Council.
2. **Application compliance.** A building permit shall not be issued for any building or structure or external alterations thereto until the provisions of this Chapter and the approved Site Plan and written development agreement and/or bond agreement have been met.

**19.14.08. Issuance of a Certificate of Occupancy.**

A Certificate of Occupancy shall not be issued for any building or structure or alteration thereto until the provisions of this Chapter, approved Site Plan, development agreement, and/or bond agreement have been completed.

**19.14.09. Failure to Begin and Complete Development.**

If no substantial construction (as defined in the applicable building code) has occurred in a development which that has been granted Site Plan approval pursuant to this Chapter within twenty-four months from the date of approval, the Planning Director shall revoke Site Plan approval.

1. The City Council may grant extensions of time when such extensions will promote public health, safety, and general welfare. Said extension must be requested within twenty-four months of Site Plan approval and shall not exceed twenty-four months.

2. For developments that are subject to a development or bond agreement, and if the development or bond agreement establishes the deadline for commencement of substantial construction, the provisions of the development or bond agreement shall apply.

## Chapter 19.15. Conditional Use Permit.

### Sections:

- 19.15.01. Purpose.
- 19.15.02. Conditional Use Permit.
- 19.15.03. Approval Process.
- 19.15.04. Determination.
- 19.15.05. General Standards and Considerations Governing Conditional Uses.
- 19.15.06. Special Standards and Considerations Governing Particular Uses.
- 19.15.07. Optional Conditions.
- 19.15.08. Inspection.
- 19.15.09. Time Limit.

### 19.15.01. Purpose.

The purpose of this Chapter is to allow the proper integration into the City of Saratoga Springs of uses that may be suitable only under certain circumstances, or only if such uses are designed or developed on the site in a particular manner.

### 19.15.02. Conditional Use Permit.

1. **Required.** A Conditional Use permit shall be required for all uses listed as a Conditional Use in the zone regulations. A Conditional Use permit may be revoked upon failure to comply with conditions precedent of the original approval of the permit or failure to comply with the City Code.
2. **Application.** Application for a Conditional Use permit shall be made by the property owner or his duly authorized agent to the Planning Department.
3. **Accompanying Data.**
  - a. Applications for Conditional Uses in New or Expanded Structures and Sites shall be accompanied by:
    - i. The application shall be accompanied by a Site Plan application and supporting materials, and
    - ii. a description of the use, and
    - iii. the Planning Director may require additional information to be presented on the Project Plan so long as the information is reasonably necessary to determine whether the proposed conditional use complies with City ordinances, regulations, and standards.
  - b. Applications for Conditional Uses in Existing Structure and Sites maps, drawings, or other documents sufficient to meet the requirements of a Site Plan review as specified in Chapter 19.14 of this Title and sufficient to demonstrate that the general and specific requirements of this Title will be met by the construction and operation of the proposed

~~building, structure, or use. For applications that do not require Site Plan approval, the application shall be accompanied by:~~

- ~~i. a Project Plan which represents existing building siting, parking, vehicular circulation, landscaping, lighting, fencing, trash enclosures, signage, and storm drainage, and any internal site changes necessary for the new use.~~

~~3.c.~~ The Planning Director may require additional information to be presented on the Project Plan so long as the information is reasonably necessary to determine whether the proposed conditional use complies with City ordinances, regulations, and standards.

4. **Granting of a Permit.** In considering an application for a Conditional Use permit, the ~~City Council~~ **Land Use Authority** may deny a permit or may grant a permit subject to the requirements of this Chapter. The granting of a Conditional Use permit shall not exempt the applicant from other relevant provisions of this Chapter, other ordinances, regulations, or standards of the City, or the Utah Code.

5. **Fee.** The application for any Conditional Use permit shall be accompanied by a fee set by resolution of the City Council, **and applicants shall pay the cost to post and mail public hearing notices.**

### 19.15.03. Approval Process.

The approval process for a Conditional Use permit shall be as follows:

#### 1. Conditional Use Permit for a Use in a New or Expanded Structure or Site:

~~1.~~ Upon receipt of a completed application and subsequent review for application completeness by the Planning Department, the Planning Department shall place the **Conditional Use application and related Site Plan application** on the next available Planning Commission agenda for a public hearing ~~as outlined by application deadlines established by the Planning Department.~~

a. The Planning Commission shall review each application and make a recommendation to **the City Council** to approve, approve with conditions, or deny the application, or the Planning Commission may defer action if an applicant fails to appear at the public hearing or meeting or there is insufficient application information provided.

b. **The City Council is the Land Use Authority, and shall review each application at a public meeting and approve, approve with conditions, or deny the application, or may defer action if an applicant fails to appear at the public meeting or there is insufficient application information provided to determine whether City ordinances and regulations are met.**

#### 2. Conditional Use Permit for a Use in an Existing Structure or Site:

a. Upon receipt of a completed application and subsequent review for application completeness by the Planning Department, the Planning Director shall review the application for compliance with the standards in this Title.

- b. If the application does not include external changes to the site, the Planning Director shall be the Land Use Authority and shall approve, approve with conditions, or deny the application, or may defer action if there is insufficient application information provided.
- 2.c. If the application includes external changes to the site, a site plan amendment shall be required, the Conditional Use Permit shall follow the same process as the related site plan, and the Land use authority for the site plan shall become the Land Use Authority for the Conditional Use Permit.

#### 19.15.04. Determination.

1. The ~~Planning Commission~~ Land Use Authority may only permit a Conditional Use to be located within zones where the particular Conditional Use is listed as a Conditional Use by the use regulations of this Title.
2. A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with the standards contained in this Chapter.
3. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with the standards contained in this Chapter, the conditional use may be denied.

#### 19.15.05. General Standards and Considerations Governing Conditional Uses.

In reviewing an application for a Conditional Use permit, the ~~Planning Department~~ shall apply the following considerations and standards shall be applied:

1. The siting of the structure or use, and in particular:
  - a. the adequacy of the site to accommodate the proposed use or building and all related activities;
  - b. the location and possible screening of all outdoor activities;
  - c. the relation of the proposed building or use to any adjoining building with particular attention to protection of views, light, air, and peace and quiet;
  - d. the location and character of any display of goods and services; and
  - e. the size, nature, and lighting of any signs.
2. Traffic circulation and parking, and in particular:
  - a. the type of street serving the proposed use in relation to the amount of traffic expected to be generated;
  - b. the adequacy, convenience, and safety of provisions for vehicular access and parking, including the location of driveway entrance and exits; and
  - c. the amount, timing, and nature of traffic generated by the proposed conditional use.
3. The compatibility of the proposed conditional use with its environment, and in particular:

- a. the number of customers or users and the suitability of the resulting activity level to the surrounding uses;
- b. hours of operation;
- c. adequacy of provisions for the control of any off-site effects such as noise, dust, odors, light, or glare, etc.;
- d. adequacy of provisions for protection of the public against any special hazards arising from the intended use;
- e. the expected duration of the proposed building, whether temporary or permanent, and the setting of time limits when appropriate; and the degree to which the location of the particular use in the particular location can be considered a matter of public convenience and necessity.

4. The Conditional Use shall meet the following standards:

- a. the use will not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity;
- b. the use will be consistent with the intent of the land use ordinance and comply with the regulations and conditions specified in the land use ordinance for such use;
- c. the use will be consistent with the character and purposes stated for the land use zone involved and with the adopted Land Use Element of the General Plan;
- d. the use will not result in a situation which is cost ineffective, administratively infeasible, or unduly difficult to provide essential services by the City, including roads and access for emergency vehicles and residents, fire protection, police protection, schools and busing, water, sewer, storm drainage, and garbage removal; and
- e. the proposed use will conform to the intent of the City of Saratoga Springs General Plan.

5. When necessary, the **City Council/land use authority** may attach conditions to ensure compatibility with the surrounding area and to mitigate harmful effects. Such conditions may include the following:

- a. additional parking;
- b. water, sewer, and garbage facilities;
- c. landscape screening to protect neighboring properties;
- d. requirements for the management and maintenance of the facilities;
- e. changes in layout or location of uses on the lot; and
- f. any other condition the **City Council/land use authority** finds necessary to reasonably ensure that the proposed Conditional Use will comply with the standards noted above.

6. The **City Council/land use authority** shall make its decision based upon the facts presented for the record; expressions of support or protest alone shall not constitute the basis of approval or denial.

**19.15.06. Special Standards and Considerations Governing Particular Uses.**

In addition to the general standards and considerations set forth in 19.15.08, the following special standards shall be considered in relation to an application for a Conditional Use permit for any of the following uses:

1. **Automobile refueling stations and car wash operations.** As Conditional Uses, automobile refueling stations and car wash (self-serve) operations may be permitted under the following conditions:
  - a. ~~They are required by public convenience and necessity and~~ the proposed location of the Conditional Use is in accord with the Land Use Ordinance and land use zone in which the site is located.
  - b. They do not break up contiguity for pedestrians of retail store frontage.
  - c. They will not be a nuisance to residences and other surrounding uses.
  - d. They will not cause traffic hazards or undue traffic congestion.
  - e. For automobile refueling stations or free standing car washes, the lot frontage, if located on a major street, shall not be less than 125 feet.
  - f. For automobile refueling stations or car wash operations with gasoline, diesel, or natural gas pumps shall have buildings of the type of construction as required in applicable building codes, and are to be located at a distance of not less than twenty-five feet from property or building setback lines, whichever is greater.
  - g. Gasoline pumps and pump islands for car wash operations or automobile refueling stations shall have a canopy and the setback, measured from the edge of the canopy, shall be not less than twenty-five feet from any property lines or shall be in conformity with the building setback lines of the zone, whichever is greater.
  - h. Driveway design and spacing for automobile refueling stations or car wash operations shall be reviewed by the City Engineer, whose recommendation will be forwarded to the Planning Commission.
  - i. The minimum closest distance from the automobile refueling stations or car wash with gas pumps site to an existing school, park, playground, museum, or place of public assembly shall not be less than 500 feet.
  - j. No outdoor storage of rental trucks or trailers, stacks of tires, or other merchandise will be provided by the automobile refueling stations or car wash operation except when such equipment or merchandise is screened by an approved fence not less than six feet in height.
  - k. In the Regional Commercial (RC) Land Use Zone, these land uses will not be allowed within the Gateway Area.
  
2. **Temporary Subdivision Sales Offices.** One temporary sales office may be granted as a conditional use so long as it is listed as a conditional use in the use regulations of this Title, located in a subdivision of not less than five acres, located at least 200 feet from any existing dwelling outside of the subdivision measured along street lines, and issued a subdivision sales office permit.
  - a. A permit for a subdivision sales office may be issued by the Planning Commission at any time after recording of the subdivision; however, the applicant may proceed with the conditional use approval process simultaneously with the subdivision approval process.
  - b. The permit shall become void one year following the date on which the permit was issued. The temporary office shall then be removed unless thirty days prior to the expiration of the one year period, a request for an extension of time is made and granted by the Planning Commission. In no case will more than one extension be granted, and such extension may not be more than one year.

3. **Non-residential Group Day Care and Preschool Center Special Conditions.** Development or operation of a group day care or preschool center must be approved in advance by the **City Council** and use authority and must be found to conform to the following conditions:
  - a. it must be compatible with existing and proposed land uses in the vicinity;
  - b. it must receive the approval of the Utah Department of Health;
  - c. it must provide off-street parking spaces on the site meeting the same requirements as commercial uses and an adequate pickup and delivery area;
  - d. new construction must be compatible in design and scale of building with existing development in the area; and
  - e. the site must have frontage on a street with an existing or proposed right-of-way of 66 feet, or greater, as identified on the Transportation Element of the General Plan.
  
4. **Residential Pre-school Special Conditions.** Approval of a residential pre-school shall also require a Home Occupation business license and shall be reviewed according to the review criteria found in Chapter 19.08. In addition, a residential pre-school shall conform to the following conditions:
  - a. it must receive the approval of the Utah Department of Health;
  - b. it must provide off-street parking spaces on the site meeting the same requirements as commercial uses and an adequate pickup and delivery area; and
  - c. new construction must be compatible in design and scale of building with existing development in the area.
  
5. **Private or Quasi-public School.** Conditional Use approval of Private or Quasi-public Schools shall only be given based on the following conditions and considerations:
  - a. If the Private or Quasi-public School includes boarding facilities, the City may impose such limitations as the City believes to be in the public interest relating to the sex, age, and number of students that may be boarded or otherwise participate in the schooling and other services provided by the school. The City may also impose student-to-staff ratio requirements for the school.
  - b. The number of students allowed to attend or to be boarded at a Private or Quasi-public School shall be determined based, in part, on the size of the parcel of property on which the school is to be located.
    - i. The minimum property required for any Private or Quasi-public School shall be ten acres. More acreage shall be required for larger facilities as determined by the City.
    - ii. Property for the Private or Quasi-public School may, with the consent of the City, be dedicated to the City for public use in lieu of remaining in the private ownership of the school. The City may allow more credit for property dedicated to the City for public use than for similar acreage remaining in private ownership.
  - c. If a Private or Quasi-public School is to provide any counseling (other than educational counseling) that will require the school to obtain a license from any state or other agency (such as a license for residential treatment), the City may limit and restrict the types of counseling that the school may provide. The City may also impose limits on the students that may attend or be boarded at the Private or Quasi-public School based on the types of counseling and other services needed by the students.

- d. Since Private or Quasi-public Schools are primarily for educational purposes and not treatment or correctional purposes, the City will place restrictions on the students that may attend or be boarded at the school.
  - i. The City shall not allow such schools to accept students with serious mental or behavior disorders, students with current or recent drug or alcohol problems, students that are sex offenders, or students that are having or have recently had problems with the law.
  - ii. The City may provide that the school may not contract with any correctional office or agency for placement of students nor accept students placed or referred by judicial or correctional offices or agencies.
- e. The City shall impose such reporting, inspection, certification, review, and self-regulating conditions on Private or Quasi-public Schools as the City deems necessary to assure compliance with the limitations imposed by the City for its Conditional Use approval.
- f. The City may restrict the location of Private or Quasi-public School in the interest of the community. Such restrictions shall include not allowing Private or Quasi-public Schools to be located in close proximity to similar schools and facilities or to facilities, improvements, or developments that may be negatively affected by such schools or that may create potential risks or problems for the schools.

**6. Outdoor Storage and Vehicle Storage.** Conditional Use approval shall be given based on compliance with all other standards in this Chapter, and upon compliance with the following conditions and considerations:

- a. Storage areas shall be completely enclosed by a minimum six foot opaque wall or fence.
- b. Storage shall not occur adjacent to residential development.
- c. Approvals shall be given for a maximum term of five years, and all outdoor and vehicle storage shall be removed at the conclusion of the approval period.
- d. Additional five year terms shall be granted upon the following findings:
  - i. That the storage complies with the original conditions of approval.
  - ii. That the storage complies with all other Code requirements in place at the time of extension.
  - iii. That the storage is still not adjacent to residential development. At such time as the surrounding area develops in a residential manner, no further extensions shall be granted.

**7. Public & Private Utility Building or Facility.** Conditional Use approval shall be given based on compliance with all other standards in this Chapter, and upon compliance with the following conditions and considerations:

- a. Where above-ground structures will be located within or adjacent to a residential development, the site shall be fully screened with a minimum six-foot tall solid wall or fence set back a minimum of five feet from the side and rear property lines, and meeting the front setback requirement for the zone.
- b. Landscaping shall be placed along the exterior of the site at the foot of any required wall; the interior of the site within required solid walls shall be exempt from landscaping requirements.
- f.c. All site lighting shall be downward directed and fully shielded.

### **19.15.07. Optional Conditions.**

Applicants for Conditional Use permits shall meet all applicable requirements of this Title. In addition, the City Council may establish conditions as outlined herein to meet the concerns of safety for persons and property, health and sanitation, environment, master plan proposals, and neighborhood needs, performance, and administration. More specifically, the City Council may require:

#### **1. Conditions Relating to Safety of Persons and Property.**

- a. Building elevations and grading plans which will prevent or minimize flood water damage, where property may be subject to flooding.
- b. The relocation, covering, or fencing of irrigation ditches, drainage channels, and other potential attractive nuisances existing on or adjacent to the property.
- c. Increased setback distances from lot lines where the Planning Commission determines it to be necessary to ensure the public safety and to ensure compatibility with the intended characteristics of the zone as outlined in applicable land use ordinances.
- d. Appropriate design, construction, and location of structures, buildings, and facilities in relation to any earthquake fault which may exist on the property, and limitations and restrictions on the use and location of uses due to special site conditions, including geologically hazardous areas, flood plains, fault zones, and landslides areas.
- e. Limitations and control of the number, location, color, size, height, lighting, and landscaping of outdoor advertising signs and structures in relation to the creation of traffic hazards and appearance and harmony with adjacent development.
- f. Plans for the location, arrangement, and dimensions of truck loading and unloading facilities.
- g. Construction of curbs, gutters, drainage culverts, sidewalks, streets, fire hydrants, and street lighting.

#### **2. Conditions relating to Health and Sanitation.**

- a. A guarantee of sufficient culinary water to serve the intended land use and a water delivery system meeting standards adopted by the City.
- b. A wastewater disposal system and a solid waste disposal system meeting standards adopted by the **land use authorityCity Council.**
- c. Construction of water mains, sewer mains, and drainage facilities serving the proposed use, in sizes necessary to protect existing utility users in the vicinity and to provide for an orderly development of land.

#### **3. Conditions Relating to Environmental Concerns.**

- a. Limitations and restrictions on the use and location of uses in sensitive lands.
- b. Processes for: the control, elimination, or prevention of land, water, or air pollution; the prevention of soil erosion; and control of objectionable odors and noise.
- c. The planting of ground cover or other surfacing to prevent dust and erosion.
- d. Restructuring of the land and planting of the same as directed by the Planning Commission when the Conditional Use involves cutting or filling the land, and where such land would be adversely affected if not restructured.

4. **Conditions Relating to Compliance with the Intent of the General Plan and Land Use Ordinances and Characteristics of the Vicinity or Neighborhood.**
- a. The removal of structures, debris, or plant materials incompatible with the intended characteristics of the zone outlined in this Title.
  - b. The screening of yards or other areas as protection from obnoxious land uses and activities.
  - c. Landscaping to ensure compatibility with the intended characteristics of the zone as outlined in this Title.
  - d. Limitations or controls on the location, heights, and materials of walls, fences, hedges, and screen plantings to ensure harmony with adjacent development, or to conceal storage areas, utility installations, or unsightly development.
  - e. The relocation of proposed or existing structures as necessary to provide for future streets on the Transportation Master Plan of Saratoga Springs, adequate sight distance for general safety, groundwater control, or similar problems.
  - f. Provision for, or construction of, recreational facilities necessary to satisfy needs of the Conditional Use.
  - g. Population density and intensity of land use limitations where land capability or vicinity relationships make it appropriate to do so to protect health, safety, and welfare.
  - h. Other improvements which serve the property in question and which may compensate, in part or whole, for possible adverse impacts to the zone from the proposed Conditional Use.

**19.15.08. Inspection.**

Following issuance of a Conditional Use permit by the **City Council/land use authority**, the City staff shall ensure that development is undertaken and completed in compliance with the Conditional Use permit and building permit.

**19.15.09. Time Limit.**

The Conditional Use Permit shall expire by operation of law without any action by the City unless construction or the use itself begins within one year of issuance and continues so as not to result in an expired building permit under applicable building codes. Construction must be complete within two years after issuance of the permit; otherwise, the permit shall expire by operation of law without any action by the City.

**Title 19. LAND DEVELOPMENT CODE.**

**Chapters:**

- 19.01. General Provisions.**
- 19.02. Definitions.**
- 19.03. Land Use Administration and Enforcement.**
- 19.04. Establishment of Land Use Zones and Official Map.**
- 19.05. Supplementary Regulations.**
- 19.06. Landscaping and Fencing.**
- 19.07. Planned Unit Development (PUD).**
- 19.08. Home Occupations.**
- 19.09. Off-Street Parking Requirements.**
- 19.10. Hillside Development Ordinance.**
- 19.11. [Reserved]**
- 19.12. Subdivisions.**
- 19.13. Development Review Processes.**
- 19.14. Site Plan Review.**
- 19.15. Conditional Use Permit.**
- 19.16. [Reserved]**
- 19.17. General Plan, Ordinance, and Zoning Map Amendments.**
- 19.18. Sign Regulations.**
- 19.19. [Reserved]**
- 19.20. [Reserved]**
- 19.21. Agriculture Protection Areas.**
- 19.22. Annexation.**
- 19.23. Sexually Oriented Businesses.**
- 19.24. Procedures for Reviewing Constitutional Taking Claims.**
- 19.25. Lake Shore Trail.**
- 19.26. Planned Community Zone.**
- 19.27. Addressing and Street Naming.**

**Chapter 19.02. Definitions**

**Sections:**

**19.01.01. Interpretation**

**19.02.02. Definitions**

**19.02.01. Interpretation.**

For the purposes of interpreting this Title, the Rules of Construction in City Code Section 1.02.11 shall apply. Where a use may be interpreted to fall under more than one definition, the more restrictive definition shall apply.

**19.02.02. Definitions.**

As used in this Title:

1. **“Accessory building”** means a building that:
  - a. is clearly incidental to and found in connection with a principal or main building;
  - b. is subordinate to and serves a principal or main building;
  - c. is subordinate in area, extent, or purpose to the principal or main building served;
  - d. is located on the same lot as the principal or main building served; and
  - e. contributes to the comfort, convenience, or necessity of the occupants, business, or industry in the principal or main building.
  
2. **“Agriculture”** means the use of land for tree farming or growing or producing field crops, livestock, and livestock products, excluding feedlots or mink operations.
  - a. “Field crops” include, among others, barley, soy beans, corn, hay, oats, potatoes, rye, sorghum, and sunflowers.
  - b. “Livestock” includes, among others, dairy and beef cattle, goats, horses, sheep, hogs, poultry, game birds, and other animals including dogs, ponies, deer, and rabbits.
  - c. “Livestock products” include, among others, milk, butter, cheese, eggs, meat, fur, and honey.
  
3. **“Agriculture Building”** means any structure used for agriculture.
  
4. **“Alcoholic Beverage Package Agency”** means a liquor location operated under contractual agreement with the Department of Alcoholic Beverage Control, by a person other than the State, who is authorized by the Utah Alcoholic Beverage Control Commission to sell package liquor for consumption off the premises of the agency.
  
5. **“Alcoholic Beverage State Liquor Store”** means a facility for the sale of package liquor on premises owned or leased by the State of Utah and operated by State employees. This term does not apply to restaurants, private clubs, or package agencies
  
6. **“Ancillary Use”**:
  - a. means a use that:

reputable, federally-insured financial institution, a cash bond deposited with the City, or a letter of credit from a reputable, federally-insured financial institution in an amount as specified in this Title.

27. **“Bond”:**

- a. “Bond” means a document that:
  - i. complies with the standards contained in this Title and the Utah Code; and
  - ii. binds the parties thereto to take certain action if particular conditions are not met.
- b. The terms “Performance Bond” and “Warranty Bond” are more specifically defined in this Section.

28. **“Bookstore”** means a retail establishment whose primary purpose is the sale of books and periodicals.

29. **“Buildable”:**

- a. means:
  - i. that portion of a building lot not included within any required yard or open space upon which a main building may be located;
  - ii. an area that must be defined on subdivision plats in areas of thirty percent slope or less; and
- b. does not include any area of an “A Zone” (100-year flood area) as defined in FEMA’s Flood Insurance Rate Map of the City of Saratoga Springs.

30. **“Building”** means a structure having a roof supported by columns or walls, intended or used for the shelter, housing, or enclosure of any person, animal, chattel, or property of any kind.

31. **“Building, Accessory”:** see **“Accessory Building”**

32. **“Building, Agriculture”:** see **“Agriculture Building”**

33. **“Building code”** means the codes adopted by the City by ordinance and codified in 18.01.01.

33. **“Building height”** or **“Structure height”** means the vertical distance from the finished grade surface of every point along the building wall to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the mean height level between eaves and ridge for gable, hip, or gambrel roofs, directly above the point of measurement.

34. **“Building inspector”** means an individual appointed by the City of Saratoga Springs to enforce the provisions of the building code.

35. **“Building lot”:**

- a. “Building lot” means a parcel of land:
  - i. which is of such dimensions as to comply with the minimum requirements of this Title for area, width, and depth applicable to the zone in which it is located; and

57. **“Condominium”** means the ownership of a single unit in a multi-family structure or structure combined with an undivided interest in the common areas and facilities of the property and that meets all requirements of the Utah Condominium Ownership Act.
58. **“Contract construction services establishments”** means establishments or places of business primarily engaged in retail or wholesale sale, from the premises, of materials used in the construction of buildings or other structures.
- The definition provided in this Section specifically excludes automobile or equipment supplies otherwise classified in this Chapter.
  - Typical uses under this definition include building material stores and home supply establishments.
59. **“Contract Services Office”** means an enclosed space containing the permanent business office for a landscape, plumbing, painting, construction, or similar contractor, and used for the housing and operating of company machinery, the provision of services, the storage of materials, and the maintenance of company equipment, but that does not include outdoor storage other than the parking of company and passenger vehicles.
60. **“Convenience Store”** means a building or use which is primarily engaged in the provision of frequently needed, day to day retail goods including gasoline, food, and non-food products.
61. **“Convenience Store/Fast Food Combination”** means a building that houses a Convenience Store and either a Fast Food (Restaurant, Casual) establishment or a Restaurant, Sit-Down.
62. **“Copy Center”** means a retail establishment that provides duplicating services using photocopying, blueprint, and offset printing equipment and may include the collating and binding of booklets and reports.
63. **“Corner lot”** means a building lot situated within a corner created by the intersecting lines of a street or streets.
64. **“Crematory/Embalming Facility”** means a building used for the cremation and/or embalming of deceased persons but not including facilities for burial, internment, body viewing, or funeral services.
65. **“Dairy”**:
- means a farming operation for the production of milk in commercial quantities and which is required to be regularly inspected by the State Department of Agriculture or its cooperating agencies; and
  - includes the raising of the natural increase to the dairy herd but does not include the feeding and fattening of livestock for slaughter in conjunction therewith.
66. **“Depth”**:
- when measuring an **inside lot**, means the distance from the front lot line and rear lot line as measured from the center line; or
  - when measuring a **multi-frontage** or **corner lot**, means the horizontal distance between opposite boundaries of the lot when measured along the lot’s centerline.

67. **“Destination Oriented Development”** means a building or group(s) of buildings with facilities to accommodate the needs of residents, visitors, or tourists with large portions of the site devoted to recreational opportunities.
68. **“Detached”** means freestanding with open space on all four sides.
69. **“Developer”** or **“Subdivider”** means a person who:
- a. having interest in land, causes it, directly or indirectly, to be divided into a subdivision;
  - b. directly or indirectly sells, leases, develops, or advertises for sale, lease or development, any interest, lot, parcel, site, dwelling, unit, or plat in a subdivision; or
  - c. engages directly or through an agent in the business of selling, leasing, developing, or offering for sale the lease or development of a subdivision.
70. **“Development agreement”** means a written contractual agreement between the City and the developer which sets forth the respective obligations of the City and the developer relative to a proposed project.
71. **“Development Review Committee” (“DRC”)** means an informal committee or group of City staff or City consultants whose responsibility is to review all development requests, process all development applications, and make recommendations with respect to development applications to the Planning Commission, City Council, applicants, and Mayor. The DRC’s membership includes the City Manager, City Engineer, Planning Department, Public Works Director, City Fire Chief, City Building Official, City Attorney, and any other person or agent that the City Manager deems appropriate to function as a member of the Committee.
72. **“District Area Plan”** means a document, containing the information set forth in Section 19.26.13, that is required at the time property within a proposed Large-scale Planned Community District under Section 19.26.13 is assigned the designation of Planned Community Zone.
73. **“Double Access”**:
- a. “Double access” means driveway access on public streets from the front and the rear.
  - b. This definition does not apply to corner lots.
74. **“Driveway”** means a private roadway that provides direct vehicular access between a public or private roadway and a parking space, garage, dwelling, or other structure.
- a. Single driveway: a driveway that is owned and maintained by one property owner and provides direct access to a parking area, garage, dwelling, or other structure on a single lot or parcel.
  - b. Shared driveway: a driveway that provides direct access to a parking area, garage, or other structure to serve more than one dwelling or on more than one lot or parcel.
75. **“Dry Cleaner”** means an establishment:

- vi. peacock; and
- vii. other animals of similar size
- c. Small Farm Animals: Small farm animals include the following:
  - i. chicken;
  - ii. rabbit;
  - iii. ducks;
  - iv. pheasants; and
  - v. other animals of similar size (excluding mink)

94. **“Farmers Market”** means a group of entities engaged in the temporary seasonal selling of homemade goods, homegrown vegetables, and other similar items in an open air market.

95. **“FEMA”** is an acronym for the Federal Emergency Management Agency.

96. **“Fence”** means an artificially constructed barrier to identify a property boundary or enclose a space.

- a. **Fence, barbed wire:** means a fence with one or more strands of wire or other material having intermittent or continuous sharp points that may puncture, tear, cut, or snag.
- b. **Fence, chain link:** means an open mesh fence made of woven wire, or any other fence where the majority of construction consists of wire.
- c. **Fence, private / privacy:** means a fence constructed to prevent views through the fence.
- d. **Fence, semi-private:** means a fence with a regular pattern that permits views through a minimum of 30% of the fence when viewed perpendicular to the plane of the fence.

97. **“Festival (including Bazaars or Fairs)”** means a not for profit activity or event that may only include shows, games, non-mechanical rides, concessions, or any combination thereof.

98. **“Fee schedule”** means the list or appendix of fees, also known as the Consolidated Fee Schedule for the City of Saratoga Springs, adopted periodically by the governing body which sets forth various fees charged by the City.

99. **“Final plat”** means a map of a subdivision which is prepared for final approval and recordation, which has been accurately surveyed so that streets, alleys, blocks, lots, and other divisions thereof can be identified and meeting any other requirements of this Ordinance or State or County Statutes.

100. **“Financial institution”:**

- a. means an establishment whose principal purpose is the handling of monetary affairs for members, clients, or the public at large;
- b. includes banks, credit unions, savings and loans, mortgage offices, investment companies, trust companies, and similar entities; and
- c. does not include Non-Depository Institutions.

101. **“Finished surface grade”**: means the elevation of the finished ground surface adjacent to and measured along all exterior walls.
102. **“Fire code”** means the International Fire Code adopted by the City by ordinance and codified in Title 18.
103. **“Fitness Center”** means a facility where members or nonmembers use equipment or space for the purpose of physical exercise.
104. **“Flag lot”** means an L-shaped lot comprised of a staff portion contiguous with the flag portion thereof, the minimum width of the staff being thirty feet and the maximum length determined by the City of Saratoga Springs.
105. **“Flood plain”** means a land area subject to being inundated by water from any source and is generally defined as a “zone A” (100 year flood area) area as defined in FEMA’s Flood Insurance Rate Maps of the City of Saratoga Springs.
106. **“Floor area”** means the sum of the gross horizontal area of the several floors of the building or buildings, measured from the exterior faces of the exterior walls.
107. **“Floral Sales”** means a retail business whose principal activity is the selling of plants and flowers which are not grown on the site and where business is conducted within an enclosed building.
108. **“Front yard”**: see **“Yard, front”**
109. **“Frontage”** means the distance between the two side lot lines of a parcel measured along the street, or streets of a corner lot, which the parcel is allowed to access.
- a. State or federal highways, to which no access is allowed, shall not be considered as frontage.
  - b. For purposes of this Title neither temporary turn-arounds nor dead ends of roadways shall be used as frontage.
  - c. On cul-de-sacs, frontage may be measured at the front building setback lines.
110. **“Fueling Station”** means that portion of the property where flammable or combustible liquids or gases used as fuel are stored and dispensed from fixed equipment into the fuel tanks of motor vehicles.
111. **“Fueling Station, Cardlock Facility”** means an automated vehicle fuel sales facility without an attendant.
112. **“Funeral Home”**:
- a. means a building used for the preparation and embalming of deceased persons for viewing, burial, and cremation of deceased persons and the conducting of rituals connected therewith before burial or cremation; and
  - b. may include a chapel for the conducting of funeral services, areas for funeral services and gatherings, and areas for the display of funeral equipment.
113. **Garage”**:

116. **“Grading permit”** means a permit issued by the City to remove or excavate large portions of a parcel or parcels in preparation for development activity or construction of infrastructure or buildings (see Chapter 18 and Sections 19.10 and 19.13 of this Title).

117. **“Grocery store”** means a store:

- a. where most of the floor area is devoted to the sale of food products for home preparation and consumption;
- b. that typically also offers other home care and personal care products; and
- c. that is substantially larger and carries a broader range of merchandise than convenience stores.

118. **“Hair Salon”** means a retail business:

- a. whose principal activity is the cutting, coloring, and styling of hair; and
- b. that may provide other services such as nail painting and wax treatments.

119. **“Hardware and Home Improvement Retail”**:

- a. means an establishment providing the sale or rental of building supplies, construction equipment, or home fixtures and accessories; and
- b. includes a lumber yard or a contractors’ building supply business and may include outdoor storage or tool and equipment sales or rental.

120. **“Height”** see **“Building Height”**

121. **“Home occupation”** means a nonresidential activity, conducted entirely within a dwelling, which is clearly incidental and secondary to the use of the dwelling for residential purposes (see Section 19.08).

122. **“Hospital”** means an institution licensed by the State of Utah which provides diagnostic, therapeutic, and rehabilitative services to individuals on both an inpatient and outpatient basis by or under the supervision of one or more physicians and/or properly licensed practitioners.

- a. Any medical clinic or professional office which offers inpatient or overnight care, or operates on a twenty-four hour basis, shall be considered a hospital.
- b. A hospital may include integral support service facilities such as laboratories, outpatient units, training facilities and offices necessary to the operation of the hospital.
- c. This definition includes both general acute and specialty hospitals and must be licensed by the Utah Department of Health pursuant to the Health Care Facility Licensing and Inspection Act.

123. **“Hotel”** means a building containing guest rooms in which lodging is provided for compensation to transient or permanent guests or both.

124. **“Ice cream parlor”** means an establishment whose primary business is the sale of ice cream and other types of food or beverages for customer consumption that are not considered a complete meal, such as candy, soda, or coffee.

125. **“Ice Cream Vendor or Snow Shack”** means a seasonal business that serves ready-to-eat single-servings of ice cream, snow cones, and similar frozen treats from a self

contained unit that may be motorized or in a trailer on wheels, or in a temporary structure affixed to the ground for the duration of the sales period.

126. **“Impound Yard”** means a facility that is used for the storage of wrecked motor vehicles, and vehicles impounded by law enforcement, kept for a period of time not exceeding fourteen days. This definition does not allow for the sale of parts.
127. **“Institutional Use”** means a public, nonprofit, or quasi-public use providing service to the public, such as a public or private school, civic building, library, hospital, or government owned or government-operated structure.
128. **“Interior lot”** means any building lot other than a corner lot.
129. **“Kennel”** means a lot or premises on which four or more dogs, five or more cats, or any combination of five or more cats and dogs, at least four months old, are kept.
130. **“Kennel, breeding”** means a kennel lawfully located on a premises one acre or more in size zoned for such use and where no more than ten dogs, registered with a nationally recognized registration organization, over the age of six months are owned, kept, or harbored for the purpose of breeding purebred or pedigreed dogs; provided, however, this definition shall not apply to zoos or to animal hospitals operated by veterinarians duly licensed under the law.
131. **“Kennel, commercial”** means a kennel where four or more small, medium, or large farm animals or household pet animals at least three months of age and owned by another person are temporarily boarded, treated, groomed, or trained for pay, trade, barter, commission, or remuneration of any sort; provided, however, this definition shall not apply to zoos or to animal hospitals operated by veterinarians duly licensed under the law.
132. **“Kennel, private”** means the keeping, breeding, raising, showing, or training of four or more dogs over four months of age for personal enjoyment of the owner or occupants of the property, and for which commercial gain is not the primary objective.
133. **“Landscaping”** means the installation of any combination of the following items to produce an aesthetic effect or to enhance and preserve natural features of the site:
- a. plant materials, such as lawn, annual and perennial flowering plants, native vegetation, vines, shrubs, and trees but not including weeds or noxious plants; and
  - b. ground cover, such as mulch, bark, and decorative rock; and
  - c. washed 1.0, and no more than X% one
  - d. may include ponds, fountains, falls, and streams; and
  - e. may include statues, outdoor artwork, benches and tables, earth berms, pots and planters.
134. **“Land Use Authority”** means the person, board, entity, commission, agency, or other body designated herein as the final approving authority of a land use application. The land use authority, depending on the chapter or section of this title, may include the City Council, Planning Commission, planning staff, City Manager, City employee, or City body.

elementary, secondary, or higher education in the State of Utah and is accredited by an accrediting agency recognized by the State of Utah.

245. **“School, Public”** means an educational facility operated by a public school district as defined in the Utah State Code.

246. **“School, Trade or Vocational”** means a post high school educational or vocational training facility.

247. **“Secondary Water System”** means a system which is designed and intended to provide, transport, or store water used for watering of crops, lawns, shrubberies, flowers, and other non-culinary uses.

248.

a.

b.

249. **“Sensitive lands”** means land and natural features including canyons and slopes in excess of 30%, ridge lines, natural drainage channels, streams or other natural water features, wetlands, flood plains, landslide prone areas, detention or retention areas, debris basins, and geologically sensitive areas.

250. **“Setback”** means the shortest horizontal distance permitted in each zone, as set forth in the City’s zoning districts, between the identified boundary lines of a lot and a building, structure, or part thereof.

251. **“Shooting Range, Indoor or Outdoor”** means an area or structure specially designed for the safe discharge and use of rifles, shotguns, pistols, silhouettes, skeet, trap, black powder, or any similar firearm for the purpose of sport-shooting or military/law enforcement training. May also include archery, and may or may not be open to the general public.

252. **“Side yard”**: see **“Yard, side”**

253. **“Sidewalk”** means a passageway for pedestrians, excluding motor vehicles.

254. **“Single family dwelling”**: See **“Dwelling, Single family”**

255. **“Stable”** means a building in which horses are sheltered, which may be accessory to a residential or other use or a freestanding principal use.

256. **“Sexually oriented business”** is defined in 19.23.02.

257. **“Storage - Self-storage or mini-storage units”**:

c. means a building or group of buildings divided into separate compartments used to meet the temporary storage needs of small businesses, apartment dwellers, and other residential uses; and

d. may include refrigerated or climate-controlled facilities.

258. **“Storage, Outdoor”** means a location where a business keeps equipment, supplies, and other business related materials in an outdoor area fully enclosed by a minimum six foot opaque wall or fence. Outdoor storage does not include wrecking yards, dumps, and other debris storage.

259. **“Storage, Vehicle”** means a location where Recreational Vehicles, cars, trucks, and other vehicles are stored in an enclosed structure, or in an outdoor area fully enclosed by a minimum six foot opaque wall or fence. Vehicle Storage does not include sales.

260. **“Streets, Collector, Major and Minor”**: see **“Collector street (major and minor)”**

261. **“Street, Local”**: see **“Local street”**

262. **“Street, Public”**: see **“Public street”**

263. **“Structure”**: means anything constructed or erected on the ground, or attached to something located on the ground, including buildings, radio and wireless telecommunication equipment, sheds, swimming pools, tennis courts and sport courts, gazebos, decks (2’-6” or above in grade), and retaining walls.

264. **“Structure height”**: see **“Building height”**

265. **“Subdivider”**: see **“Developer”**

266. **“Subdivision”** means any land that meets the definition of subdivision in Utah Code § 10-9a-103.

267. **“Swimming pool”** means:

- a. a constructed pool, any part of which is above or below grade; and
- b. a prefabricated pool, any part of which is below grade, or a prefabricated pool that is completely above grade and has a capacity of 5,000 gallons or more, used for swimming or bathing.

268. **“Tattoo Parlor”** means a business establishment that operates tattoo equipment to inject ink or otherwise modify human skin for the purposes of decoration, which may include body piercing; however, establishments that engage in ear piercing and no other activities in this definition shall not be considered tattoo parlors.

269. **“Temporary sales trailers”** means trailers for use by home builders or developers for the purpose of sales within subdivision projects, which are subject to the regulations in Chapter 19.05.

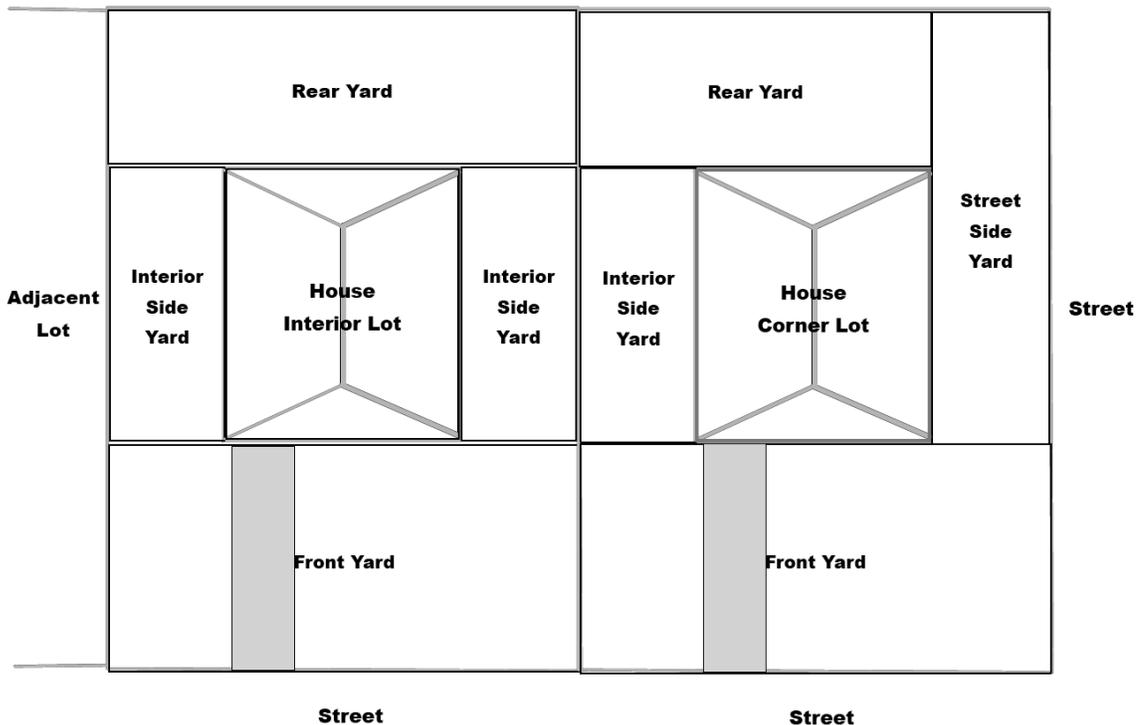
270. **“Temporary Use”** means a use that is associated with a holiday or special event for a limited duration of time, including Outdoor Seasonal Sales.

271. **“Theater”**: means a building used primarily for the presentation of movies projected upon a screen or the presentation of live stage productions or performances, which may include ancillary uses such as arcade games and concession areas.

Council, as shown on the City master drainage plan, or as designated by FEMA, and in which no structure or building construction or placement is permitted.

281. **“Wireless telecommunication equipment”** means a structure intended for transmitting or receiving television, radio, data, telephone, or other wireless communications.
282. **“Yard”** means a space on a lot, other than a court, unoccupied and unobstructed from the ground upward except as otherwise provided in this Code as illustrated in Drawing 1 below.
283. **“Yard, front”** means a yard between the front lot line and the front façade of the main building and extending for the full width of the lot as illustrated in Drawing 1 below.
284. **“Yard, rear”** means a yard between the rear lot line and the rear facade of a main building, extending across the full width of interior lots; or, for corner lots, a yard between the rear lot line and the setback line of the building and extending between the interior side lot line and the front yard or street side yard lying opposite thereto as illustrated in Drawing 1 below.
285. **“Yard, side”**
- interior lot:** means a yard between the interior side lot line and the side facade of a main building, extending from the front yard to the rear yard, and
  - corner lot:** a yard between the street side lot line and the side façade of a main building, extending from the front yard to the rear lot line, as illustrated in Drawing 1 below.

**Drawing 1, Interior Lot and Corner Lot Yards**



286. **“Zoning map”** means a map that contains all of the land use zone designations for all properties located within the City of Saratoga Springs.

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

**Sections:**

- 19.04.01. Purpose.**
- 19.04.02. Land Use Zones and Classification Established.**
- 19.04.03. Gradual Transition of Uses and Density.**
- 19.04.04. Application of Land Use Zone Regulations.**
- 19.04.05. Official Zoning Map.**
- 19.04.06. Land Use Zone Boundary Interpretation.**
- 19.04.07. Summary of Land Use Regulations.**
- 19.04.08. Agricultural (A).**
- 19.04.09. Residential Agricultural (RA-5).**
- 19.04.10. Rural Residential (RR).**
- 19.04.11. Low Density Residential (R-1)**
- 19.04.12. Low Density Residential (R-2).**
- 19.04.13. Low Density Residential (R-3).**
- 19.04.14. Low Density Residential (R-4).**
- 19.04.15. Low Density Residential (R-5).**
- 19.04.16. Medium Density Residential (R-6).**
- 19.04.17. Medium Density Residential (R-10).**
- 19.04.18. High Density Residential (R-14).**
- 19.04.19. High Density Residential (R-18).**
- 19.04.20. Neighborhood Commercial (NC).**
- 19.04.21. Mixed Use (MU).**
- 19.04.22. Regional Commercial (RC).**
- 19.04.23. Office Warehouse (OW).**
- 19.04.24. Industrial (I).**
- 19.04.25. Mixed Lakeshore (ML).**
- 19.04.26. Business Park (BP).**
- 19.04.27. Institutional/Civic (IC).**
- 19.04.28. Public School Bus Lot (PSBL).**

**19.04.01. Purpose.**

This Chapter establishes the basic regulations for the development of land in the City of Saratoga Springs. All structures in any zone shall be subject to the restrictions and limitations as stated in the City of Saratoga Springs City Code.

**19.04.02. Land Use Zones and Classification Established.**

For the purposes of this Title, all land within the boundaries of the City of Saratoga Springs shall have a land use designation in accordance with the City of Saratoga Springs Land Use Element of the General Plan. The following is a non-exhaustive list of the current land use designations:

- 1. Business Park
- 2. Developed Open Space
- 3. High Density Residential
- 4. Industrial

2. The Official Zoning Map shall be identified by the signature of the City Mayor and shall bear the date of adoption. All subsequent changes to the map shall include the new effective date and shall be initialed by the City Mayor.
3. If, in accordance with the provisions of this Title and the Utah Code, changes are made in zone boundaries or other matters portrayed on the Official Zoning Map, an entry shall be made as soon as practical after the amendment has been approved by the City Council on the official zoning map. Any amendment to this Title which involves matters portrayed on the official zoning map shall be in full force and in effect on the date of the adopted ordinance.
4. No changes of any nature shall be made on the Official Zoning Map or shown thereon except in conformity with the procedures set forth in Chapter 19.17 of this Title.
5. The Official Zoning Map, which shall be located in the City offices, shall be the final authority as to the current status of Land Use Zones.

**19.04.06. Land Use Zone Boundary Interpretation.**

Where uncertainty exists as to the boundaries of a land use zone as shown on the Official Zoning Map, the following rules shall apply:

1. boundaries indicated as approximately following the centerlines of roads or streets, highways, or alleys shall be construed to follow such centerlines;
2. boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines;
3. boundaries indicated as approximately following City limits shall be construed as following such City limits;
4. boundaries indicated as approximately following centerlines of streams or canals shall be construed to follow such centerlines;
5. boundaries indicated as parallel to or extensions of features indicated above shall be so construed;
6. distances not specifically indicated on the Official Zoning Map shall be determined by the scale of the map; and
7. where physical or cultural features existing on the ground are at variance with those shown on the Official Zoning Map, or in other circumstances not covered in the aforementioned rules, the City Planning Director or designee shall interpret the zone boundaries.

**19.04.07. Summary of Land Use Regulations.**

1. **General Development Standards-Residential:** The following table summarizes the general development standards adopted for individual residential land use zone regulations in the City of Saratoga Springs:

Development Standard	A	RA-5	RR	R-1	R-2	R-3	R-4	R-5	R-6	R-10	R-14	R-18
Maximum ERUs	1 unit/5 acre*	1 unit/5 acres*	1 unit/acre*	1 unit/acre*	2 units/acre*	3 units/acre*	4 units/acre*	5 units/acre*	6 units/acre*	10 units/acre*	14 units/acre*	18 units/acre*
<b>Minimum Lot Size:</b>												
Residential, per Residential Building	5 acres	5 acres	1 acre	1 acre	14,000 sq. ft. <sup>†</sup>	10000 sq. ft. <sup>†</sup>	9000 sq. ft. <sup>†</sup>	8000 sq. ft. <sup>†</sup>	6000 sq. ft.	5000 sq. ft.	5000 sq. ft.	5000 sq. ft.
Non-residential Use**	5+ acres	5+ acres	1+ acre	1+ acre	1+ acre	1+ acre	1+ acre	1+ acre	1+ acre	1+ acre	1+ acre	1+ acre
<b>Minimum Setbacks (Primary Structure):</b>												
Front	50'	50'	35'	35'	25'	25'	25'	25'	25'	25'	25'	25'
Side	12'	12'	12'	12'	8'/20'	8'/20'	8'/16'	6'/12'	5'/10'	5'/10'	5'/10'	5'/10'
Rear	25'	25'	25'	25'	25'	25'	20'	20'	20'	20'	20'	20'
<b>Corner Lots:</b>												
Front	50'	50'	35'	35'	25'	25'	25'	25'	25'	20'	25'	20'
Side (corner side)	12'	12'	12'	12'	20'	20'	20'	20'	20'	15'	20'	15'
<b>Minimum Setbacks (accessory buildings):</b> <b>See § 19.05.11 for additional requirements.</b>												
Requiring a building Permit: Interior Side, Rear	25'	25'	25'	25'	5'	5'	5'	5'	5'	5'	5'	5'
Not requiring a building permit:	See § 19.05.11	See § 19.05.11	See § 19.05.11	See § 19.05.11	See § 19.05.11	See § 19.05.11	See § 19.05.11	See § 19.05.11	See § 19.05.11	See § 19.05.11	See § 19.05.11	See § 19.05.11
Front: Same as Primary Structure	X	X	X	X	X	X	X	X	X	X	X	X
Corner Lots: street side: Same as Primary Structure	X	X	X	X	X	X	X	X	X	X	X	X
Distance away from any DU	60'	60'	60'	60'	5'	5'	5'	5'	5'	5'	5'	5'
<b>Bulk: Width, Frontage, Height, Coverage, Dwelling Size, Open Space</b>												
Lot Width	250'	250'	100'	100'	90'	80'	70'	60'	50'	50'	50'	50'
Lot Frontage	250'	250'	75'	75'	35'	35'	35'	35'	35'	35'	35'	35'
Maximum	35'	35'	35'	35'	35'	35'	35'	35'	35'	35'	40'	35'

Building Height												
Maximum Lot Coverage	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
Minimum Dwelling Size	1,600 sq. ft.	1,600 sq. ft.	1,600 sq. ft.	1,600 sq. ft.	1,500 sq. ft.	1250 sq.ft.	1250 sq.ft.	1250 sq.ft.	1000 sq.ft.	1000 sq.ft.	800 sq.ft.	800 sq. ft.
Minimum % Open Space	None	None	None	None	15%	15%	15%	20%	20%	20%	20%	20%

\*Sensitive lands shall not be included in the base acreage when calculating the number of units permitted in any development. No development credit shall be given for sensitive lands. [Also see Chapter 19.12 for Subdivision Layout requirements](#)

\*\* Lot sizes shall be a minimum of the stated number but a larger size may be required as stated in the applicable zone districts.

F Lot sizes may be reduced as outlined in the applicable zone districts.

FF See applicable zone district for limitations.

- 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
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	C	C	C	C	C	C	C	C	C	C	C	C
Dairy	C	P										
Dwelling, Multi-Family										P	P	P
Dwelling, Single Family	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

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	See §19.08											
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
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	C	C	C	C	C	C	C	C	C	C	C	C

with a Disability												
Riding Arena (Commercial)	C	C	C									
	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
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	C	C	C	C	C	C	C	C	C	C	C	C
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.

- 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 that the use is prohibited in that zone. Uses not listed are also prohibited.

**P= Permitted C= Conditional**

	NC	MU	RC*	OW	I	ML	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		
Automobile Repair, Major				C	C		C		
Automobile Repair, Minor			C**	C	C		P		
	<b>NC</b>	<b>MU</b>	<b>RC*</b>	<b>OW</b>	<b>I</b>	<b>ML</b>	<b>BP</b>	<b>IC</b>	<b>PSBL</b>
	<b>NC</b>	<b>MU</b>	<b>RC*</b>	<b>OW</b>	<b>I</b>	<b>ML</b>	<b>BP</b>	<b>IC</b>	<b>PSBL</b>
Automobile Sales			C**		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			
Building Material Sales (with outdoor storage)			C**	C	P		C		
Building Material Sales (without outdoor storage)			C	C	C		C		
Bus Lot									P
Car Wash (full service)			C				C <sup>A</sup>		
Car Wash (self service)			C**	C	C		€		
Child Care Center	C	C	C			C <sup>A</sup>	C <sup>A</sup>		
Churches	C	C				C		C	
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				
<b>Contract Services Office</b>				<b>C</b>	<b>P</b>				
Convenience Store		C	P	C			C <sup>E</sup>		
Convenience Store/Fast Food Combination			C**				C <sup>E</sup>		
Copy Center	C	P	P	C			C <sup>A</sup>		
Crematory/Embalming Facility				C	C				

Dry Cleaners	C	P	P						
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				P	
Electronic Media Rental & Sales		C	P						
	NC	MU	RC*	OW	I	ML	BP	IC	PSBL
	NC	MU	RC*	OW	I	ML	BP	IC	PSBL
Electronic Sales & Repair		C	P						
Equipment Sales & Services			C		P		C <sup>A</sup>		
Financial Institution		P	P						
Fitness Center (5,000 sq. ft. or less)	P	P	P	P		P	C		
Fitness Center( 5,001 sq. ft. or larger)	C	C	C	C			P <sup>A</sup>		
Floral Sales	P	P	P			P			
Fueling Station									P
Fueling Station, Cardlock Facility									P
Funeral Home	C	C	C				C		
Grocery Store		C	P			P			
Hair Salon	P	P	P			P			
Hardware & Home Improvement Retail		C	P				P		
Home Occupations	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 <sup>A</sup>		
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	C		
Non-Depository Institutions			C						
Office, High Intensity				P	C		C		
Office, Medical and Health Care	C	C	P				P	P	
Office, Professional	C	P	P	P	C	P	P		
Pawn Shop				C	C				
Personal Service Establishment	C	C		C		C	C <sup>A</sup>		
	<b>NC</b>	<b>MU</b>	<b>RC*</b>	<b>OW</b>	<b>I</b>	<b>ML</b>	<b>BP</b>	<b>IC</b>	<b>PSBL</b>
	<b>NC</b>	<b>MU</b>	<b>RC*</b>	<b>OW</b>	<b>I</b>	<b>ML</b>	<b>BP</b>	<b>IC</b>	<b>PSBL</b>
Plant & Tree Nursery	C		C	C	P				
Postal Center	C	C	P	C				P	
Preschool	C	C	C			C <sup>A</sup>	C <sup>A</sup>		
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			
Recreational Vehicle Sales			C**						
Recycling Facilities					C				
Research & Development			C	C	C		P	P	
Residential facilities for elderly persons		C				C			
Residential Facilities for Persons with a Disability		C				C			
Restaurant, Casual			P	C		C <sup>E</sup>	C <sup>E</sup>		
Restaurant, Deli	P	P	P			P	C		
Restaurant, Sit Down	P	P	P	P		P	P		
Retail Sales	P	P	P	P		P	C		
Retail, Big Box			C						
Retail, Specialty	P	P	P	P		P			
Retail, Tobacco Specialty Store				C	C				
School, Public									
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	ML	BP	IC	PSBL

<sup>A</sup> The noted Uses shall be allowed in the listed zones as an ancillary use only.

<sup>E</sup> 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.

\*\* The noted uses shall only be allowed in the listed zones at locations that are outside the Gateway Area.

(Ord. 14-13, Ord. 14-5)

**19.04.08. Agricultural (A).**

1. **Purpose and Intent.** The purpose of the Agricultural Land Use Zone is to allow for the continuation of agricultural practices and rural residential neighborhoods where farming is allowed together with the keeping of large animals. Residential densities in this zone shall not exceed 1 ERU per five acres.
2. **Permitted Uses.** The uses identified in 19.04.07.2 as Permitted Uses in the Agricultural (A) Zone.
3. **Conditional Uses.** The uses identified in 19.04.07.2 as Conditional Uses in the Agricultural (A) Zone.
4. **Minimum Lot Sizes.** The minimum residential lot size in this zone is 5 acres. Schools or other nonresidential uses may require a minimum size greater than 5 acres and will be evaluated on an individual basis to determine if more property is required to reasonably accommodate the proposed use.
5. **Setbacks and Yard Requirements.**
  - a. All buildings intended for occupancy or principal buildings in this zone are required to maintain setbacks as follows:
    - i. Front: 50 feet (for corner lots, this applies to both street frontages)
    - ii. Sides: 12 feet
    - iii. Rear: 25 feet
  - b. All accessory buildings requiring a building permit in this zone are required to maintain distances from property lines and other dwellings as follows:
    - i. Sides: 25 feet
    - ii. Rear: 25 feet
    - iii. Front: same as principal structure
    - iv. Minimum separation between accessory buildings used for animals and dwellings: 60 feet.
  - c. All accessory buildings not requiring a building permit shall comply with the standards in §19.05.
6. **Minimum Lot Width.** Every lot in this zone shall be at least 250 feet in width at the front building setback.
7. **Minimum Lot Frontage.** Every lot in this zone shall have at least 250 feet of frontage along a public or private street.
8. **Maximum Height of Structures.** No structure in this zone shall be taller than 35 feet or less if otherwise restricted by local, state, or federal height restrictions.
9. **Maximum Lot Coverage.** The maximum lot coverage in this zone is 50%.

**19.04.09. Residential Agricultural (RA-5).**

1. **Purpose and Intent.** The purpose of the Residential Agricultural (RA-5) Land Use Zone is to allow for the continuation of agricultural practices and the raising of livestock. It covers the portion of the City which historically has been irrigated and utilized for these purposes in Utah County along Lehi-Fairfield Road prior to annexation.
  - a. Although this zone has been established to protect agricultural rights and the raising of livestock, certain non-farm uses, as established herein, and residences on lots large enough to minimize conflict with surrounding properties are allowed in the zone.
  - b. Residential densities in this zone shall not exceed one ERU per five acres.
2. **Permitted Uses.** The uses identified in 19.04.07.2 as Permitted Uses in the Residential Agricultural (RA-5) Land Use Zone.
3. **Conditional Uses.** The uses identified in 19.04.07.2 as Conditional Uses in the Residential Agricultural (RA-5) Zone.
4. **Minimum Lot Sizes.** The minimum residential lot size in this zone is five acres. Schools or other nonresidential uses may require a minimum size greater than five acres and will be evaluated on an individual basis to determine if more property is required to reasonably accommodate the proposed use.
5. **Setbacks and Yard Requirements.**
  - a. All buildings intended for occupancy or principal buildings in this zone are required to maintain setbacks as follows:
    - i. Front: fifty feet (for corner lots, this applies to both street frontages)
    - ii. Sides: twelve feet
    - iii. Rear: twenty-five feet
  - b. All accessory buildings **requiring a building permit** in this zone are required to maintain distances from property lines and other dwellings as follows:
    - i. Sides: twenty-five feet
    - ii. Rear: twenty-five feet
    - iii. Front: same as principal structure
    - iv. Minimum separation between an accessory building used for animals and a dwelling: sixty feet.
  - c. **All accessory buildings not requiring a building permit shall comply with the standards in §19.05.**
6. **Minimum Lot Width.** Every lot in this zone shall be at least 250 feet in width at the front building setback.
7. **Minimum Lot Frontage.** Every lot in this zone shall have at least 250 feet of frontage along a public or private street.

**19.04.10. Rural Residential (RR).**

1. **Purpose and Intent.** The purpose of the Rural Residential Land Use Zone is to allow for the establishment of large lot residential developments that preserve natural view corridors, open spaces, environmentally-sensitive lands and that more fully preserves the rural character of Saratoga Springs. Residential densities in this zone shall not exceed one ERU per acre.
2. **Permitted Uses.** The identified in 19.04.07.2 as Permitted Uses in the Rural Residential (RR) Zone.
3. **Conditional Uses.** The uses identified in 19.04.07.2 as Conditional Uses in the Rural Residential (RR) Zone.
4. **Minimum Lot Sizes.** The minimum residential lot size in this zone is one acre, and may be greater for Conditional Uses. Conditional uses may require a minimum size greater than one acre and will be evaluated on an individual basis to determine if more property is required to reasonably accommodate the proposed use. In establishing the minimum lot size for Conditional Uses, the City Council will use the standards found in this Title, including Chapters 19.06, 19.09, 19.13, 19.14, and 19.15, as the basis for setting site-by-site requirements.
5. **Setbacks and Yard Requirements.**
  - a. Setbacks and yard requirements describe the amount of space required between buildings and property lines.
  - b. All buildings intended for occupancy or principal buildings in this zone are required to maintain a minimum distance from property lines as follows:
    - i. Front: thirty-five feet (for corner lots, this applies to both street frontages)
    - ii. Sides: twelve feet
    - iii. Rear: twenty-five feet
  - c. All accessory buildings requiring a building permit in this zone are required to maintain distances from property lines and other dwellings as follows:
    - i. Sides: twenty-five feet
    - ii. Rear: twenty-five feet
    - iii. Front: same as principal structure
      - i. Minimum separation between an accessory building used for animals and a dwelling: sixty feet.
  - c. All accessory buildings not requiring a building permit shall comply with the standards in §19.05.
6. **Minimum Lot Width.** Every lot in this zone shall be at least 100 feet in width at the front building setback.
7. **Minimum Lot Frontage.** Every lot in this zone shall have at least seventy-five feet of frontage along a public or private street.

**19.04.11. Low Density Residential (R-1).**

1. **Purpose and Intent.** The purpose of the Low Density Residential (R-1) is to allow for the establishment of large lot residential developments that preserve natural view corridors, open spaces, environmentally-sensitive lands, and the rural character of Saratoga Springs. Residential densities in this zone shall not exceed one ERU per acre.
2. **Permitted Uses.** The uses identified in 19.04.07.2 as Permitted Uses in the Low Density Residential (R-1) Zone.
3. **Conditional Uses.** The uses identified in 19.04.07.2 as Conditional Uses in the Low Density Residential (R-1) Zone.
4. **Minimum Lot Sizes.** The minimum residential lot size in this zone is one acre, and may be greater for Conditional Uses. Conditional uses may require a minimum size greater than one acre and will be evaluated on an individual basis to determine if more property is required to reasonably accommodate the proposed use. In establishing the minimum lot size for Conditional Uses, the City Council will use the standards found in this Title, including Chapters 19.06, 19.09, 19.13, 19.14, and 19.15, as the basis for setting site-by-site requirements.
5. **Setbacks and Yard Requirements.**
  - a. All buildings intended for occupancy or principal buildings in this zone are required to maintain minimum setbacks as follows:
    - i. Front: thirty-five feet (for corner lots, this applies to both street frontages)
    - ii. Sides: twelve feet
    - iii. Rear: twenty-five feet
  - b. All accessory buildings **requiring a building permit** in this zone are required to maintain distances from property lines and other dwellings as follows:
    - i. Sides: twenty-five feet
    - ii. Rear: twenty-five feet
    - iii. Front: same as principal structure
    - iv. Minimum separation between an accessory building used for animals and a dwelling: sixty feet.
  - c. **All accessory buildings not requiring a building permit shall comply with the standards in §19.05.**
6. **Minimum Lot Width.** Every lot in this zone shall be at least 100 feet in width at the front building setback.
7. **Minimum Lot Frontage.** Every lot in this zone shall have at least seventy-five feet of frontage along a public or private street.
8. **Maximum Height of Structures.** No structure in this zone shall be taller than thirty-five feet.
9. **Maximum Lot Coverage.** The maximum lot coverage in this zone is fifty percent.

the following criteria in determining whether the minimum lot size shall be greater than one acre in size:

1. the maximum number of individuals using the building at one time;
2. the number of required off-street parking spaces required in this Title;
3. traffic and transportation concerns;
4. compatibility with adjacent uses;
5. adverse impacts on adjacent uses; and
6. amount of property needed for required amenities (e.g., open space, landscaping, recreational facilities, etc.)

**5. Setbacks and Yard Requirements.**

- a. All **primary and accessory** buildings in this zone are required to maintain a minimum distance from property lines as follows:
  - i. Front: twenty-five feet. An unenclosed front entry or porch may encroach up to five feet into the required front setback.
  - ii. Sides: 8/20 feet (minimum/combined)
  - iii. Rear: twenty-five feet
- b. Corner Lots:
  - i. There shall be a minimum setback on corner lots as follows:
    1. Front: twenty-five feet
    2. Side abutting the street: twenty feet
  - ii. The front setback and side setback abutting the street can be reversed, but in no case will the setback combination for the two street sides be less than twenty-five and twenty feet.
- c. All accessory buildings in this zone are also required to maintain a five-foot minimum separation between accessory buildings and dwellings in this land use zone.
- d. All accessory buildings not requiring a building permit shall comply with the standards in §19.05.

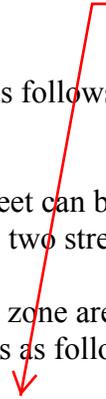
6. **Minimum Lot Width.** Every lot in this zone shall be at least ninety feet in width at the front building setback.
7. **Minimum Lot Frontage.** Every lot in this zone shall have at least thirty-five feet of frontage along a public or private street.
8. **Maximum Height of Structures.** No structure in this zone shall be taller than thirty-five feet.
9. **Maximum Lot Coverage.** The maximum lot coverage in this zone is fifty percent.
10. **Minimum Dwelling Size.** Every dwelling in this zone shall contain a minimum of 1,500 square feet of living space above grade.
11. **Open Space Requirement.** There shall be a minimum requirement of fifteen percent of the total project area to be installed and dedicated as open space not reserved in individual lots. Such open space shall meet the definition in Section 19.02.02. Credit towards meeting minimum open space

- iv. compatibility with adjacent uses;
- v. adverse impacts on adjacent uses; and
- vi. amount of property needed for required amenities (e.g., open space, landscaping, recreational facilities, etc).
- e. In establishing the minimum lot size for Conditional Uses, the City Council will use the standards found in Title 19, including Chapters 19.13, 19.14, and 19.15, as the basis for setting site by site requirements.

**5. Setbacks and Yard Requirements.**

- a. All principal buildings in this zone are required to maintain a minimum distance from property lines as follows:
  - i. Front: twenty-five feet. An unenclosed front entry and porch may encroach up to five feet into the required front setback.
  - ii. Sides: 8/20 feet (minimum/combined)
  - iii. Rear: twenty-five feet
- b. Corner Lots:
  - i. There shall be a minimum setback on corner lots as follows:
    - 1. Front: twenty-five feet
    - 2. Side abutting the street: twenty feet
  - ii. The front setback and side setback abutting the street can be reversed, but in no case will the setback combination for the two street sides be less than twenty-five and twenty feet.
- c. All accessory buildings **requiring a building permit** in this zone are required to maintain distances from property lines and other dwellings as follows:
  - i. **Interior sides:** five feet
  - ii. Rear: five feet
  - iii. **Corner front and street side:** same as principal structure
- d. **All accessory buildings not requiring a building permit shall comply with the standards in §19.05.**
- e. There shall be a five-foot minimum separation between accessory buildings and dwellings in this zone.

Same language in R-4, R-5, R-6, R-10, R-14, and R-18



- 6. **Minimum Lot Width.** Every lot in this zone shall be at least 70 feet in width at the front building setback.
- 7. **Minimum Lot Frontage.** Every lot in this zone shall have at least thirty-five feet of frontage along a public or private street.
- 8. **Maximum Height of Structures.** No structure in this zone shall be taller than thirty five feet.
- 9. **Maximum Lot Coverage.** The maximum lot coverage in this zone is fifty percent.
- 10. **Minimum Dwelling Size.** Every dwelling in this zone shall contain a minimum of 1,250 square feet of living space above grade.

**Chapter 19.05. Supplementary Regulations.**

**Sections:**

- 19.05.01. Purpose.**
- 19.05.02. General Supplemental Regulations.**
- 19.05.03. Wireless Telecommunication Equipment.**
- 19.05.04. Non-Depository Institution.**
- 19.05.05. Farm Animals in the A, RA-5, and RR Zones.**
- 19.05.06. Keeping Chickens in the R-2 and R-3 Zones.**
- 19.05.07. Outdoor Vending Machines.**
- 19.05.08. Beekeeping.**
- 19.05.09. Residential Facilities for Persons with a Disability.**
- 19.05.10. Temporary Uses.**
- 19.05.11. Accessory Buildings.**

**19.05.01. Purpose.**

The purpose of this Chapter is to establish supplemental land development standards that are applicable to all or specified zones in the City of Saratoga Springs. The requirements of this Chapter shall be in addition to the specific standards set forth within each of the specific zones. If any of the provisions contained herein conflict with the provisions applicable to each specific zone, the more restrictive provision shall govern.

**19.05.02. General Supplemental Regulations.**

1. **Semi-Private Recreation Clubs.** The Planning Commission may permit, as a Conditional Use, the use of land in any zone for semi-private swimming clubs, tennis courts, or other recreational facilities providing that in all such cases, the following conditions are met:
  - a. the facilities shall be owned and maintained by the members; and
  - b. a minimum of seventy-five percent of the membership must be residents of the neighborhood or section of the subdivision.
  
2. **Yard Space, Open Space, Setbacks, and Other Requirements for One Building Only.** Required yards or open space around an existing building shall not be considered as providing yard or open space for any other building for the purpose of complying with the provisions of this Title. In addition, yards or other open space on an adjoining lot shall not be considered as providing a yard or open space on a lot whereon a building is to be erected or established. Areas needed to meet the width, depth, yard, area, parking, or other requirements of this Title for a lot or building may not be sold or leased away from such lot or building.
  
3. **Every Dwelling on a Lot.** Every dwelling structure shall be located and maintained on a separate lot or parcel having no less than the minimum area, width, depth, and frontage required by this Title for the zone in which the dwelling structure is located, except that group dwelling complexes or other more flexible requirements as permitted by this Title, may vary from this requirement.

- e. any court lighting shall be installed and directed in such a manner as to not cause disturbance to neighboring residents; and
- f. the hours of operation shall be from 8:00 a.m. to 10:00 p.m.

16. **Skateboard Ramp (private).** No skateboard ramp shall be allowed in any zone in the City except as an accessory use and unless it complies with the following conditions and requirements:

- a. it is an accessory use to a main building and is located within the side or rear yard thereof;
- b. it is intended and is to be used solely for the enjoyment of the occupants and guests of the principal use of the property on which it is located. No commercial or advertised use of the ramp shall be permitted and no donations or contributions shall be solicited or received for use of or attendance at ramp activities;
- c. it may not be located closer than twenty feet to any property line of the property on which it is located. It shall be not less than thirty feet from any neighbor's dwelling or twenty feet from any side lot line of any adjacent vacant lot;
- d. on a corner lot where the rear lot line is coterminous with a side lot line of an adjacent lot, it shall be located not less than twenty feet from such lot line;
- e. the hours of operation shall be from 8:00 a.m. to 10:00 p.m.;
- f. ramp lighting shall not be installed more than six feet above ground level and shall be directed in such a manner as to not cause disturbance to neighboring residents;
- g. the ramp shall be of such a scale and design and constructed of materials which will minimize noise, vibration, and other nuisance factors commonly associated with ramp usage. Portions of the ramp may be located below ground level, but in no case shall any portion of the ramp exceed six feet in height above ground level, excluding handrails. The ramp shall comply with all pertinent sections of the Building Code and all land use requirements of accessory structures and a building permit shall be obtained; and
- h. the ramp must be inside an enclosure or within an enclosed yard.

17. **Private Spas.** A private spa is an accessory use to a main building and shall be located within the side or rear yard thereof.

18. **Structure located within a Public Utility Easement.** On a case by case basis the City Engineer, City Building Official, and Planning Director may consider allowing a permanent structure within a public utility easement. This applies to buildings and structures requiring a building permit according to the International Building Code, and in-ground construction such as pools. The applicant will be required to obtain a waiver letter from each affected utility company including the City of Saratoga Springs. The applicant will also be required to sign a deed restriction/affidavit form which indicates that these restrictions run with the land. This document will be recorded prior to City approval and issuance of a building permit.

- a. Structures not requiring a building permit according to the International Building Code are subject to the requirements of Section 19.05.11.

19. **Model Homes.** Model homes may be constructed in approved and recorded residential subdivisions when water, power, and sewer services are available to the site. Sites for model homes must also have improved, all-weather, vehicular access as approved by the City Engineer.

Model homes may not be occupied as a dwelling until a permanent Certificate of Occupancy has been issued by the City.

#### **19.05.11. Accessory Buildings in Residential Development.**

Accessory buildings may be placed on residential lots subject to the standards in the applicable zone districts as outlined in Chapter 19.04, and the standards of this section.

1. No more than 30% of any side or rear yard may be occupied by accessory buildings.
2. Accessory buildings requiring a building permit according to the International Building Code shall meet the accessory building setbacks identified in the applicable zone district.
3. Accessory buildings not requiring a building permit according to the International Building Code shall not be required to meet interior side yard and rear yard setbacks. If placed within the setback, such buildings:
  - a. are placed at the property owners' risk per Utah Code Chapter 54-3; and
  - b. may be placed on a slab but shall have no footings; and
  - c. shall have a maximum height of ten feet, as measured from the finished grade of the surface directly beneath the building to the highest point of the building roof; and
  - d. shall be of color and construction compatible with the primary structure; and
  - e. shall not have openings facing adjoining properties; and
  - f. shall have minimum one-hour fire rated construction for surfaces facing adjoining properties; and
  - g. shall not be used for the housing of animals; and
  - h. shall not have rooflines that drain onto adjacent properties or onto public property; and
  - i. shall not be located in a required clear view triangle as outlined in Section 19.06; and
  - j. shall not have openings facing the street side property line; and
  - k. shall be placed in a yard with a **minimum six foot tall** solid fence along the side and rear lot lines; and
  - l. shall have a minimum twenty foot driveway if housing a car, truck, RV, or other automobile.
  - m. shall be regularly maintained in a clean and well-kept manner.

**Chapter 19.06. Landscaping and Fencing.**

**Sections:**

- 19.06.01. Purpose.**
- 19.06.02. Required Landscaping Improvements.**
- 19.06.03. General Provisions.**
- 19.06.04. Landscaping Plan.**
- 19.06.05. Completion of Landscape Improvements; Adequate Assurances.**
- 19.06.06. Planting Standards and Design Requirements.**
- 19.06.07. Amount of Required Landscaping.**
- 19.06.08. Additional Landscaping Requirements.**
- 19.06.09. Screening and Fencing Requirements and Restrictions.**
- 19.06.10. Screening at Boundaries of Residential Zones.**
- 19.06.11. Clear Sight Triangle.**

**19.06.01. Purpose.**

This chapter promotes the health, safety, and general welfare of the public by enhancing aesthetic features of the City, providing adequate spaces and vegetation for outdoor and recreational opportunities, protecting property values, lowering heating and cooling costs of structures, trapping and filtering dust and pollutants, reducing soil erosion, improving air quality, and reducing damaging winds. Additionally, landscaping and fencing are encouraged when used as buffers and screens against undesirable views.

**19.06.02. Required Landscaping Improvements.**

Landscape and fencing requirements of this Chapter shall apply to all new landscaped areas.

**19.06.03. General Provisions.**

1. Park strips shall be landscaped and maintained by the property owner who abuts the park strip.
2. Automated water-conserving irrigation systems, including low-flow sprinkler heads and rain sensors, shall be required for all new landscaping in nonresidential and multi-family development and for all irrigated open space.
3. All landscaped areas shall be maintained by watering, weed removal, lawn mowing, or any other activity required to maintain healthy and well-manicured landscaping.
4. Trees which project over any sidewalk shall be pruned clear of all branches between ground and a height of eight feet for that portion of the plant located over the sidewalk.
5. Landscaping and fencing shall maintain a clear sight triangle as specified in Section 19.06.11.
6. All refuse areas shall be screened by approved fencing materials.

#### **19.06.04. Landscaping Plan.**

Those required by this Chapter to make landscaping improvements shall submit a landscaping plan prepared by a licensed landscape architect to meet the minimum landscape requirements outlined herein. All single family residential structures shall be exempt from preparing and submitting a landscape plan, however, single family residential structures must comply with these requirements and may be verified at a later point by code enforcement. The City staff will review the submitted landscaping plan for compliance with this Chapter and forward the plan to the City Council for review and action concurrent with Site Plans and Subdivision Plats. The landscaping plan shall include, at a minimum, the following information:

1. Existing conditions: the location and dimension of all existing and proposed structures, property lines, easements, parking lots, power lines, rights-of-way, ground signs, refuse areas, and lighting;
2. planting plan: location and planting details for all proposed vegetation and materials. The proposed plan must indicate the size of the plant material at maturation. All existing vegetation that is to be removed or remain on the site must be clearly identified;
3. planting schedule: the name (both botanical and common name), quantity, and size of all proposed plants;
4. topography: existing and proposed grading of the site indicating contours at two feet intervals;
5. irrigation: irrigation plans showing the system layout and details;
6. fencing: location, style, and details for proposed and existing fences and identification of the fencing materials; and
7. a data table: table including the total number of each plant type, and total square footage and percentage of landscaped areas, domestic turf grasses, decorative rock, mulch, bark, and drought tolerant plant species.

#### **19.06.05. Completion of Landscape Improvements; Adequate Assurances.**

All required landscaping improvements shall be completed in accordance with the approved Site Plan, subdivision plat, landscaping planting plan, and irrigation plan prior to the issuance of a Certificate of Occupancy for any building. Exceptions may be permitted and Certificates of Occupancy issued where weather conditions prohibit the completion of approved and required landscaping improvements. In such cases, an extension period no longer than six months may be granted so long as a performance bond for no less than 115% of the total estimated value of the landscaping is posted and a performance bond agreement is entered into in accordance with Section 19.12.05 to ensure the landscaping improvements are installed in accordance with this Chapter, City ordinances and standards, and approved site and

landscaping plans. In all cases, landscaping improvements shall be guaranteed for a period of 1 year after final acceptance by posting a warranty bond and entering into a warranty bond agreement in accordance with Section 19.12.05.

#### 19.06.06. Planting Standards and Design Requirements.

1. The planting standards are the minimum standards of landscaping that the City will accept towards meeting the landscaping required in this Chapter. Design requirements identify specific standards as they pertain to landscaping. The planting standards and design requirements shall be used in evaluation of any landscaping plan by the City Council.
2. The following are planting standards for required landscaping that shall be followed for all new development, with all caliper sizes measured at the diameter at breast height (DBH):
  - a. **Deciduous Trees.** All deciduous trees shall have a minimum trunk size of two (2) inches in caliper.
  - b. **Evergreen Trees.** All evergreen trees shall have a minimum size of 6 feet in height.
  - c. **Ornamental Trees.** All ornamental trees shall have a minimum trunk size of one and a half (1.5) inches in caliper.
  - d. **Shrubs.** At least 25% of the required shrubs shall be a minimum of 5 gallons in size at time of installation; all other required shrubs shall be a minimum of 1 gallon in size.
  - e. **Turf.** No landscaping shall be composed of more than seventy percent turf.
  - f. **Drought Tolerant Plants.** Fifty percent of all trees and shrubs species shall be required to be drought tolerant.
  - g. **Rock:** rock may be utilized up to the maximum percentage specified in Section 19.06.07, subject to the following requirements:
    - i. a minimum of two separate colors, and a minimum of two different sizes averaging 2 inches or more in diameter, shall be uses;
    - ii. rock shall provide contrasting color to pavement and other hard surfaces within the property, and all colors used shall be earth tones; and
    - iii. an area at the base of the plant equal in size to the predicted canopy of shrubs and trees at maturity shall be kept free of rock and instead be covered with wood chips, mulch, or bark.
  - h. **Planting and Shrub Beds.** Planting and shrub beds may be used to satisfy up to the percentage of the total required landscaping as specified in the Section 19.06.07. In addition to the required plants in the chart, planting and shrub beds must meet the following requirements:
    - i. high-quality weed barrier is used;
    - ii. high quality materials such as wood chips, wood mulch, ground cover, decorative rock, landscaping rocks, or similar materials are used, and materials must be heavy enough to not blow away in the wind;
    - iii. edging is used to separate lawns from beds, and all areas except residential must use concrete edging for durability;
    - iv. drip lines are used for irrigation.
3. The following design requirements will be used when reviewing landscaping plans in the City of Saratoga Springs:

- a. **Selection of Plants.** Plants shall be selected for texture, form, color, pattern of growth, and adaptability to local conditions.
  - b. **Evergreens.** Evergreens shall be incorporated into landscaped treatment of sites where screening and buffering are required.
  - c. **Softening of Walls and Fences.** Plants shall be placed intermittently against long expanses of building walls, fences, and barriers to create a softening effect.
  - d. **Planting and Shrub Beds.** Planting and shrub beds are encouraged to be used in order to conserve water. Planting and shrub beds shall meet the requirements in subsection 19.06.06(2)(g) above.
  - e. **Water Conservation.** While irrigation systems are required for all landscaped areas, all systems shall be efficient in the use of water such as the installation of drip lines for shrubs and trees and the use of secondary water where available.
  - f. **Energy Conservation.** Placement of plants shall be designed to reduce energy consumption. Deciduous trees are encouraged to be planted on the south and west sides of structures to provide shade over the structures in the summer months. Evergreens trees are encouraged to be planted on the north side of structures when feasible to dissipate the effects of winter winds.
  - g. **Preservation of Existing Vegetation.** Where possible and appropriate, existing native vegetation must be incorporated into the landscape treatment of the proposed site.
  - h. **Tree Preservation.** Existing mature evergreen trees of 16 feet in height or greater, and existing mature deciduous or decorative trees of more than four inches (4") in caliper, shall be identified on the landscape plan and preserved if possible. If preservation is not possible, the required number of trees shall be increased by double the number of such trees removed. The replacement trees for evergreen trees shall be evergreens.
  - i. **Berming.** Berming is encouraged as a screen or buffer between opposing land uses.
  - j. **Placement.** Whenever possible, landscaping shall be placed immediately adjacent to structures, particularly where proposed structures have large empty walls.
4. No trees shall be planted directly under or in close proximity to power lines, poles, or structures unless:
- a. the City Council gives its approval;
  - b. the power company or owner of the power line gives written consent; and
  - c. the maximum height or width at maturity of the tree species planted is less than 5 feet to any pole, line, or structure.

**19.06.07. Amount of Required Landscaping.**

1. Portions of property that are not developed with structures, rights of ways, or parking areas shall be required to be landscaped in all land use zones.
2. Single-family residential development shall be required to landscape per Section 19.06.08. At least 25% of the landscaped area shall be covered with live vegetation.
3. Multi-family, improved open space, and nonresidential development in the R-6, R-10, R-14, R-18, NC, MU, RC, OW, I, ML, BP, IC, PSBL Zones shall be required to adhere to the minimum landscaped standards contained in the table below.
4. The City Council shall have authority to adjust these standards as circumstances dictate.

Required Landscaped Area <sup>1</sup>	Minimum Deciduous Trees <sup>3</sup>	Minimum Evergreen Trees <sup>3</sup>	Minimum Shrubs	Minimum Percentage of Required Turf	Percentage of Required Planting and Shrub Beds
< than 1,000	1	1	7	0 % <sup>2</sup>	Up to 100%
1,001 - 3,000	3	1	10	0 % <sup>2</sup>	Up to 100%
3,001 - 5,000	5	2	13	0 % <sup>2</sup>	Up to 100%
5,001 - 7,000	5	3	14	35%	Not more than 65%
7,001 - 9,000	6	3	17	35%	Not more than 65%
9,001 - 11,000	6	4	19	35%	Not more than 65%
11,001 - 13,000	6	4	22	35%	Not more than 65%
13,001 - 15,000	7	5	25	35%	Not more than 65%
15,001>	7 + 1 per additional 3000 sq.ft.	5 + 1 per additional 3000 sq.ft.	25 + 1 per additional 3000 sq.ft.	25%	Not more than 75%

<sup>1</sup> Areas are measured in square feet. Parking lot landscaping islands may have different standards and are found in Chapter 19.09.

<sup>2</sup> The City Council may require a certain percentage of turf on a case-by-case basis.

<sup>3</sup> This number shall be increased per the requirements of Section 19.06.06 above.

(Ord. 14-1)

**19.06.08. Additional Landscaping Requirements.**

1. All residential lots shall have the front yards, and street-side yards for corner lots, landscaped within one year, and interior side and back yards within two years after (whichever is less restrictive):
  - a. receiving a Certificate of Occupancy; or
  - b. once ownership is established by the current owner.
2. Park strips.
  - a. Park strips shall be landscaped when the front yard is landscaped for a residential dwelling, or when site improvements are completed for a non-residential project, and shall thereafter be perpetually maintained by the property owner who abuts the park strip. Only the following shall be installed in park strips: turf, trees, drought tolerant plants, mulch, live plant vegetation (other than trees) below three feet in height, landscape rock, cobble, and removable pavers. When landscape rock, cobble, or pavers are used, at least thirty percent of the area shall contain plantings.
  - b. Weeds, dead vegetation, fruit trees including crabapples and other ornamental flowering fruit trees, fruit and vegetable gardens, gravel, asphalt, concrete, and large boulders are prohibited in park strips.
  - c. Four foot wide concrete walkways are allowed in the park strip when the walkway lines up with the main walkway to the front door.
3. Parking Lots.
  - a. Parking areas have additional landscaping standards outlined in Chapter 19.09.

## 19.06.09. Screening and Fencing Requirements and Restrictions.

This Section outlines provisions that govern the heights of screening and fencing.

1. **Front yards:** fences exceeding three feet in height may not be erected in any front yard space of any residential lot.
2. **Retaining walls:** for construction of all retaining walls, a building permit must be obtained. Where there is a difference in elevation on opposite sides of the fence, the height of the fence shall be measured from the highest elevation. Approval of fences over six feet in height will be determined on a case-by-case basis by the City Council for all new developments if fencing is proposed during the subdivision review process, or by the Planning Director for all developments that have received final approval; however, in no case will a fence be allowed to exceed eight feet in height. The following criteria shall be applied in making this determination:
  - a. compatibility with fences of surrounding uses;
  - b. quality of proposed materials;
  - c. aesthetics of proposed materials;
  - d. requirements of applicable development agreements;
  - e. intensity of existing surrounding uses; and
  - f. applicable conditions of approval.
3. **Prohibited styles:** no barbed wire, chain link, razor, or wire (agricultural, electric, chicken wire, mesh wire, hog fencing, etc.) fences shall be allowed. This does not apply to chain link or wire fences if the fence: (1) is not being used to delineate lot boundaries; and (2) is used for keeping of animals. This Section also does not apply in the A, RA-5, and RR zones.
4. **Parallel fencing:** installing additional fencing inside and parallel to existing fencing along open space or trails, where there is no dwelling or lot between the parallel fences, is not permitted.
5. **Double frontages:** where lots have frontages onto more than one street, that area designated by the property owner as the rear yard may have a solid or view obstructing fence, wall, or hedge not exceeding six feet in height. Where the double frontage lot is also a corner lot (three frontages), clear sight across corner property shall be required and enforced. See Section 19.06.11, Clear Sight Triangles.
6. **Non-residential and Multi-family:** fencing and other screening materials for multi-family, residential, commercial, or industrial projects must receive approval by the City Council through the Site Plan review process. See Chapter 19.13 for Site Plan review requirements. In addition, the following criteria shall be applied:
  - a. compatibility with fences of surrounding uses;
  - b. quality of proposed materials;
  - c. aesthetics of proposed materials;
  - d. requirements of applicable development agreements;
  - e. intensity of existing surrounding uses; and
  - f. applicable conditions of approval.

7. **Required fencing:** fencing shall be placed along property lines abutting open space, parks, trails, and easement corridors. In addition, fencing may also be required adjacent to undeveloped properties.
  - a. Where trail corridors immediately abut a collector or arterial road, privacy fencing may be installed.
  - b. In an effort to promote safety for citizens using trail corridors that do not abut a collector or arterial road, and security for homeowners, fences along these trail corridors shall be semi-private.
  - c. Fencing along open space, parks, trails, and easement corridors may be less than six feet in height but shall not be less than three feet in height, at the discretion of the property owner.

#### **19.06.10. Screening at Boundaries of Residential Zones.**

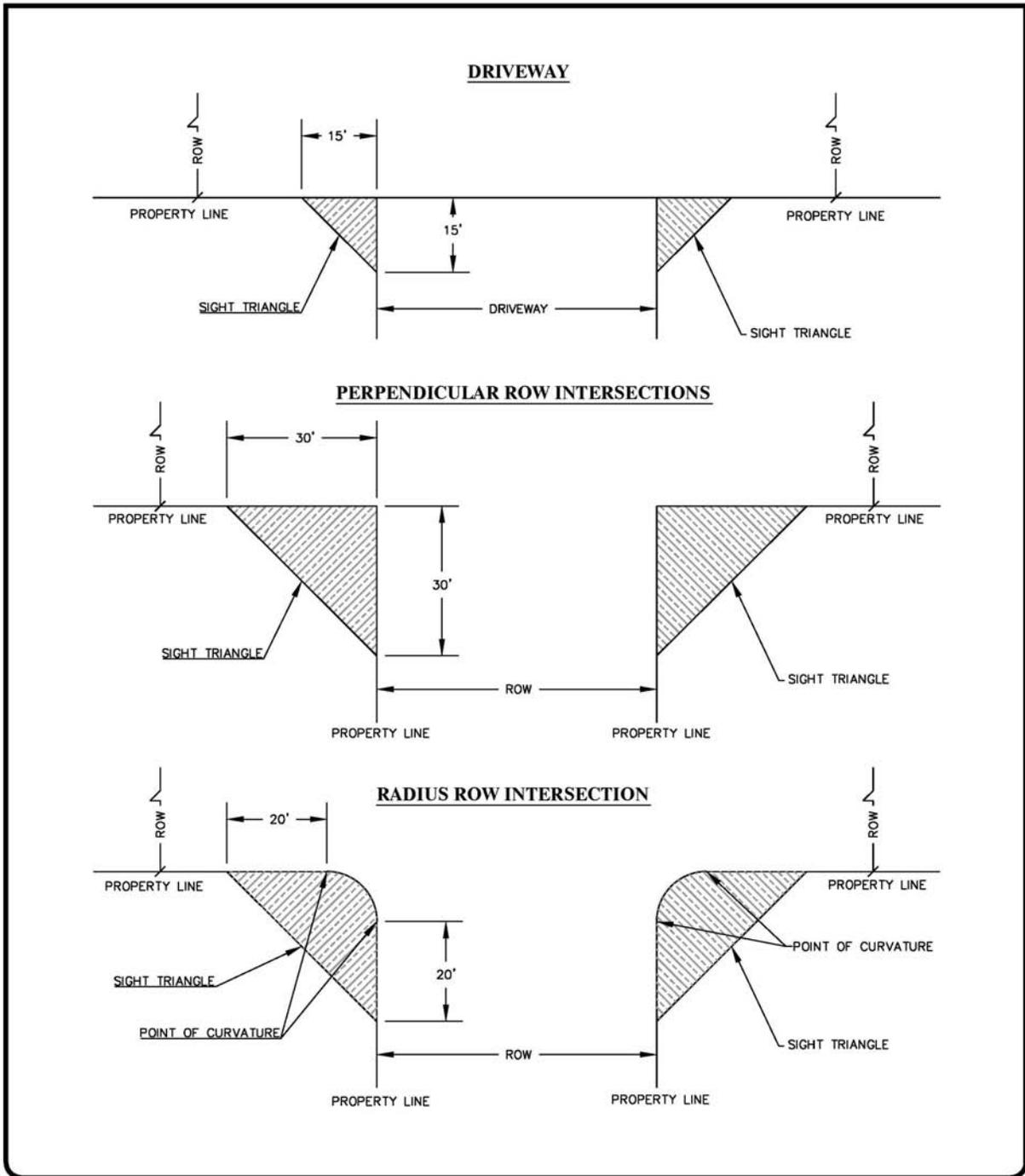
This Section outlines provisions that shall govern the heights of screening and fencing for commercial, mixed use, and industrial developments that abut residential zones.

1. For commercial, mixed use, and industrial developments abutting residential zones an opaque fence or wall shall be installed and maintained along lot lines.
2. For residential developments abutting active agricultural property or operations, an opaque fence or wall shall be installed and maintained along the abutting property line.
3. The opaque fence shall be a minimum of six feet in height but not more than eight feet. A lower height fence may be required adjacent to a front property line for sight distance and traffic safety (see Section 19.06.08). Walls above six feet shall first be reviewed and approved by the City Council during site plan review. In determining the specific height of the fence, the following criteria shall be applied:
  - a. compatibility with fences or walls of surrounding uses;
  - b. aesthetics of proposed materials;
  - c. requirements of applicable development agreements;
  - d. intensity of existing surrounding uses; and
  - e. applicable conditions of approval
4. Where there is a difference in elevation on opposite sides of the fence, the height of the required fence shall be measured from the highest elevation.

#### **19.06.11. Clear Sight Triangle.**

At all intersections of streets, driveways, or sidewalks, all landscaping, berms, and fencing shall be limited to a height of not more than three feet, and the grade at such intersections shall not be bermed or raised, for a distance of twenty feet back from the point of curvature of curved ROWs or thirty feet back from the intersection of straight ROWs, and fifteen feet back from edge of driveways to allow for clear sight as shown in the graphic below.

Clear Sight Triangle:



**SIGHT TRIANGLE**

DATE: JULY 2014		REVISIONS	
DRAWING NAME:		REV	DATE
DRAWN BY: ETL		BY	COMMENTS
CHECKED:	APPROVED:		
<b>SARATOGA SPRINGS CITY</b>			
1307 N. COMMERCE DR. #200, SARATOGA SPRINGS, FL 32909 PHONE: 801-786-5793 FAX: 801-566794			



STANDARD DETAILS

SIGHT TRIANGLE

## Chapter 19.09. Off-Street Parking Requirements.

### Sections:

- 19.09.01. Purpose.
- 19.09.02. Required Parking.
- 19.09.03. General Provisions.
- 19.09.04. Submittal and Approval of Parking Areas.
- 19.09.05. Parking Requirements.
- 19.09.06. Dimensions for Parking Stalls.
- 19.09.07. Accessible Parking.
- 19.09.08. Landscaping in Parking Areas.
- 19.09.09. Pedestrian Walkways and Accesses.
- 19.09.10. Shared Parking and Curb Cuts.
- 19.09.11. Required Parking.

### 19.09.01. Purpose.

The purpose of this Chapter is to reduce congestion and traffic hazards on public rights-of-way by requiring adequate, functional, and effective use of off-street parking areas. This chapter also establishes minimum landscaping requirements in order to: reduce adverse impacts of headlight glare and lighting within the parking area; improve circulation within parking areas by channeling vehicles and pedestrians; provide climatic relief from broad expanses of pavement; and improve the appearance of the site and surrounding neighborhood.

### 19.09.02. Required Parking.

Off-street parking shall be provided according to standards noted in this Chapter for all newly constructed buildings, and additional parking shall be provided for any structure or use that is legally expanded.

### 19.09.03. General Provisions.

1. Materials for Parking Areas. Parking areas shall consist of concrete, asphalt, or other impervious materials approved in the City's adopted construction standards.
2. Maintenance of Parking Areas. Pavement, striping, landscaping, and lighting are required to be maintained in all parking areas. During times of snowfall, parking areas shall be cleared of snow as soon as practical.
3. Parking Area Access. Parking areas for one or more structures may have a common access so long as the requirements of all City ordinances, regulations, and standards are met. The determination of the locations for a common access shall be based upon the geometry, road alignment, and traffic volumes of the accessed road. All structures other than residential are required to provide parking areas where automobiles will not back across a sidewalk to gain access onto a public street.

## 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 placed between the sidewalk and the parking areas. Trees, both deciduous and evergreen, shall be placed in the strip with spacing of no less than thirty-foot 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

**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>

**Chapter 19.12. Subdivisions.**

**Sections:**

- 19.12.01. Purpose.**
- 19.12.02. General.**
- 19.12.03. Subdivision Process and Approval Procedure.**
- 19.12.04. Condominium Process and Approval Procedure.**
- 19.12.05. Performance and Warranty Assurances.**
- 19.12.06. General Subdivision Improvement Requirements.**
- 19.12.07. Minor Subdivision Approval Procedure.**
- 19.12.08. Property Line Adjustments (Exchange of Title).**
- 19.12.09. Vacating or Amending a Plat.**
- 19.12.10. Vacating or Altering Public Streets, Rights-of-Way, Easements, or Alleys.**

**19.12.01. Purpose.**

The purpose of this Chapter is to provide regulations and standards for the: development of residential and non-residential subdivisions and construction of improvements thereon, including the design and installation of roads, streets, curbs, gutters, drainage systems, water and sewer systems, and other public facilities and utilities; dedication of land and streets; granting of easements or rights-of-way; and payment of fees and other charges for the approval of a subdivision.

**19.12.02. General.**

- 1. Sales of portions of subdivision parcels.** No person shall sell, deed, or exchange, or offer to sell, deed, or exchange, any parcel of land that is a part of a subdivision or of a larger tract of land, or record in the office of the County Recorder any subdivision plat, unless the subdivision has been approved by the City according to the provisions of the City Code. **Parcels created without such approval by the City shall be considered part of an illegal subdivision and not eligible for further subdivision, building permits, or other development permits until the illegal subdivision is corrected.** This Chapter shall be interpreted so as to be consistent with Utah Code Chapter 10-9a.
- 2. All lots subject to ordinances.** All lots, plots, or tracts of land located within a subdivision shall be subject to the provisions of the City Code, regardless of whether or not the tract is owned by the applicant or a subsequent purchaser, transferor, or holder of the land.
- 3. Severability.** If any section, sentence, clause, or phrase of this Chapter is for any reason held to be invalid, such holding shall not affect the validity of the remaining portion of this Chapter.
- 4. Building and occupancy permits.**
  - a. It shall be unlawful for any person to receive a building permit until all improvements, including utilities, are installed in accordance with City ordinances and standards, accepted by the City in writing, and secured by a warranty bond posted to guarantee that they remain free from defects and continue to meet City standards for a period of one or two years as allowed in Utah Code § 10-9a-604.5. The City may allow building permits to be issued

before improvements are installed if a performance bond is posted (accompanied by a bond agreement) and when, in the opinion of the City Engineer, delaying those improvements will not cause public safety or utility service problems for the homes being issued permits. The bond agreement shall specify the timeframe in which the improvements must be completed.

- b. There shall be no human occupancy of any building until all required improvements have been accepted in writing by the City, the building and lot are in compliance with the provisions of this Chapter and the City Code, and a certificate of occupancy has been issued. The City may allow occupancy before all required improvements are installed if a performance bond is posted (accompanied by a bond agreement) and when, in the opinion of the City Engineer, delaying those improvements will not cause public safety or utility service problems for the homes being issued occupancy permits. The bond agreement shall specify the timeframe in which the improvements must be completed.

5. **Duration.** Approvals for developments described in this Chapter are valid for twenty-four months from the date of approval. The City Council may grant extensions of time when such extensions will promote the public health, safety, and general welfare. Said extension must be requested within twenty-four months of Site Plan/Subdivision approval and shall not exceed twelve months.
  - a. For phased developments, if the first phase is not recorded within twenty-four months from final plat approval, the approval for all phases shall expire.
  - b. If the first phase is recorded within twenty-four months from final plat approval, the approval shall automatically be extended with each recorded phase for a period of twenty-four months measured from the date of most recent phase recordation.

6. **Phased Subdivisions.** If the construction of various portions of any subdivision is proposed to occur in stages, then the standards for phased development outlined in 19.13 shall be met.

7. **Utilities.** All utility lines shall be underground in designated easements. No pipe, conduit, cable, water line, irrigation line, gas, sewage, drainage, steam, electrical, or any other energy or service shall be installed or maintained upon any lot outside of any building above the surface of the ground except during construction.

- i. No sewer, storm drain, culinary water, or irrigation water main shall be installed or maintained within a residential lot; all such utilities must be placed in an easement within protected open space or within rights-of-way. When placed outside rights-of-way they shall be located a minimum of 10' from any lot line and paved access roads shall be provided to all manholes or other access points required for maintenance.

(Ord. 14-4)

### 19.12.03. Subdivision Process and Approval Procedure.

1. **Processing of development plans.** All subdivisions are subject to the provisions of Chapter 19.13, Development Review Processes. In addition, all residential and non-residential subdivisions shall comply with this Chapter.

**2. Preliminary Subdivision Plats.** All subdivisions must receive a Preliminary Plat approval. Upon receipt of an application for a Preliminary Plat, City staff shall review the application to determine whether the application is complete. If incomplete, the application shall not be accepted by the City and shall be returned to the applicant, along with a written list of the reasons why the application is deficient. Once an application is deemed to be complete, City Staff shall review the proposed Preliminary Plat and determine whether it is in compliance with state law, federal law, and City standards, resolutions, and ordinances. The Planning Director is specifically charged with ensuring that all such requirements have been resolved before recommending land use authority action. If the Planning Director recommends that a proposed Preliminary Plat be approved, the City staff shall place it on the agenda of the next available meeting where the application may be properly considered. If the land use authority finds that the preliminary Plat meets state law, federal law, and City standards, resolutions, and ordinances, the land use authority shall approve the Preliminary Plat. If the land use authority finds that the preliminary Plat does not meet state law, federal law, and City standards, resolutions, and ordinances, the land use authority shall deny the Preliminary Plat. An application for a Preliminary Plat shall follow the approved City format and must contain the following information:

- a. Application form, applicant certification, and application fee.
- b. Preliminary title report.
- c. Soils report.
- d. Preliminary Hydraulic and Hydrologic report and storm drainage calculations.
- e. Wetland delineation when required by City Engineer, Planning Commission, Development Review Committee, or the Army Corp of Engineers.
- f. Preliminary traffic report. Said report shall comply with the standards outlined in the City's adopted Transportation Master Plan and shall include 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 a level of service for existing and proposed residents that meets the standards of the Transportation Master Plan.
- g. 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 total parking spaces;
  - vi. percentage of buildable land;
  - vii. acreage of sensitive lands and percentage sensitive lands comprise of total project area and 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).

- h. ~~Written agreement to pay the cost of materials and postage to mail notices to all property owners as required in this Title, upon receipt of City invoice.~~
- i. Evidence of compliance with all applicable federal, state, and local laws and regulations, if requested by City.
- j. ALTA survey including deeds, easements, trees, utilities, structures, and other existing features and conditions.
- k. Preliminary Plat: Full-size 24" x 36" copies of the Preliminary Plat at a scale no smaller than 1" = 100' and 11 x 17 inch reductions as identified on the application form. Additional copies may be required prior to adding the application to the Planning Commission or City Council agenda. Each copy shall conform to the City's standard plat layout and contain at a minimum the following items:
  - i. General Layout.
  - ii. Name and address of owners of land and name and address of developer if different than owner.
  - iii. Name of land surveyor.
  - iv. The location of the proposed subdivision with respect to surrounding property and streets.
  - v. The name of all adjoining property owners of record, or the names of adjoining developments.
  - vi. The names and location of adjoining streets and all facilities within 100 feet of the platted property.
  - vii. Street and road layout with centerline bearing and distance labels, dimensions, and names of existing and future streets and roads, (with all new names cleared through the City GIS Department).
  - viii. Subdivision name cleared with Utah County.
  - ix. North arrow.
  - x. A tie to a permanent survey monument at a section corner.
  - xi. The boundary lines of the project with bearings and distances and a legal description.
  - xii. Layout and dimensions of proposed lots with lot area in square feet.
  - xiii. Location, dimensions, and labeling of roads, structures, irrigation features, drainage, parks, open space, and trails.
  - xiv. Location of prominent natural features such as rock outcroppings, woodlands, steep slopes, etc.
  - xv. Proposed road cross sections.
  - xvi. Proposed fencing.
  - xvii. Vicinity map.
  - xviii. Signature blocks for preliminary approval by Planning Commission and City Council.
  - xix. The Preliminary Plat shall be prepared and stamped by a professional surveyor or engineer licensed in Utah.
  - xx. Proposed methods for the protection or preservation of sensitive lands.
  - xxi. Location of any flood plains, wetlands, and other sensitive lands.
  - xxii. Location of 100-year high water marks of all lakes, rivers, and streams.
- l. Preliminary Construction drawings containing, at a minimum, all items specified in the City's "Standard Technical Specification and Drawings" manual. Applicant shall provide

full-size 24" x 36" copies and 11 x 17 inch reductions as required on the application form. Additional copies may be required prior to adding the application to the Planning Commission agenda.

- m. Landscaping plan drawn by certified landscape architect, including planting plan, data table including vegetation types and percentages, percentage of turf, and other information consistent with the standards and requirements in Section 19.06.
- n. Phasing plan including a data table with the following information for each phase:
  - i. total area in square feet and acres;
  - ii. number of lots or dwelling units;
  - iii. open space area and percentage;
  - iv. utility phasing plan;
  - v. number of parking spaces;
  - vi. recreational facilities to be provided.
- o. Lighting plan including photometric information for the site and for immediately adjacent properties, and fixture design, height, and placement consistent with the requirements in Section 19.11.
- p. File of all plans, documents, and reports in pdf format.
- q. A copy of the Utah County plat map showing ownership and parcel numbers.
- r. A document from UDOT Region 3 stating that UDOT has granted approval for all proposed accesses onto any State road.
- s. Geolocated KMZ file including lot line(s), lot number(s), road centerline(s), building footprint(s) where buildings are proposed, open space, and sensitive lands.

**3. Final Plat** Upon approval of a preliminary subdivision plat by the City Council, or concurrently with the preliminary plat, the developer must submit a final subdivision plat application to the City.

- a. The developer may submit a Final Plat application with the Planning Director at any time after the Preliminary Plat application for a subdivision has been submitted and all applicable fees have been paid so long as any Preliminary Plat approval has not expired; Final Plat approval may not occur until after Preliminary Plat approval but applications may be processed concurrently and considered at the same meeting.
- b. Upon receipt of an application for a Final Plat, the following process shall be followed:
  - i. City staff shall review the application to determine whether the application is complete. If incomplete, the application shall not be accepted by the City and shall be returned to the applicant, along with a written list of the reasons why the application is deficient.
  - ii. Once an application is deemed to be complete, City Staff shall review the proposed Final Plat and determine whether it is in compliance with the approved Preliminary Plat, other provisions of the City Code, and any modifications, requirements, findings, and conditions made during Preliminary Plat approval. If the proposed Final Plat fails to comply, the Planning Director shall direct the City staff to return it to the developer, along with a written list of deficiencies. The Planning Director is specifically charged with ensuring that all significant conditions required for Final Plat have been resolved before recommending City Council action.
  - iii. If the Planning Director recommends that a proposed Final Plat be approved, the City staff shall place it on the agenda of the next available meeting where the

application may be properly considered. If the City Council finds that the plat is in its final form and complies with the City Code and with the terms and conditions of the approved plat, it shall authorize the Mayor to sign the proposed Final Plat. If the City Council determines that the Final Plat does not comply with the City Code and with the terms and conditions of the approved plat, it shall direct City staff to return the proposed Final Plat to the developer, along with a written list of deficiencies that must be corrected before the City Council will authorize the Mayor to sign it.

- iv. The City Recorder, or his or her designee, shall be responsible for recording subdivision plats. The subdivider shall pay for all recording fees at the time of recordation. No Final Plats shall be recorded unless and until the plat is properly approved, signed, and accepted by the City.

- a. **Final Plat Application Requirements.** Applications for Final Plats shall be on an approved-City form and include the following items:
  - a. Application form, applicant certification, and paid application fee.
  - b. Signed easements and agreements with adjacent property owners for necessary off-site facilities.
  - c. Signed and recorded articles of incorporation bylaws, and conditions, covenants, and restrictions of the Home Owners Association, if any.
  - d. Certificate of Existence and Certificate of Good Standing from the State of Utah for the Home Owners Association, if any.
  - e. Final Hydraulic and Hydrologic storm drainage report and calculations
  - f. **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:
    - v. an analysis of the average daily trips generated by the proposed project;
    - vi. an analysis of the distribution of trips on City street systems;
    - vii. a description of the type of traffic generated; and
    - viii. 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.
  - g. **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 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).
  - h. **Final Subdivision Plat:** Full-size 24" x 36" sheets and 11" x 17" copies shall be submitted at a scale no smaller than 1" = 100' as outlined on the application form. Additional copies

may be required prior to adding the application to the Planning Commission or City Council agenda. Each Copy shall conform to the City's standard plat layout and contain at a minimum the following items:.

- i. Subdivision name and location.
- ii. Name and address of owners of land and name and address of developer if different than owner.
- iii. Name of land surveyor.
- iv. The location of the proposed subdivision with respect to surrounding property and streets.
- v. The name of all adjoining property owners of record, or the names of adjoining developments.
- vi. The names and location and ROW widths of adjoining streets and all facilities within 100 feet of the platted property.
- vii. Subdivision name cleared with Utah County.
- viii. North arrow.
- ix. A tie to a permanent survey monument at a section corner.
- x. The boundary lines of the project with bearings and distances and a legal description with total project area in SF and acres.
- xi. Layout and dimensions of proposed lots with lot area in square feet and acres. Lot boundaries shall include dimensions and bearings. Building envelopes shall be shown with dimensions and areas on each lot where slopes are greater than ten percent.
- xii. Lot Numbers
- xiii. Location, dimensions, and labeling of roads, structures, irrigation features, drainage, parks, open space, trails, etc.
- xiv. Location of prominent natural features such as rock outcroppings, woodlands, steep slopes, etc.
- xv. Proposed road ROW widths.
- xvi. Vicinity map.
- xvii. Signature blocks for preliminary approval by Planning Commission and City Council.
- xviii. The Preliminary Plat shall be prepared by a professional engineer licensed in Utah.
- xix. Proposed methods for the protection or preservation of sensitive lands.
- xx. Fencing plans.
- xxi. Location of any flood plains, wetlands, and other sensitive lands.
- xxii. Flood plain boundaries as indicated by the Federal Emergency Management Agency as well as the location of 100-year high water marks of all lakes, rivers, and streams.
- xxiii. Existing and Proposed easements.
- xxiv. Street monument locations.
- xxv. Fire hydrant locations.
- xxvi. Street light locations (at intersections and every 300 feet, placed on alternating sides of streets).
- xxvii. Lot and road addresses and addresses for each intersection. Road names must meet the requirements of Chapter 19.27 and be approved in writing by the City GIS department before being added to the subdivision plat.

- i. **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. Additional copies may be required prior to adding the application to the Planning Commission or City Council agenda.
- j. **Landscaping and irrigation plans** drawn by certified landscape architect, including planting plan, data table including vegetation types and percentages, percentage of turf, installation details and other information consistent with the standards in 19.06. .
- k. Phasing plan including a data table with the following information for each phase:
  - 1. Subtotal area in square feet and acres;
  - 2. number of lots or dwelling units;
  - 3. open space area and percentage;
  - 4. utility phasing plan;
  - 5. number of parking spaces;
  - 6. recreational facilities to be provided;
  - 7. overall plan showing existing, proposed, and remaining phases.
- l. **Lighting plan** including photometric information for the site and for immediately adjacent properties, and fixture design, height, and placement consistent with the requirements in Section 19.11.
- m. File of all plans, documents and reports in pdf format.
- n. A document from UDOT Region 3 indicating that UDOT has granted approval for all proposed accesses onto any State road.
- o. **Geolocated KMZ file** including lot line(s), lot number(s), road centerline(s), building footprint(s) where buildings are proposed, open space, and sensitive lands.
- p. **Title Report.** A title report shall be provided that is current within 30 days of recording the final plat.
- q. **Mylar Final Plat:** After receiving Final Plat approval from the City council and in a form approved by the City, a 24" x 36" copy of the final plat shall be provided to the City on reproducible Mylar for recording with Utah County. Mylar plat shall be presented with all utility and owner signatures and appropriate notarizations.

(Ord. 14-4)

#### 19.12.04. Condominium Process and Approval Procedure.

1. All condominium projects shall receive Site Plan **or** Preliminary Plat approval as required by this Title. Both approvals may occur concurrently.
2. Upon approval or filing of a Site Plan **or Preliminary Plat** for a condominium project, the developer shall submit to the city a Declaration of Condominium prepared in accordance with the requirements of the Utah Code and a Record of Survey Map (also referred to as condominium plat) meeting the requirements of the Utah Code.
3. The developer may submit a condominium plat application with the Planning Director at any time after the Site Plan **or Preliminary Plat** for a condominium development has been approved and all necessary fees have been paid.

measuring block length, an intersection may include two-way, three-way, or four-way intersections of roadways.

- c. The City will require the use of connecting streets, pedestrian walkways, trails, and other methods for providing logical connections and linkages between neighborhoods.
- d. Private roads may be constructed as approved as part of the Preliminary Plat approval and so long as such roads meet the same standards identified in the Saratoga Springs Standard Street Improvement Details.
- e. Where the vehicular access into a subdivision intersects an arterial road as defined in the Transportation Master Plan, driveways shall not be placed on the intersecting road within 100' of the arterial connection as measured from edge of the arterial right of way to the nearest edge of driveway surface to avoid vehicles backing into the stacking area for the arterial and for public safety.
- f. Access:
  - i. Two separate means of vehicular access onto a collector or arterial road shall be required when the following threshold is met:
    - 1. Whenever the total number of dwelling units served by a single means of access will exceed fifty.
  - ii. Exceptions: where no point of second access is available within five hundred feet (500'), and where all units are provided with an approved sprinkler system, a second access shall not be required until the number of units reaches double the above limits.
  - iii. Where two means of access are required, the points of access shall be placed a minimum of 500 feet apart, measured along the center of the driving lane from center of right-of-way to center of right-of-way. The City Fire Chief may require a greater distance than 500 feet if:
    - 1. an essential link exists between a legitimate governmental interest and the requirement; and
    - 2. the requirement is roughly proportionate, both in nature and extent, to the impact of the proposed development.
- g. Shared driveways shall be a minimum of twenty feet in width and shall direct all runoff to a public or private drainage system. All dwellings on shared driveways shall provide enclosed garages or other covered parking. Shared driveways accessing more than four dwellings shall also provide a minimum of twenty feet of parking space between the garage and shared driveway. All requirements of the Fire Code shall also be met.

**2. Lot Design.** The following provisions apply to new lots:

- a. All subdivisions shall result in the creation of lots that are developable and capable of being built upon. A subdivision shall not create lots that would make improvement impracticable due to size, shape, steepness of terrain, location of watercourses, sanitary sewer problems, driveway grades, or other physical constraints and considerations.
- b. All lots or parcels created by the subdivision shall have frontage on a street or road that meets the City's ordinances, regulations, and standards for public roads.
- c. Flag lots may be approved with less frontage when the Planning Commission determines that the creation of such a lot would result in an improved design or better physical layout for the lot based on the following criteria:

- i. For subdivisions with 20 or less lots: no more than 10% (rounding down) of the total lots are allowed to be flag lots;
  - ii. For subdivisions with 50 or less lots: no more than 7.5% of the total lots are allowed to be flag lots; and
  - iii. For subdivision with more than 50 lots: no more than 5% of the total lots are allowed to be flag lots.
- d. Land dedicated as public roads and rights-of-way shall be separate and distinct from land included in lots adjacent to public roads and rights-of-way. In no case may land dedicated for public roads and rights-of-way be included in the area calculation of any lots.
- e. Side property lines shall be at approximately right angles to the street line or radial to the street line.
- f. Corner lots for residential use shall be platted ten percent larger than interior lots in order to facilitate conformance with the required street setback for both streets.
- g. No lot shall be created that is divided by a municipal or county boundary line. Each property boundary line shall be made a lot line.
- h. Remnants of property shall not be left in the subdivision that do not conform to lot requirements or are not required or suitable for common open space, private utilities, public purposes, or other purpose approved by the City Council.
- i. Double access lots are not permitted with the exception of corner lots.
- j. Driveways for residential lots or parcels shall not be allowed to have access on major arterials such as Redwood Road, Crossroads Boulevard, Pioneer Crossing, and Pony Express. Exceptions may be made for large lots (at least 1 acre in size) or for lots where the home is set back over 150 feet from the arterial roadway. Approval by UDOT may be required.
- k. All subdivisions along arterial roadways shall conform to the City's requirements and adopted street cross-section including pedestrian walkways, park strips, landscaping, and fencing.

3. **Timing of Installation; Phasing.** The City permits developers to separate approved preliminary plats into phases for review, approval, and recording subject to the following conditions:
- a. Bonding for each phase is required and shall include (in addition to the requirements of 19.12.05):
    - i. improvements required for that phase;
    - ii. major off-site improvements needed for the completion of the entire approved preliminary plat; and
    - iii. subdivision-wide improvements of major importance such as neighborhood parks, trails, open space, or other neighborhood amenities that will otherwise be installed for the entire project as set forth in the development agreement, subdivision approvals, construction drawings, and approved plans.
  - b. Each phase shall have at least two contiguous and paved accesses to ensure adequate circulation and access for the duration of the construction of one or more phases.
  - c. Open space and improvements shall be provided as required under phasing in Section 19.13.
  - d. Improvements must be completed within twenty-four months of recording each Final Plat, unless a shorter period is otherwise provided in a development or bond agreement.
  - e. Road access must be provided as approved by the City Engineer and Fire Department.

- f. Fire hydrants or alternative fire protection methods must be operational before any home construction within the subdivision will be allowed to proceed above foundation level. Other restrictions contained in the Building Code may also apply. Exceptions for model homes may be approved in accordance with Section 19.05.02.

(Ord. 14-11, Ord. 14-4)

#### **19.12.07. Minor Subdivision Approval Procedure.**

Applications to subdivide a parcel into a maximum of four parcels may follow the process described herein as the Minor Subdivision Approval Procedure. The process of effectuating the subdivision of land as a Minor Subdivision shall commence with the submission of a complete Minor Subdivision application to the City. Upon receipt of an application for a Minor Subdivision approval, the following process shall be followed and criteria met:

##### **1. Limitations.**

- a. A Minor Subdivision is a one-time process. To ensure adequate infrastructure, lots contained in an existing recorded subdivision plat are not eligible to apply for a Minor Subdivision.
  - b. The minimum lot size for lots created through a Minor Subdivision shall be one acre, or the minimum allowed by the zone, whichever is greater.
  - c. Lots created through a Minor Subdivision may not be buildable until all other applicable State and local requirements are met.
2. **Complete Application.** The Planning Director and City Staff shall have ten business days to determine whether the application is complete. The applicant shall be notified in writing if the application is complete and, if incomplete, shall be notified of the reasons why the application is deficient.
3. **DRC Review.** Once an application is deemed to be complete, the Development Review Committee shall complete a review of the proposed plat and submit a report to the Planning Commission prior to the meeting where the Planning Commission will review the Final Plat application.
4. **Planning Commission.** The Planning Commission shall conduct a public hearing and review the proposed Final Plat to determine whether it is in compliance with the City Code.
- a. If the proposed plat complies, the Planning Commission shall approve the plat and authorize the Mayor to sign the plat.
  - b. If the proposed plat fails to comply, the Planning Commission shall deny the plat, or may continue the decision with direction to the City staff to return it to the developer along with a written list of deficiencies that must be corrected before the Planning Commission will authorize the Mayor to sign it.
  - c. The Planning Commission is specifically charged with ensuring that all significant conditions required for plat approval have been resolved before taking final action.

5. **Recordation.** The City Recorder, or designee, shall be responsible for recording subdivision plats. The subdivider shall pay for all recording fees at the time of recordation. No Final Plat shall be recorded unless and until the plat is properly approved, signed, and accepted by the City.
6. **Application Requirements.** Applications for Minor Subdivision plats shall include the following items:
  - a. application form completed and application fee paid;
  - b. updated Preliminary Title Report;
    - i. The Title Report must also demonstrate that the proposed minor subdivision has not been involved in any prior minor subdivision;
  - c. Minor Subdivision Plats shall conform to all of the requirements for Final Subdivision Plats layouts as provided in section 19.12.03

(Ord. 14-4)

### 19.12.08. Property Line Adjustments (Exchange of Title).

1. **Standards.** Owners may adjust property lines between adjacent parcels that are described by a metes and bounds description, by exchanging title portions of those parcels after approval if:
  - a. no new dwelling lot or dwelling results from the property line adjustment;
  - b. the number of lots or parcels does not increase;
  - c. the adjoining property owners consent to the property line adjustment;
  - d. the property line adjustment does not result in remnant land that did not previously exist; and
  - e. the adjustment does not result in a violation of applicable zoning requirements.
2. **Application.** The owners shall file an application requesting a property line adjustment together with all required documents.
3. **Planning Director Review.** The Planning Director shall review all the documents to determine if they are complete and that they comply with the requirements set forth above. If the Planning Director determines that documents are complete, the Planning Director will take action the Property Line Adjustment.
  - i. the Planning Director shall determine whether the property line adjustment complies with the requirements of this section and this Title; and
  - ii. the Planning Director shall approve, approve with conditions, or deny the amendment.
4. **Notice of Approval and Conveyance of Title.** After approval by the Planning Director, the applicant shall:
  - a. Prepare a Notice of Approval which:
    - i. is executed by each owner included in the exchange;
    - ii. is signed by the Planning Director;
    - iii. contains an acknowledgment for each party signing the Notice as required by State law for real property; and
    - iv. recites the description of both the original parcels and the parcels created by the property line adjustment; and

- b. Record a deed which conveys title as approved;
- c. Record the Notice of Approval; and
- d. Provide City staff with a recorded copy of the Notice of Approval.

- 5. **Property Line Adjustment Not a Subdivision.** A property line adjustment shall not be deemed a subdivision of property and shall not be required to follow the subdivision process of this Title.
- 6. **Other Divisions of Land.** Other divisions of land not meeting the definition of subdivision in Utah Code § 10-9a-103, as amended, shall be allowed so long as the process in this Section is complied with and all requirements of § 10-9a-103 are met.

**19.12.09. Vacating or Amending a Subdivision Plat.**

- 1. **Plat Amendment.** The City shall follow the process outlined in Utah Code Chapter 10-9a for the vacation of any public street, right-of-way, easements, or alley.
- 2. **Applicability.** Owners may petition to vacate or amend a recorded subdivision plat if the petition does not affect the location or boundary of a public road or the boundary of the plat, and seeks to:
  - a. join two or more of the petitioning fee owner's lots; or
  - b. adjust internal lot lines between two or more of the petitioning fee owner's lots; or
  - c. vacate or alter private streets, rights-of-way, easements, or alleys, or
  - d. adjust internal lot restrictions subject to the standards of this Title and applicable conditions of approval for the original plat.
- 3. **Standards.** Plat amendments may be approved if:
  - e. no new dwelling lot or dwelling results from the plat amendment; and
  - f. the number of lots or parcels does not increase; and
  - g. the amendment does not result in remnant land that did not previously exist; and
  - h. the amendment does not violate conditions of approval for the original plat; and
  - i. the amendment does not result in a violation of applicable zoning requirements; and
  - j. if all requirements of Utah Code Chapter 10-9a are met.
- 4. **Application.** The owners of affected lots shall file an application on an approved City form and include the following items:
  - a. Application form, applicant certification, and paid application fee.
  - b. Plat that conforms to all of the requirements of a Final Plat as provided in section 19.12.03.
  - c. Data table including
    - i. total project area
    - ii. total number of lots, dwellings, and buildings
    - iii. number of proposed garage parking spaces
    - iv. number of proposed parking spaces
    - v. percentage of buildable land
    - vi. acreage of sensitive lands and what percent sensitive lands comprise of total project area and of open space area
    - vii. area and percentage of open space or landscaping

- viii. area to be dedicated as right-of-way (public and private)
- ix. net density of dwellings by acre (sensitive lands must be subtracted from base acreage).
- d. A copy of the Utah County plat map showing ownership and parcel numbers.
- e. File of all plans in pdf format.
- f. Geolocated KML file including lot line(s), lot number(s), road centerline(s), building footprint(s), open space, and sensitive lands.

5. **Title Report.** A title report shall be provided that is current within 30 days of recording the final plat.

6. **Land Use Authority.**

- a. The Planning Director is hereby designated as the land use authority for plat amendments involving only lot combinations or lot line adjustments, and plat amendments required to formalize a variance that has been granted by the Hearing Examiner.
- b. The Planning Commission is hereby designated as the land use authority for all other plat amendments and vacations that do not affect a public road.
- c. The City Council is hereby designated as the land use authority for all plat amendments and vacations that affect a public road, per Section 19.12.10.

7. **Planning Director Review.** The Planning Director shall review all the documents to determine if they are complete and that they comply with the requirements set forth above.

- k. For plat amendments where the Planning Director is the Land Use Authority, if the Planning Director determines that documents are complete the Planning Director shall take action on the application.
  - i. the Planning Director shall determine whether the amendment complies with the requirements of this section and this Title; and
  - ii. the Planning Director shall approve, approve with conditions, or deny the amendment.
- l. For plat amendments where the Planning Commission or the City Council is the Land Use Authority, if the Planning Director determines that documents are complete, the Planning Director shall schedule the plat amendment for the next available meeting.

8. **Planning Commission Review and Action.**

- a. For amendments where the Planning Commission is the Land Use Authority:
  - i. the Planning Commission shall determine whether the amended plat complies with the requirements of this section, this Title, and Chapter 10-9a of the Utah Code;
  - ii. the Planning Commission may approve, approve with conditions, or deny the amendment; and
  - iii. if the Planning Commission approves an amended plat, 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. **Public Hearing.**

- i. A public hearing shall not be held all the property owners in the plat sign the amendment.
- ii. Notice. Prior to the public hearing, the City shall provide the notice required by Utah Code Chapters 10-9a and 52-4. The applicant shall pay the cost to post and provide notice to all property owners within 300 feet of the application, prior to final approval.

9. **Plat Amendment Not a Subdivision.** A plat amendment meeting these requirements, as well as the requirements of the Utah Code, shall not be deemed a subdivision of property and shall not be required to follow the subdivision process of this Title.

**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, 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.
  - c. **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.
  - d. **Notice.** Prior to the public hearing, the City shall provide the notice required by Utah Code Chapters 10-9a and 52-4.

## 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. Urban Design Committee Participation.
- 19.13.06. Development Agreements.
- 19.13.07. Improvements Required.
- 19.13.08. Master Development Agreements.
- 19.13.09. Payment in Lieu of Open Space.

### 19.13.01. Purpose.

The purpose of this Chapter is to promote the health, safety, and general welfare of the residents of the City and the efficient and orderly growth of the City by regulating the development of property and establishing procedures for property development. This Chapter contains requirements for the general development processes in Saratoga Springs. Specific regulations governing Site Plan Reviews, Conditional Uses, Subdivisions, and Home Occupations are found in separate chapters of the Land Development Code. These chapters must also be consulted when preparing application materials for submittal to the City.

### 19.13.02. General Considerations.

1. **Land Use Element of the General Plan.** The City's adopted Land Use Element of the General Plan shall guide the use and future development of all land within the corporate boundaries of the City.
2. **Municipal Code.** The size and design of lots, nature of utilities, design and improvements of streets, types and intensity of land uses, and provisions for any facilities in any subdivision shall conform to the land uses shown and the standards established in the City Code, and other applicable ordinances and policies.
3. **Conservation of Natural Features.** Trees, native land cover, wetlands, natural watercourses, hillsides, and existing topography shall be preserved where possible. Development projects shall be so designed as to prevent excessive grading and scarring of the natural terrain. The design of new projects shall consider and relate to existing and future street widths, alignments, and names.
4. **Community facilities.** Community facilities, such as parks, recreation areas, and transportation facilities, shall be provided in the development project in accordance with the Land Use Element of the General Plan and the City's land use ordinances, particularly Chapter 19.04, Zoning. In order to facilitate the acquisition of land areas required to establish the creation and expansion of community facilities, the applicant may be required to dedicate, grant easements, or otherwise

reserve land for schools, parks, playgrounds, public rights-of-way, utility easements, and other public purposes.

5. **Concurrent Installation of Public Utilities.** The City recognizes the policy of concurrently installing public utilities in relation to any development within the City boundaries. Although the City will work with developers to provide utilities to a developer's project, the City is under no obligation to install utilities in order to accommodate a proposed development. The City reserves the right to approve only those developments wherein all necessary public utilities and infrastructure have been installed.

#### **19.13.03. Application Forms Required.**

1. Applications for permits and other procedures (appeals, Site Plans, subdivisions, variances, Master Development Plans, plat amendments, etc.) established by this ordinance shall be filed on the forms provided by the City.
  - a. Applications shall be accompanied by a Master Development Plan when required, Concept Plan, Preliminary Plat for proposed subdivisions, Site Plan for commercial or multi-family subdivisions, Condominium Plat for proposed condominiums, Final Plat, and any other applications, maps, plans, drawings, tabulations, calculations, and text needed to demonstrate compliance with the City Code and as described in this Chapter.
  - b. Applicants shall pay the cost to post and mail notices to all property owners as required in this Title prior to consideration by the Land Use Authority.
  - c. An application is not complete until the Planning Director acknowledges in writing that the application is complete.
2. Application fees for each type of permit and other procedures established by this ordinance shall be set by resolution of the City Council. Payment of application fees shall always precede review of the application.
3. The filing of an application constitutes permission for the Mayor, City Council, City Manager, Planning Commission, Hearing Examiner, or City employees to inspect the proposed development site during their consideration of the application. The City may delay consideration of any application when inclement weather or snowpack prevents a useful site inspection.

#### **19.13.04. Specific Development Processes and Submittal Requirements.**

1. This Section of the Chapter identifies the development processes for each of the major types of developments within the City of Saratoga Springs. The following table is a non-exhaustive summary of these processes, and specifies who acts as the land use authority for each:

Process and Land Use Authority →	Planning Director Approval	Planning Commission Public Hearing	Planning Commission Recommendation	Planning Commission Approval	City Council Approval
Development Type ↓					
Preliminary Plat		X	X		X
Condominium and Final Plat					X
Minor Subdivision		X		X	
Lot Line Adjustment	X				
Plat Amendment**	X				
Planned Unit Development		X	X		X
Site Plan		X	X		X
Site Plan Amendment - Minor		X		X	
Site Plan Amendment - Major		X	X		X
Conditional Use – New Construction		X	X		X
Conditional Use – Existing Building or Site**	X				
Temporary Use	X				
Home Occupation*	X				
Change of Use Permit**	X				
Development Agreement (DA)					X
Master Development Agreement (MDA)		X	X		X
DA or MDA Amendment – Minor	X				
DA or MDA Amendment – Major					X

\* May be approved by staff unless staff determines Planning Commission approval is necessary based on the criteria in §19.08.03.

\*\* May be approved by staff unless Planning Commission or Council approval is required per §19.12 or §19.13.

2. A Neighborhood Meeting, or Neighborhood Canvas at the discretion of the applicant, is required for any multi-family or non-residential development proposal adjacent to developed property in a residential zone.

a. **Neighborhood Meeting:**

- i. This meeting shall include the developer or applicant and adjacent residents within the subdivision.
- ii. If a homeowners association exists in the area, the developer or builder shall notify the HOA by mail of the meeting at least ten calendar days before the meeting.
- iii. The developer or applicant shall provide notice of the meeting by mail to each residential property within 300 feet of the property at least ten calendar days prior to the meeting.
- iv. The developer or applicant shall be required to determine the noticing area with the advice and consent of Staff.
- v. The developer or applicant must provide a proposed site plan and conceptual building elevations for review and discussion at the meeting.
- vi. The developer or applicant must provide City staff with a written record of what transpired during the meeting, as well as an attendance roll from the meeting.
- vii. The Neighborhood Meeting must take place prior to a proposed project being reviewed by the Planning Commission.

b. **Neighborhood Canvas:**

- i. The canvas shall include review of the proposed site plan and building elevations at each home.
- ii. Signatures, from a minimum of 51% of the property owners, verifying that they viewed the site plan and the building elevations, shall be provided to City Staff at the conclusion of the canvas.
- iii. The canvas must take place prior to a proposed project being reviewed by the Planning Commission.

3. **Submittal of Application.**

- a. The developer or property owner shall file a properly completed development application form, including all required supporting materials and an appropriate application fee, with the Planning Director.
- b. The Planning Director shall determine whether the application is complete within ten business days after its filing.
  - i. If the application is complete, the Planning Director shall place the application on the next possible agenda taking into consideration public notice requirements and other criteria for placing an item on the agenda found in Title 2 of the City Code.
  - ii. If the application is not complete, the Planning Director shall return it with a written statement explaining what is needed to complete the application.

4. **Notice of Public Hearings.**

- a. Notice for items requiring a public hearing shall comply with the requirements of this Section.
- b. The developer shall incur the entire cost of providing the notice required by this Section.
- c. Notice of the date, time, and place of the public hearing shall be provided at least 10 calendar days before the public hearing as follows:
  - i. mailed to each affected entity (for ordinance, zoning map, and general plan amendments only);
  - ii. posted:

1. in at least three public locations in the City; or
2. on the City's website;
- iii. published on the Utah Public Notice Website;
- iv. published in a newspaper of general circulation in the City; and
- v. mailed to:
  1. property owners directed affected by the proposal; and
  2. property owners of each parcel or lot within 300 feet of the property that is the subject of the public hearing.

5. Decision of Planning Director.

- a. If designated as the land use authority, the Planning Director shall determine whether the application complies with all applicable requirements of this ordinance or other development ordinances and policies of the City.
- b. If the Planning Director determines that the proposed development application is complete and is in compliance with the City Code and other ordinances and policies of the City, then the Planning Director may take action to approve the application.
- c. In proposals where the Planning Director determines that the proposed development is not in compliance with the City Code and other ordinances and policies of the City, the Planning Director may take action to deny the application. If the applicant provides written disagreement with the Planning Director decision within 10 calendar days, a public hearing on the application shall be scheduled with the Planning Commission, and the Planning Commission shall become the land use authority.

6. Decision of Planning Commission.

- a. If designated as the land use authority, the Planning Commission shall determine whether the development application complies with all applicable requirements of this Title or other ordinances and policies of the City and conduct a public hearing, when required, on the proposed development application. The Planning Commission shall only act as the land use authority for administrative decisions and shall not act as the land use authority for a legislative decision.
- b. At the hearing, the Planning Commission shall take testimony and, in the case of an administrative decision, determine whether the proposed development complies with all applicable requirements of this ordinance or other development ordinances and policies of the City.
- c. If the Planning Commission determines that the proposed development application is complete and is in compliance with the City Code, then the Planning Commission may take action on the application.
  - i. If the Planning Commission is the land use authority, the Planning Commission shall make a decision to approve, approve with conditions or deny the application.
  - ii. If the City Council is the land use authority, the Planning Commission shall make a recommendation to the City Council on the application, unless the development process in 19.13.04 specifies otherwise.
  - iii. The Planning Commission may also table its decision or recommendation if it finds that the application materials are incomplete or if more information or additional research is need to determine if the requirements of the City Code or City ordinances are met.

7. Decision of City Council for Administrative Decisions.

- a. If designated as the land use authority, the City Council shall determine whether the development application complies with all applicable requirements of this Title or other ordinances and policies of the City and conduct a hearing, when required, on the proposed development application.
- b. At the public hearing, the City Council shall take testimony and determine whether the proposed development complies with all applicable requirements of the City Code or other ordinances and policies of the City.
- c. If the City Council determines that the development application is complete and is in compliance with the City Code, then the City Council shall approve the application.

8. Decision of City Council for Legislative Decisions.

- a. The City Council is the land use authority for all legislative decisions and shall conduct a public hearing, when required, or a public meeting on the proposed development application.
- b. At a public hearing, the City Council shall take testimony and decide whether to grant the application. At a public meeting, the City Council shall discuss whether to grant the application.

9. Remand.

- a. Any land use authority may remand an application to a recommending body for further review and recommendation unless a different process is specified in 19.13.04.

**19.13.05** Concept Plan Process.

1. A Concept Plan application shall be submitted before the filing of an application for subdivision or Site Plan approval unless the subdivision was part of a previous Concept Plan application within the last three years and the application does not significantly deviate from the previous Concept Plan.
2. The Concept Plan review involves an informal review of the plan by the City's Development Review Committee and an informal review of the plan by the Planning Commission and City Council.
3. The developer shall receive comments from the Development Review Committee, Planning Commission, and City Council to guide the developer in the preparation of subsequent applications.
  - a. The Development Review Committee, Planning Commission, and City Council shall not take any action on the Concept Plan review.
  - b. The Development Review Committee, Planning Commission, and City Council comments shall not be binding, but shall only be used for information in the preparation of the development permit application.
4. The Concept Plan review is intended to provide the developer with an opportunity to receive input on a proposed development prior to incurring the costs associated with further stages of the approval process. This review does not create any vested rights to proceed with

development. Developers should anticipate that the City may raise additional issues in further stages not addressed at the Concept Plan stage.

5. The following items shall be submitted for a Concept Plan review:
  - a. A completed application and affidavit, form, and application fee.
  - b. Plat/Parcel Map of the area available at the Utah County Surveyor's Office.
  - c. Legal description of the entire proposed project.
  - d. Proposed changes to existing zone boundaries, if such will be needed.
  - e. Conceptual elevations and floor plans, if available.
  - f. Concept Plan Map: three full-size 24" x 36" copies of the Concept Plan as required on the application form, drawn to a scale of not more than 1" = 100' and two reductions on 11" x 17" paper, showing the following:
    - i. Proposed name of subdivision, cleared with the County Recorder to ensure the name is not already in use.
    - ii. Name of property if no subdivision name has been chosen. This is commonly the name in which the property is locally known.
    - iii. Locations and widths of existing and proposed streets and right-of-ways.
    - iv. Parcel number and ownerships within and adjacent to project.
    - v. Road centerline data including bearing, distance, and curve radius.
    - vi. Configuration of proposed lots with minimum and average lot sizes.
    - vii. Approximate locations, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public use including acreages, locations, and percentages of each and conceptual plan of proposed recreational amenities.
    - viii. Those portions of property that qualify as sensitive lands per Section 19.02.02., including acreages, locations, types, and percentages of total project area and of open space.
    - ix. Total acreage of the entire tract proposed for subdivision.
    - x. General topography shown with 1' or 2' contours and slope arrows with labels.
    - xi. North arrow, scale, and date of drawing.
    - xii. Property boundary with dimensions.
    - xiii. Data table including total number of lots, dwellings, and buildings, square footage of proposed buildings by floor, number of proposed garage parking spaces, number of proposed surface parking spaces, percentage of buildable land, percentage and amount of open space or landscaping, and net density of dwellings by acre.
    - xiv. Existing conditions and features within and adjacent to the project area including roads, structures, drainages, wells, septic systems, buildings, and utilities.
    - xv. Conceptual utility schematic with existing and proposed utility alignments and sizes sufficient to show how property will be served including drainage, sewer, culinary and secondary water connections and any other existing or proposed utilities needed to service the proposed development or that will need to be removed or relocated as part of the project.
  - g. A schematic drawing of the proposed project that depicts the existing proposed transportation corridors within two miles, and the general relationship of the proposed

project to the Transportation and Land Use Element of the General Plan and the surrounding area.

h. File of all submitted plans in pdf format.

#### **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.

#### **19.13.07. Change of Use Permit**

1. **In General.** This section is intended to provide a process for reviewing the conversion of an existing structure or site from its current or previous use to a substantially different type of activity or use.
2. A substantially different type of activity or use is a use that falls under a different category in the use tables in 19.04.
3. **Standards.** Any change of use shall meet the following criteria:
  - a. The new use is an allowed use in the zone; if the new use is a conditional use in the zone, the conditional use process shall be followed.
  - b. Signage and parking for the new use shall comply with all standards in place at time of conversion.
    - i. If the existing use is a nonconforming use, a new use of the same type or of a type which has a lower parking requirement may be placed without additional conditions.

If the new use is of a different type and has a higher parking requirement, the new parking requirements shall be met.

c. Increased parking requirements or external changes to the site or structure for the new use shall require a site plan amendment.

d.

4. The Planning Director shall follow the process outlined in 19.13 for decisions of the Planning Director.

#### **19.13.08. Development Agreements.**

1. **In General.** Each development request, except for Home Occupations, major grading permits, and minor subdivisions, must have a development agreement and bond agreement approved by the City Attorney and City staff. 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). The City Attorney may provide a standard form for a development agreement that includes many of the most common provisions to facilitate efficiency in the preparation and execution of development agreements.
2. **Contents of Development Agreements.** Development agreements shall, at a minimum, include the following:
  - a. any condition, requirement, and finding made by the Planning Commission and City Council, including required improvements of each phase of development;
  - b. a copy of the Final Plat document, record of survey or legal description, **Preliminary Plat and phasing plan**, or Site Plan as applicable;
  - c. a description of all required improvements, including parks and trails, and an estimate by the City Engineer of their cost, unless only a bond agreement is required per Sections 19.12.05 and subsection (1) above;
  - d. the following unless contained in a bond agreement under Section 19.12.05:
    - i. a schedule for completion of the required improvements;
    - ii. a process by which the City may, if necessary, complete required improvements using the guarantee provided;
  - e. provisions defining required maintenance activities which include, but are not limited to, general upkeep of landscaping, sidewalks, streets, parks, and utility infrastructure, as well as the repair of such facilities as needed and as may be required by the City during or near the end of the maintenance period. These activities may also be specifically defined in the development agreement;
  - f. a process by which the development agreement may be transferred, with City approval, to the developer's successors;
  - g. a statement that provides that the development agreement and the vested rights it confers shall be void if the developer breaches the agreement.

- h. a statement that provides that in the event the developer fails to comply with the terms of the agreement, the City may withhold approval of building permits within the project;
  - i. a statement that provides for dedication to the City of right-of-ways to adjacent properties and construction of temporary cul-de-sacs as needed to ensure adequate egress from stub streets;
  - j. declaration of covenants and restrictions, declaration of condominium;
  - k. applicable Architectural elevation plans;
  - l. special conditions relating to the timing of certain improvements, lot design, performance standards, necessary off-site conditions or improvements, conditions relating to shared open space or parks, special circumstances due to location of utilities, physical characteristics of the subject property, or other conditions identified within the development agreement; and
  - m. any additional requirement that the City Council deems necessary to meet the requirements of this Title and to further the purposes in Utah Code § 10-9a-102(1).
3. **Effect of Development Agreement.** The effect of a development agreement is to create vested rights as described in said agreement and to specify the requirements of the development. Subject to constitutional limitations, development agreements do not insulate developments from changes in local, state, or federal law including applicable fire and building codes.
4. **Expiration.** A Development Agreement shall require Final Plat approval of all subdivisions within ten years, except as otherwise specified by the City Council.
5. **Amendment.** A Development Agreement may be amended upon agreement of all parties.
- a. Minor amendment: a minor amendment is an amendment that does not alter the density, intensity of use, amount of open space, or unit type, and may be approved by the City Manager after consultation with the DRC.
  - b. Major amendment: a major amendment is an amendment that alters the density, intensity of use, amount of open space, or unit type, and may be approved by the City Council.
6. **Reserved Legislative Powers.** Except for the developer's vested rights, development agreements shall not limit the future exercise of the police powers of the City in enacting zoning, subdivision, development, growth management, platting, environmental, open space, transportation, and other land use plans, policies, ordinances, and regulations after the date of the agreement. However, the developer's vested rights may be affected under facts and circumstances meeting the compelling, countervailing public interest exception to the vested rights doctrine as set forth in *Western Land Equities, Inc. v. City of Logan*, 617 P.2d 388 (Utah 1988), or successor case law or statute. Any such proposed change affecting developers' vested rights shall be of general applicability to all development activity in City. Unless the City declares an emergency, the developer shall be given prior written notice and an opportunity to be heard with respect to the proposed change and its applicability to the property.

#### 19.13.09. Improvements Required.

- 1. For the purposes of this Chapter, required improvements for all developments shall include (when applicable), but are not limited to, the following:

maintenance obligations are not promptly assigned to the community association, the developer may be required to post a maintenance bond to ensure that the improvements are maintained until such time as the community association assumes maintenance obligations.

6. **Project Documents.** The developer shall submit the proposed declaration of covenants, conditions, and restrictions, condominium declarations, articles of incorporation, and by-laws for the community association for review and approval by the City attorney, and those documents shall be recorded before or concurrent with the recording of the Final Plat.
7. **Developed and Landscaped Open Space Maintenance.** The maintenance of any developed or landscaped open space required for compliance with this ordinance shall include, but not be limited to: upkeep of landscaping, parks, trails, and fencing, where required; control of noxious weeds; litter removal; and wildfire suppression. All open space shall be maintained by a homeowner's association (see Section 19.13.06) if such open space is not a part of the City's capital facilities plan or impact fee facilities plan.
8. **Maintenance of Landscaping.** Maintenance of landscaped areas includes the installation and maintenance of an irrigation system, timely irrigation, weed and pest control, and all other activities required to maintain the function and, as much as reasonably possible, original appearance of the landscaped area. Sufficient water rights for the maintenance of landscaped areas shall be dedicated to or purchased from the City.
9. **Phasing Improvements.** If the construction of various portions of a project is proposed to occur in stages, then the following standards shall be met.
  - a. A Phasing Plan, including size and order of each phase and schedule of improvements to be installed, shall be approved by the Planning Director.
  - b. Open Space improvements shall be installed with a value or acreage in proportion to the acreage developed with any given phase. The Developer may install open space in excess of the proportionate amount for each phase and bank open space credits towards later phases; however the open space installed must be a part of the open space shown in the Phasing Plan.
  - c. A perpetual instrument running with the land shall be recorded against the entire project prior to or concurrently with the recordation of the first plat, that includes the standards, location, funding mechanism, values, and timing for all open space, recreational facilities, amenities, open space easements, and other improvements. An open space plat, conservation easement, development agreement, or other perpetual instrument may qualify as determined by the City Attorney.

#### 19.13.10. Master Development Agreements.

1. **Purpose of Master Development Agreement Process.**
  - a. The Master Development Agreement process is established to provide a mechanism for the following:
    - i. approval of a land use and zoning plan for a specified geographic area that is proposed for development;

- b. The Master Development Agreement shall include provisions for phasing of improvements and the timing of the construction of public infrastructure.

The City may enter into performance-based reimbursement arrangements, shared funding mechanisms, or other methods if and when the City's long-term capital facility needs are served by such methods in accordance with the requirements of Section 19.13.07.

**9. Amendment.** A Master Development Agreement may be amended upon agreement of all parties.

- a. Minor amendment: a minor amendment is 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.
- b. Major amendment: a major amendment is an amendment that alters the density, intensity of use, amount of open space or unit type, and shall be approved by the City Council.

**19.13.11. Payment in Lieu of Open Space.**

1. **Purpose.** In order to meet the City's recreational needs and to create a more attractive community, Open Space shall be dedicated to the City of Saratoga Springs in accordance with the standards provided in Chapters 19.04 and 19.07 of the Land Development Code. In cases where the City Council finds that a voluntary payment to the City in lieu of providing all of the open space required by the City's Land Development Code will better meet the City's recreational needs, the City Council may allow a developer to utilize the City's Payment in Lieu of Open Space Program as described in this Section.
2. **Payment in Lieu of Open Space Program.** The City's Payment in Lieu of Open Space Program may be utilized for developments in the R-2, R-3, and R-4 zones, or any other development in any zone containing equal to or less than four units per acre. The percentage of open space that may be satisfied with a Payment in Lieu of Open Space shall be determined by the City Council taking into account the following:
  - a. The proximity of regional parks;
  - b. The size of the development;
  - c. The need of the residents of the proposed subdivision for open space amenities;
  - d. The density of the project;
  - e. Whether the Payment in Lieu furthers the intent of the General Plan; and
  - f. Whether the Payment in Lieu will result in providing open space and parks in more desirable areas.
3. **Excluded Open Space.** Specific types of open space do not qualify for this program including landscaping strips, regional trail segments, landscaping buffers, sensitive lands, landscaping in parking areas, or other types of open space that may be specifically required by City ordinances and standards.
4. **Qualification for the Program.** Developments that the developers or the planning staff believe would result in better projects and would meet the above described standards may qualify for the Payment in Lieu of Open Space Program.
  - a. Such developments will be presented to the Planning Commission and City Council as part of the review process for Concept Plans or Master Development Plans. Said payments in lieu

of open space shall be presented for approval in connection with preliminary and final plat approval. During that review, the Planning Commission will make a recommendation to the City Council on the implementation of the Payment in Lieu of Open Space program.

- b. Subsequent to the Planning Commission's review, the City Council may approve, approve with modifications, or deny a request to implement the Payment in Lieu of Open Space Program. The City Council maintains complete discretion as to whether a request to provide Payment in Lieu of Open Space shall be granted.

**5. Arrangements and Handling of Payment.** If the City Council approves a request to implement the Payment in Lieu of Open Space for a particular development, the following procedure will be followed:

- a. The City shall maintain a list of no less than three appraisers whom the City has approved for purposes of appraising lands participating in this program. Using one of the City's approved appraisers, an appraisal of the entire project will be performed at the developer's expense. This appraisal will be performed on the basis that the property has received development entitlements of the approved development covered by the payment in lieu of open space.
- b. An estimate of the required open space improvements, including landscaping, parks, trails, and other amenities, shall be performed by a landscaping company or landscape architect.
- c. Once complete, the appraisal and estimate shall be submitted to the City Recorder. The City shall have thirty days to review the appraisal and estimate to determine whether they are acceptable without further review.
- d. If the City finds that the appraisal and estimate are acceptable without additional review, the developer shall be notified in writing.
  - i. In the event that the City finds it necessary to further review the appraisal and estimate, the City shall employ, at the City's expense, an appraiser or landscape architect (or other professional) approved by the City to either review the original appraisal of the property or estimate or conduct a new appraisal or estimate. The City may, at the City's discretion, accept the original appraisal or use the average land value between the City's appraisal, if one is conducted, and the original appraisal. In addition, the City may, at the City's discretion, accept the original estimate of the open space improvements or use the average estimate of the developer's and City's estimate.
  - ii. Upon completion of this process the City shall notify the developer in writing of its findings.
- e. The City and the developer may agree as to the market value of the land or estimated open space improvements without an appraisal or estimate so long as there are circumstances that assure that the agreed value is at least equal to the expected appraised or actual value.
- f. The developer shall pay as a Payment-in-Lieu the amount of money equivalent to the overall appraised value of the entire project times the percentage of land required for open space, plus the estimate of the anticipated open space improvements **as follows:**
  - i. Example: \$100,000 (appraised value of entire project) x .30 (30% required open space) = \$30,000 plus the estimated cost of the open space improvements.
  - ii. In addition, the developer shall be required to pay an amount equal to the estimated costs of water connections and water rights for the land if it were developed as open space.

- iii. Before any subdivision plat are recorded, the developer shall pay to the City (a) the land value, (b) estimated cost of the open space improvements based upon an average per-square-foot cost of the improvements for the six most recent City parks with the highest and lowest park removed, and (c) estimated water costs.
- g. Upon receipt of the payment, the City shall deposit those funds in an account that has been established for the purchase of park lands, the construction of parks and recreation improvements, or for upgrading **or repairing** existing park facilities. The City may expend the Payment in Lieu of Open Space funds at its discretion so long as they are only used for the purchase of parks, construction of parks and recreation improvements, or for upgrading **or repairing** existing parks facilities.
- h. The City and developer may also agree to make other arrangements for the Payment in Lieu of Open Space if acceptable terms can be reached, but in no case shall the value of the Payment be less than the expected appraised value, estimated cost of open space improvements, and estimated water costs as described herein.

**6. Voluntary Participation.**

- a. This program is completely voluntary and developers who participate in it shall do so on a voluntary basis only. Written development agreements shall contain a description of the terms of this program.
- b. This program is also voluntary for the City and approval of all payments in lieu of open space are made at the sole discretion of the City Council. No entitlements are granted by virtue of this Chapter and all proposals to participate in this program are subject to the total and complete review and discretion of the City Council.

## 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. 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.

### 19.14.01. Purpose.

A design review procedure is established in order to encourage adequate advance planning and thereby assure a good quality of environment for the City. Such procedure is intended to provide for orderly, harmonious, safe, and functionally efficient development, and thus for the stability of property values and the general welfare of the community. It is not the purpose of this Chapter to so rigidly control design so as to stifle creativity or individual expression, or to cause substantial, unnecessary expense; rather, any control exercised is intended to be the minimum necessary to efficiently achieve the objectives stated above.

### 19.14.02. Approval Required.

Site Plan approval shall be required for all developments which contain the following uses, together with any others for which it is required elsewhere in these Ordinances:

1. Any industrial use;
2. Any commercial use;
3. Any institutional use;
4. Two-Family Structures and Three-Family Structures; and
5. A multi-family residential development.

### 19.14.03. Site Plan Development Standards.

The following are standards required for all Site Plans in any zone:

1. **Site Plan Standards.** The entire parcel area shall be built upon, landscaped, or paved in accordance with the zone's open space and parking requirements.

2. **Buffering and Screening Requirements.** Any commercial lot which abuts a residential or agricultural use shall be effectively screened by a combination of a wall, fencing, and landscaping of acceptable design. No chain link or wood fences are permitted as buffering or screening between commercial and residential. Masonry and solid vinyl are suggested types of fences, and as circumstances require, one or the other may be required. Unless otherwise required by this Title, walls or fences used as a buffer or screen shall not be less than six feet in height. Landscaped berms with sufficient trees may be reduced to 4-5 feet depending on specific adjacent uses. Such wall, fence and landscaping shall be maintained in good condition with no advertising thereon. All developments shall have a minimum number of both deciduous and evergreen trees to provide for shade and visual relief.
3. **Access Requirements.**
  - a. **Access dimensions.** For each commercial lot:
    - i. each roadway shall not be more than forty feet in width, measured at right angles to the center line of the driveway except as increased by permissible curb return radii; and
    - ii. the entire flare of any return radii shall fall within the right-of-way.
  - b. **Interconnection.** All parking and other vehicular use areas shall be interconnected with adjacent properties in order to allow maximum off-street vehicular circulation.
  - c. **Acceleration and Deceleration Lanes.** Acceleration and deceleration lanes shall be required on major arterials when deemed necessary by the City **Engineer or UDOT**.
  - d. **Off-street Truck Loading Space.** Every structure involving the receipt or distribution by vehicles of materials or merchandise shall provide and maintain on the building's lot adequate space for standing, loading, and unloading of the vehicles in order to avoid undue interference with public use of streets or alleys.
4. **Utilities.** All utility lines shall be underground in designated easements. No pipe, conduit, cable, water line, gas, sewage, drainage, steam, electrical, or any other energy or service shall be installed or maintained upon any lot outside of any building above the surface of the ground except during construction.
  - a. Transformers shall be grouped with other utility meters where possible and screened with vegetation or fencing.
  - b. Each contractor and owner or developer shall be responsible to know the whereabouts of all underground utilities. Protection of such utilities shall also be their responsibility.
  - c. Prior to construction, contact must be made with Blue Stakes and any other utility company, public or private, not participating in Blue Stakes in the area to identify underground utility lines.
5. **Grading and Drainage.** Drainage from any lot must follow current City requirements to show on site retention and a maximum allowable discharge of 0.2 cubic feet per second (cfs) per acre. Drainage shall not be allowed to flow upon adjoining lots unless the owner of the lot upon which the water flows has granted an easement for such purpose. The Planning Commission must approve a Site Plan with grading, drainage, and clearing plans before any such activities may begin. Lot grading shall be kept to a minimum. Roads and development shall be designed for preservation of natural grade except as otherwise approved by the City Engineer based on standards and specifications.

6. **Secondary Water System and Dedication of Water Shares.** The applicant shall comply with the City's adopted Water Utility Ordinance and other adopted standards, regulations, and ordinances and shall dedicate to the City the amount of water specified in those adopted standards, regulations, and ordinances upon approval of the Site Plan.
7. **Piping of Irrigation Ditches.** All existing irrigation canals and ditches which are located on the site or straddle a site property line shall be piped with a sufficient size pipe and shall be approved by the City Engineer.
8. **Preliminary Condominium Plat.** When the proposed Site Plan includes condominium units, the Site Plan submittal shall include a preliminary condominium plat. Said plat shall include a survey of the property, the proposed building locations, **proposed floor plans**, and proposed elevations identifying each building in the development. Approval of the proposed Site Plan may occur simultaneously with the approval of the proposed preliminary condominium plat.

#### **19.14.04. Urban Design Committee Requirements.**

1. **Process.** Urban Design Committee review shall be done 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 shall ensure that all buildings are finished with high quality materials that conform to the City’s design 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.

**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.
  - b. 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 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 full-size 24" x 36" copies and 11 x 17 inch reductions as required on the application form. 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 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;
- v. screening and buffering provisions, including types and heights of existing and proposed buffering and fencing elements;
- vi. location and treatment of refuse collection areas, storage areas, mechanical equipment, and external structures;
- vii. location, type, and size of all business and on-site circulation signage;
- viii. tabulation of square footage devoted to various land uses, ground coverage by structures, and other impervious surfaces;
- ix. type of construction of all structures, presence or absence of fire sprinkling, and location of existing and proposed fire hydrants;
- h. **Final Hydraulic and Hydrologic storm drainage report** and calculations
- 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.

**7. 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 Commission.
  - ii. Major amendment: an amendment that alters the density, intensity of use, amount of open space or unit type, shall follow the same process as a new site plan.

**19.14.07. Issuance of Building Permit.**

1. **Conformity with approved plans.** Any building permit issued shall expressly require that development be undertaken and completed in conformity with the plans as approved by the City Council.
2. **Application compliance.** A building permit shall not be issued for any building or structure or external alterations thereto until the provisions of this Chapter and the approved Site Plan and written development agreement and/or bond agreement have been met.

**19.14.08. Issuance of a Certificate of Occupancy.**

A Certificate of Occupancy shall not be issued for any building or structure or alteration thereto until the provisions of this Chapter, approved Site Plan, development agreement, and/or bond agreement have been completed.

**19.14.09. Failure to Begin and Complete Development.**

If no substantial construction (as defined in the applicable building code) has occurred in a development **that** has been granted Site Plan approval pursuant to this Chapter within twenty-four months from the date of approval, the Planning Director shall revoke Site Plan approval.

1. The City Council may grant extensions of time when such extensions will promote public health, safety, and general welfare. Said extension must be requested within twenty-four months of Site Plan approval and shall not exceed twenty-four months.
2. For developments that are subject to a development or bond agreement, and if the development or bond agreement establishes the deadline for commencement of substantial construction, the provisions of the development or bond agreement shall apply.

## Chapter 19.15. Conditional Use Permit.

### Sections:

- 19.15.01. Purpose.
- 19.15.02. Conditional Use Permit.
- 19.15.03. Approval Process.
- 19.15.04. Determination.
- 19.15.05. General Standards and Considerations Governing Conditional Uses.
- 19.15.06. Special Standards and Considerations Governing Particular Uses.
- 19.15.07. Optional Conditions.
- 19.15.08. Inspection.
- 19.15.09. Time Limit.

### 19.15.01. Purpose.

The purpose of this Chapter is to allow the proper integration into the City of Saratoga Springs of uses that may be suitable only under certain circumstances, or only if such uses are designed or developed on the site in a particular manner.

### 19.15.02. Conditional Use Permit.

1. **Required.** A Conditional Use permit shall be required for all uses listed as a Conditional Use in the zone regulations. A Conditional Use permit may be revoked upon failure to comply with conditions precedent of the original approval of the permit or failure to comply with the City Code.
2. **Application.** Application for a Conditional Use permit shall be made by the property owner or his duly authorized agent to the Planning Department.
3. **Accompanying Data.**
  - a. Applications for Conditional Uses in New or Expanded Structures and Sites shall be accompanied by:
    - i. a Site Plan application and supporting materials, and
    - ii. a description of the use, and
    - iii. the Planning Director may require additional information to be presented on the Project Plan so long as the information is reasonably necessary to determine whether the proposed conditional use complies with City ordinances, regulations, and standards.
  - b. Applications for Conditional Uses in Existing Structure and Sites shall be accompanied by:
    - i. a Project Plan which represents existing building siting, parking, vehicular circulation, landscaping, lighting, fencing, trash enclosures, signage, and storm drainage, and any site changes necessary for the new use.

- c. The Planning Director may require additional information to be presented on the Project Plan so long as the information is reasonably necessary to determine whether the proposed conditional use complies with City ordinances, regulations, and standards.
4. **Granting of a Permit.** In considering an application for a Conditional Use permit, the **Land Use Authority** may deny a permit or may grant a permit subject to the requirements of this Chapter. The granting of a Conditional Use permit shall not exempt the applicant from other relevant provisions of this Chapter, other ordinances, regulations, or standards of the City, or the Utah Code.
5. **Fee.** The application for any Conditional Use permit shall be accompanied by a fee set by resolution of the City Council, and applicants shall pay the cost to post and mail public hearing notices.

#### **19.15.03. Approval Process.**

The approval process for a Conditional Use permit shall be as follows:

1. **Conditional Use Permit for a Use in a New or Expanded Structure or Site:**
  - a. Upon receipt of a completed application and subsequent review for application completeness by the Planning Department, the Planning Department shall place the Conditional Use application and related Site Plan application on the next available Planning Commission agenda for a public hearing. The Planning Commission shall review each application and make a recommendation to the City Council to approve, approve with conditions, or deny the application, or the Planning Commission may defer action if an applicant fails to appear at the public hearing or meeting or there is insufficient application information provided.
  - b. The City Council is the Land Use Authority, and shall review each application at a public meeting and approve, approve with conditions, or deny the application, or may defer action if an applicant fails to appear at the public meeting or there is insufficient application information provided to determine whether City ordinances and regulations are met.
2. **Conditional Use Permit for a Use in an Existing Structure or Site:**
  - a. Upon receipt of a completed application and subsequent review for application completeness by the Planning Department, the Planning Director shall review the application for compliance with the standards in this Title.
  - b. If the application does not include external changes to the site, the Planning Director shall be the Land Use Authority and shall approve, approve with conditions, or deny the application, or may defer action if there is insufficient application information provided.
  - c. If the application includes external changes to the site, a site plan amendment shall be required, the Conditional Use Permit shall follow the same process as the related site plan, and the Land use authority for the site plan shall become the Land Use Authority for the Conditional Use Permit.

#### **19.15.04. Determination.**

1. The **Land Use Authority** may only permit a Conditional Use to be located within zones where the particular Conditional Use is listed as a Conditional Use by the use regulations of this Title.
2. A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with the standards contained in this Chapter.
3. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with the standards contained in this Chapter, the conditional use may be denied.

#### **19.15.05. General Standards and Considerations Governing Conditional Uses.**

In reviewing an application for a Conditional Use permit, **the following considerations and standards shall be applied:**

1. The siting of the structure or use, and in particular:
  - a. the adequacy of the site to accommodate the proposed use or building and all related activities;
  - b. the location and possible screening of all outdoor activities;
  - c. the relation of the proposed building or use to any adjoining building with particular attention to protection of views, light, air, and peace and quiet;
  - d. the location and character of any display of goods and services; and
  - e. the size, nature, and lighting of any signs.
2. Traffic circulation and parking, and in particular:
  - a. the type of street serving the proposed use in relation to the amount of traffic expected to be generated;
  - b. the adequacy, convenience, and safety of provisions for vehicular access and parking, including the location of driveway entrance and exits; and
  - c. the amount, timing, and nature of traffic generated by the proposed conditional use.
3. The compatibility of the proposed conditional use with its environment, and in particular:
  - a. the number of customers or users and the suitability of the resulting activity level to the surrounding uses;
  - b. hours of operation;
  - c. adequacy of provisions for the control of any off-site effects such as noise, dust, odors, light, or glare, etc.;
  - d. adequacy of provisions for protection of the public against any special hazards arising from the intended use;
  - e. the expected duration of the proposed building, whether temporary or permanent, and the setting of time limits when appropriate; and the degree to which the location of the particular use in the particular location can be considered a matter of public convenience and necessity.

4. The Conditional Use shall meet the following standards:
  - a. the use will not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity;
  - b. the use will be consistent with the intent of the land use ordinance and comply with the regulations and conditions specified in the land use ordinance for such use;
  - c. the use will be consistent with the character and purposes stated for the land use zone involved and with the adopted Land Use Element of the General Plan;
  - d. the use will not result in a situation which is cost ineffective, administratively infeasible, or unduly difficult to provide essential services by the City, including roads and access for emergency vehicles and residents, fire protection, police protection, schools and busing, water, sewer, storm drainage, and garbage removal; and
  - e. the proposed use will conform to the intent of the City of Saratoga Springs General Plan.
  
5. When necessary, the **land use authority** may attach conditions to ensure compatibility with the surrounding area and to mitigate harmful effects. Such conditions may include the following:
  - a. additional parking;
  - b. water, sewer, and garbage facilities;
  - c. landscape screening to protect neighboring properties;
  - d. requirements for the management and maintenance of the facilities;
  - e. changes in layout or location of uses on the lot; and
  - f. any other condition the **land use authority** finds necessary to reasonably ensure that the proposed Conditional Use will comply with the standards noted above.
  
6. The **land use authority** shall make its decision based upon the facts presented for the record; expressions of support or protest alone shall not constitute the basis of approval or denial.

#### **19.15.06. Special Standards and Considerations Governing Particular Uses.**

In addition to the general standards and considerations set forth in 19.15.08, the following special standards shall be considered in relation to an application for a Conditional Use permit for any of the following uses:

1. **Automobile refueling stations and car wash operations.** As Conditional Uses, automobile refueling stations and car wash (self-serve) operations may be permitted under the following conditions:
  - a. **The** proposed location of the Conditional Use is in accord with the Land Use Ordinance and land use zone in which the site is located.
  - b. They do not break up contiguity for pedestrians of retail store frontage.
  - c. They will not be a nuisance to residences and other surrounding uses.
  - d. They will not cause traffic hazards or undue traffic congestion.
  - e. For automobile refueling stations or free standing car washes, the lot frontage, if located on a major street, shall not be less than 125 feet.
  - f. For automobile refueling stations or car wash operations with gasoline, diesel, or natural gas pumps shall have buildings of the type of construction as required in applicable



- f. The City may restrict the location of Private or Quasi-public School in the interest of the community. Such restrictions shall include not allowing Private or Quasi-public Schools to be located in close proximity to similar schools and facilities or to facilities, improvements, or developments that may be negatively affected by such schools or that may create potential risks or problems for the schools.

**6. Outdoor Storage and Vehicle Storage.** Conditional Use approval shall be given based on compliance with all other standards in this Chapter, and upon compliance with the following conditions and considerations:

- a. Storage areas shall be completely enclosed by a minimum six foot opaque wall or fence.
- b. Storage shall not occur adjacent to residential development.
- c. Approvals shall be given for a maximum term of five years, and all outdoor and vehicle storage shall be removed at the conclusion of the approval period.
- d. Additional five year terms shall be granted upon the following findings:
  - i. That the storage complies with the original conditions of approval.
  - ii. That the storage complies with all other Code requirements in place at the time of extension.
  - iii. That the storage is still not adjacent to residential development. At such time as the surrounding area develops in a residential manner, no further extensions shall be granted.

#### **19.15.07. Optional Conditions.**

Applicants for Conditional Use permits shall meet all applicable requirements of this Title. In addition, the City Council may establish conditions as outlined herein to meet the concerns of safety for persons and property, health and sanitation, environment, master plan proposals, and neighborhood needs, performance, and administration. More specifically, the City Council may require:

1. **Conditions Relating to Safety of Persons and Property.**
  - a. Building elevations and grading plans which will prevent or minimize flood water damage, where property may be subject to flooding.
  - b. The relocation, covering, or fencing of irrigation ditches, drainage channels, and other potential attractive nuisances existing on or adjacent to the property.
  - c. Increased setback distances from lot lines where the Planning Commission determines it to be necessary to ensure the public safety and to ensure compatibility with the intended characteristics of the zone as outlined in applicable land use ordinances.
  - d. Appropriate design, construction, and location of structures, buildings, and facilities in relation to any earthquake fault which may exist on the property, and limitations and restrictions on the use and location of uses due to special site conditions, including geologically hazardous areas, flood plains, fault zones, and landslides areas.
  - e. Limitations and control of the number, location, color, size, height, lighting, and landscaping of outdoor advertising signs and structures in relation to the creation of traffic hazards and appearance and harmony with adjacent development.
  - f. Plans for the location, arrangement, and dimensions of truck loading and unloading facilities.
  - g. Construction of curbs, gutters, drainage culverts, sidewalks, streets, fire hydrants, and street lighting.
  
2. **Conditions relating to Health and Sanitation.**
  - a. A guarantee of sufficient culinary water to serve the intended land use and a water delivery system meeting standards adopted by the City.
  - b. A wastewater disposal system and a solid waste disposal system meeting standards adopted by the **land use authority**.
  - c. Construction of water mains, sewer mains, and drainage facilities serving the proposed use, in sizes necessary to protect existing utility users in the vicinity and to provide for an orderly development of land.
  
3. **Conditions Relating to Environmental Concerns.**
  - a. Limitations and restrictions on the use and location of uses in sensitive lands.
  - b. Processes for: the control, elimination, or prevention of land, water, or air pollution; the prevention of soil erosion; and control of objectionable odors and noise.
  - c. The planting of ground cover or other surfacing to prevent dust and erosion.
  - d. Restructuring of the land and planting of the same as directed by the Planning Commission when the Conditional Use involves cutting or filling the land, and where such land would be adversely affected if not restructured.
  
4. **Conditions Relating to Compliance with the Intent of the General Plan and Land Use Ordinances and Characteristics of the Vicinity or Neighborhood.**
  - a. The removal of structures, debris, or plant materials incompatible with the intended characteristics of the zone outlined in this Title.
  - b. The screening of yards or other areas as protection from obnoxious land uses and activities.
  - c. Landscaping to ensure compatibility with the intended characteristics of the zone as outlined in this Title.

- d. Limitations or controls on the location, heights, and materials of walls, fences, hedges, and screen plantings to ensure harmony with adjacent development, or to conceal storage areas, utility installations, or unsightly development.
- e. The relocation of proposed or existing structures as necessary to provide for future streets on the Transportation Master Plan of Saratoga Springs, adequate sight distance for general safety, groundwater control, or similar problems.
- f. Provision for, or construction of, recreational facilities necessary to satisfy needs of the Conditional Use.
- g. Population density and intensity of land use limitations where land capability or vicinity relationships make it appropriate to do so to protect health, safety, and welfare.
- h. Other improvements which serve the property in question and which may compensate, in part or whole, for possible adverse impacts to the zone from the proposed Conditional Use.

**19.15.08. Inspection.**

Following issuance of a Conditional Use permit by the **land use authority**, the City staff shall ensure that development is undertaken and completed in compliance with the Conditional Use permit and building permit.

**19.15.09. Time Limit.**

The Conditional Use Permit shall expire by operation of law without any action by the City unless construction or the use itself begins within one year of issuance and continues so as not to result in an expired building permit under applicable building codes. Construction must be complete within two years after issuance of the permit; otherwise, the permit shall expire by operation of law without any action by the City.



## Planning Commission Staff Report

### Code Amendment 19.05 – Swimming Pool Setback September 11, 2014 Public Hearing

Report Date:	Thursday, September 4, 2014
Applicant:	R&M Pools & Spas
Property Owner:	Bethany Tenney
Previous Meetings:	None
Land Use Authority:	City Council
Future Routing:	Public hearing(s) with City Council
Author:	Kimber Gabryszak, Planning Director

#### A. **Executive Summary:**

The applicant, R&M Pools on behalf of the property owner, is requesting amendments to Section 19.05.02.14, “Swimming Pool (private)” to remove the requirement for an additional setback for pools on certain corner lots.

#### **Recommendation:**

**Staff recommends that the Planning Commission conduct a public hearing, take public comment, discuss the proposed amendments, and choose from the options in Section H of this report.** Options include a positive recommendation, negative recommendation, or continuance.

#### B. **Background:** The applicant began excavation for a pool on the property owner’s lot. When the applicant applied for a building permit to complete the pool, the applicant discovered that the hole did not meet required setbacks and was located within the public utility easement (PUE) for the lot. The applicant has applied for a Code amendment to help bring the pool into compliance.

The applicant will still be required to move the pool out of the PUE, or ask the utilities for approval to reduce the PUE from 10’ to 5’ and then process a plat amendment to formalize this change, but these options are in addition to and separate from the Code amendment.

#### C. **Specific Request:**

Section 19.05.02.14 requires swimming pools to be located within a rear or side yard, and requires a minimum setback of five feet. In addition, if a corner lot backs up to the side lot line of the adjacent lot, there is an increased setback requirement of 25 feet from that property line.

The affected property is a corner lot, and the rear lot line of the affected property abuts the side lot line of the adjacent lot. The hole for the pool is currently five feet from the rear property line, and the 25' setback requirement would require that the pool be moved 20 feet.

The hole for the pool is also located within the public utility easement. As the PUE is called out on the plat, the hole must be relocated, or a release secured from the utilities to reduce the PUE from 10 feet to 5 feet. If this occurs, a plat amendment for the lot must also be recorded to reflect the reduction.

The proposed amendments are below:

**14. Swimming Pool (private).** Private swimming pools may be allowed in any zone as an accessory use if the following requirements are met:

- a. it is an accessory use to a main building and is located within the side or rear yard thereof;
- b. it is intended and is to be used solely for the enjoyment of the occupants and guests of the principal use of the property on which it is located;
- c. it may not be located closer than five feet to any property line of the property on which it is located;
- ~~c.d. shall not be located within any public utility easement;~~
- ~~d. on a corner lot where the rear lot line is coterminous with a side lot line of an adjoining lot, it shall be located not less than twenty-five feet from such lot line;~~
- e. the swimming pool, or the entire property on which it is located, shall be walled or fenced to a minimum height of six feet. Where a swimming pool is located less than thirty feet from any property line, the pool shall be enclosed within a view obstructing wall or fence not less than six feet in height. Vegetation on or near a fence or wall shall not be considered view obstructing. All gates on said fences shall be fitted with a latching device located on the interior side of the gate;
- f. where a swimming pool is completely enclosed in a building, the location requirements for accessory and main buildings shall apply. Where a swimming pool is to be located in the near vicinity of any septic tank or sewage disposal drain field, the location must be approved by the Utah County Health Department; and
- g. any pool lighting shall be installed and directed in such a manner as to not cause disturbance to neighboring residents.

**D. Process:** Section 19.17.03 of the Code outlines the process for an amendment:

1. The Planning Commission shall review the petition and make its recommendation to the City Council within thirty days of the receipt of the petition.  
*Complies. The application was submitted on August 27, 2014, and the hearing is within the 30 days.*
2. The Planning Commission shall recommend adoption of proposed amendments only where it finds the proposed amendment furthers the purpose of the Saratoga Springs Land Use Element of the General Plan and that changed conditions make the proposed amendment necessary to fulfill the purposes of this Title.  
*Complies. Please see Sections F and G of this report.*

3. The Planning Commission and City Council shall provide the notice and hold a public hearing as required by the Utah Code. For an application which concerns a specific parcel of property, the City shall provide the notice required by Chapter 19.13 for a public hearing.

*Complies. Please see Section E of this report. After the Planning Commission recommendation, a public hearing will be scheduled with the City Council.*

4. For an application which does not concern a specific parcel of property, the City shall provide the notice required for a public hearing except that notice is not required to be sent to property owners directly affected by the application or to property owners within 300 feet of the property included in the application.

*Complies. Please see Section E of this report.*

- E. Community Review:** Per Section 19.17.03 of the City Code, this item has been noticed as a public hearing in the *Daily Herald*; while the requires is by one property owner, these amendments are City-wide and no mailed notice was required. As of the date of this report, no public input has been received.

A public hearing with the City Council has been scheduled and noticed for September 16, 2014.

- F. General Plan:**

**Land Use Element**

The General Plan has stated goals of responsible growth management, the provision of orderly and efficient development that is compatible with both the natural and built environment, establishment of a strong community identity in the City of Saratoga Springs, and implementation of ordinances and guidelines to assure quality of development.

**Staff conclusion: consistent**

The proposed change removes an unnecessary limitation on the location of pools and will not negatively impact the quality of development. Property rights are expanded, while appropriate limitations will protect the health, safety, and welfare of the City and residents.

The goals and objectives of the General Plan are not negatively affected by the proposed amendments, community goals will be met, and community identity will be maintained.

- G. Code Criteria:**

**Code amendments are a legislative decision; therefore the City Council has significant discretion when considering changes to the Code.**

The criteria for an ordinance (Code) change are outlined below, and act as guidance to the Council in making a decision, and to the Commission in making a recommendation. Note that the criteria are not binding.

The Planning Commission and City Council shall consider, but not be bound by, the following criteria when deciding whether to recommend or grant a general plan, ordinance, or zoning map amendment:

1. The proposed change will conform to the Land Use Element and other provisions of the General Plan;  
*Consistent. See Section F of this report.*
2. the proposed change will not decrease nor otherwise adversely affect the health, safety, convenience, morals, or general welfare of the public;  
*Consistent. The amendment will permit pools in back and side yards while maintaining safety requirements such as 6' fencing, and will not adversely affect the health, safety, convenience, morals, or general welfare of the public.*
3. the proposed change will more fully carry out the general purposes and intent of this Title and any other ordinance of the City; and  
*Consistent. The stated purposes of the Code are found in section 19.01.04:*
  1. The purpose of this Title, and for which reason it is deemed necessary, and for which it is designed and enacted, is to preserve and promote the health, safety, morals, convenience, order, fiscal welfare, and the general welfare of the City, its present and future inhabitants, and the public generally, and in particular to:
    - a. encourage and facilitate the orderly growth and expansion of the City;
    - b. secure economy in governmental expenditures;
    - c. provide adequate light, air, and privacy to meet the ordinary or common requirements of happy, convenient, and comfortable living of the municipality's inhabitants, and to foster a wholesome social environment;
    - d. enhance the economic well-being of the municipality and its inhabitants;
    - e. facilitate adequate provisions for transportation, water, sewer, schools, parks, recreation, storm drains, and other public requirements;
    - f. prevent the overcrowding of land, the undue concentration of population, and promote environmentally friendly open space;
    - g. stabilize and conserve property values;
    - h. encourage the development of an attractive and beautiful community; and
    - i. promote the development of the City of Saratoga Springs in accordance with the Land Use Element of the General Plan.

*The amendment will permit additional use of private property, which may increase property values, while ensuring that appropriate standards are in place and that such standards will be effective and supportive of the General Plan.*

4. in balancing the interest of the petitioner with the interest of the public, community interests will be better served by making the proposed change.  
*Consistent. The amendment will increase the ability for property owners to use corner lots, with limitations to ensure the increase is balanced with the protection*

*of the community.*

**H. Recommendation / Options:**

Staff recommends that the Planning Commission conduct a public hearing, discuss any public input received, and choose from the options below.

**Option A – Positive Recommendation**

Staff recommends that the Planning Commission choose to forward a **positive recommendation** on the amendment, as proposed or with modifications:

Motion: “Based upon the evidence and explanations received today, I move to forward a **positive** recommendation to the City Council for the proposed amendment to Sections 19.05, with the Findings and Conditions below:

**Findings:**

1. The amendments are consistent with Section 19.17.04.1, General Plan, as outlined in Sections F and G of this report and incorporated herein by reference, by supporting the goals and policies of the General Plan.
2. The amendments are consistent with Section 19.17.04.2 as outlined in Section G of this report and incorporated herein by reference, and will not decrease nor otherwise adversely affect the health, safety, convenience, morals, or general welfare of the public.
3. The amendments are consistent with Section 19.17.04.3 as outlined in Section G of this report and incorporated herein by reference.
4. The amendments are consistent with Section 19.17.04.4 as outlined in Section G of this report, and incorporated herein by reference.

**Conditions:**

1. The amendments shall be edited as directed by the Commission: \_\_\_\_\_
  - a. \_\_\_\_\_
  - b. \_\_\_\_\_
  - c. \_\_\_\_\_

**Alternative Option B – Continuance**

Vote to **continue** the Code amendments to the next meeting, with specific feedback and direction to Staff on changes needed to render a decision.

Motion: “I move to continue the amendments to Section 19.05 of the Code to the September 25<sup>th</sup> meeting, with the following changes to the draft:

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**Alternative Option C – Negative Recommendation**

Vote to forward a **negative** recommendation to the City Council for the proposed Code amendments.

**Motion:** “Based upon the evidence and explanations received today, I move to forward a **negative** recommendation to the City Council for the proposed amendments to Section 19.05 of the Code with the Findings below:

**Findings**

1. The amendments do not comply with Section 19.17.04(1), General Plan, as articulated by the Commission: \_\_\_\_\_
2. The amendments do not comply with Section 19.17.04, sub paragraphs 2, 3, and/or 4 as articulated by the Commission: \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_

**I. Exhibits:**

1. Section 19.05.02.10, proposed amendments (page 7)

## EXHIBIT 1

**15. Swimming Pool (private).** Private swimming pools may be allowed in any zone as an accessory use if the following requirements are met:

- h. it is an accessory use to a main building and is located within the side or rear yard thereof;
- i. it is intended and is to be used solely for the enjoyment of the occupants and guests of the principal use of the property on which it is located;
- j. it may not be located closer than five feet to any property line of the property on which it is located;
- j.k. ~~shall not be located within any public utility easement;~~
- k. ~~on a corner lot where the rear lot line is coterminous with a side lot line of an adjoining lot, it shall be located not less than twenty-five feet from such lot line;~~
- l. the swimming pool, or the entire property on which it is located, shall be walled or fenced to a minimum height of six feet. Where a swimming pool is located less than thirty feet from any property line, the pool shall be enclosed within a view obstructing wall or fence not less than six feet in height. Vegetation on or near a fence or wall shall not be considered view obstructing. All gates on said fences shall be fitted with a latching device located on the interior side of the gate;
- m. where a swimming pool is completely enclosed in a building, the location requirements for accessory and main buildings shall apply. Where a swimming pool is to be located in the near vicinity of any septic tank or sewage disposal drain field, the location must be approved by the Utah County Health Department; and
- n. any pool lighting shall be installed and directed in such a manner as to not cause disturbance to neighboring residents.