

Chapter 17.38

C-3 2700 North Regional Commercial Zone

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17.38.010 – PURPOSE

The purpose of the 2700 North Regional Commercial Zone is to provide an aesthetically pleasing entry into Farr West city that allows for development of a variety of regional retail, office, and entertainment uses while accommodating automobile traffic to regional services dependent upon the 2700 North corridor. In addition, the requirements of this zone are intended to prevent anchorless strip retail from blocking access and visibility to larger parcels. The businesses would be characterized as high demand, high traffic generating uses serving a regional market area, with well designed buildings, attractive landscaping and adequate off street parking. As depicted in the City general Plan, the area in which the 2700 North Regional Commercial zone applies is from the east side of I-15 extending east on 2700 North to the east boundary line, south to 2550 North and north to the boundary line.

17.38.020 – PERMITTED USES

All permitted uses require site plan and architectural approval through the Planning Commission:

Food sales, retail and restaurants and fast food

Gasoline sales

Offices, business and professional

Medical, dental, health services and retailing

Hotels, motels

Home improvement retailing

Personal services, day care, fitness centers

Banks, Financial Institutions, Financial services

Retail sales, general

Theaters, amusement and recreation facilities

17.38.030 – CONDITIONAL USES

Permits for conditional uses shall be authorized only after approval thereof has been given by the City Council upon recommendation by the Planning Commission. Conditional uses in the 2700 North Corridor may require the addition of conditions to improve their compatibility within the zone.

The Planning Commission's review of a conditional use shall be made with the general purpose of guiding and accomplishing a coordinated, compatible and harmonious development in accordance with existing and future needs. In making a recommendation to the City Council, the Planning Commission shall consider and address in their recommendation the existing zoning and use of the surrounding property, site design, the present and future requirements for streets, sidewalks, park strips, street trees, off street parking, ingress and egress, dumpster location and design, building design, building materials, pedestrian and vehicular traffic circulation, lighting, signs, landscaping, transitions to adjacent uses, availability of water and other utilities, and other public requirements. The City Council, shall consider the recommendation from the Planning Commission and may by its' own motion impose reasonable conditions as are necessary to achieve the vision and needs of the City, protect the rights of surrounding property owners and tenants, and to carry out the purposes of this chapter and characteristics of this zone.

Only the following conditional uses are allowed:

Construction services with no outdoor storage

Construction services with outdoor storage except within 1000' on either side of the ROW line of 2700 North

Light indoor manufacturing with retail sales except within 1000' on either side of the ROW line of 2700 North

Automobile body work except within 1000' on either side of the ROW line 2700 North

Major automobile service/repair

Hospital

Dry cleaning and laundry facilities

Motor vehicle and recreational vehicle sales and associated services

Public and quasi-public uses

Office/Warehousing with at least 25% office use except within 1000' on either side of the ROW line 2700 North

Wireless telecommunication facilities (subject to Chapter 17.50 of this title) (Ord. 2010-03)

17.38.040 – USES NOT ALLOWED

Personal storage facilities

Pawn shops

Tattoo Businesses

Tobacco Specialty Store

Car title loan and check cashing businesses

Sexually oriented businesses

Tavern or an establishment that primarily sells alcohol

17.38.050 – SITE DEVELOPMENT STANDARDS

A. Front setback and side setback from a public dedicated street: twenty feet (20')

A minimum of 10' on a private street

B. Side yard setback, adjacent to commercially zoned property: no requirement except as required in the building code.

C. Rear yard setback, adjacent to commercially zoned property: no requirements except as required in the building code.

D. Side yard setback, adjacent to residentially zoned property: ten feet (10')

E. Rear yard setback, adjacent to residentially zoned property: ten feet (10')

F. Lot area and width: one acre with a minimum of 200' of frontage for commercial. Such requirements may be waived if the development is part of an overall plan for a commercial complex that is 10 acres or larger and is shown on the site plan.

G. Maximum height: no requirement except when adjacent to residentially zoned property where maximum of 30' in height is allowed

H. Minimum height: ten feet (10') or one story, whichever is greater

I. Parking requirements: see supplementary regulations (Ord. 93-003, 8-5(4)) (Section 17.44.150)

J. Reasonable transitions between uses may be required. The City may require fencing, screening, setbacks, height transitions, landscaping and other buffers based on the intensity of the use.

17.38.060 – DEVELOPMENT REVIEW

A. All uses proposed may only be established in conformance with development review procedures of the city. Applicants shall follow the procedures and requirements of city codes regarding development review in the preparation and review of development proposals, site plan approval shall be required.

B. All uses shall be conducted according to the approved plan or plat and any conditions of approval. Plans or plats shall not be altered without prior approval of the city.

C. Development agreements may be required and included in the development approvals.

D. Shared boundaries with Pleasant View: when a development proposal shares a boundary and/or lot with Pleasant View, a mutual process of approval shall be required.

17.38.070 – LANDSCAPING

A. Area Requirement: an area of not less than ten percent (10%) of the site as depicted on the site plan shall be landscaped. Landscaping within parking lots is required and is encouraged to be used to accommodate surface runoff. Suitable landscaping may include plants, shrubs, trees, lawn or similar landscaping materials, as prescribed and approved by the Planning Commission. In addition, the park strip between any public street and the site, whether existing or proposed, shall be landscaped and may require street trees. Xeriscape may be considered upon request with at least 50% live plant materials.

B. Screening; Visual/Noise: Landscaping prescribed by the Planning Commission to accomplish other requirements of this title, as in visual screening, noise abatement or other needs based on site conditions may be required as part of, or in addition to, the ten percent (10%) landscaping requirement.

C. Maintenance: the preservation and maintenance of landscaping and park strip areas are the responsibility of the site property owner/tenant (Ord. 93-0003, 8-5(5)) and shall be kept in a condition free of weeds, trash, and with vegetation in a live, healthy condition.

17.38-080 – OTHER REQUIREMENTS

The following provisions shall apply:

- A. Grading and Drainage: all developments shall be graded according to the city engineering and building requirements to provide adequate drainage on and off the property. Buildings shall be equipped with facilities for the discharge of all roof drainage onto the subject lot or parcel in a manner acceptable to the City. Unless specifically determined otherwise by the City, land drain systems shall be included. On-site retention of run-off is encouraged with filtration systems such as porous paving, rain gardens, slotted curbs, bio-engineered swales, and the like.
- B. Easements: buildings may not be located within public easements without written approval.
- C. Maintenance: all developments shall be properly maintained by the owners including buildings, signs, landscaping, hard surfaces, and infrastructure as per approved plans. (Also Section 17.44.130)
- D. Phasing Plan: a project phasing plan shall be submitted for review at the time of preliminary plat or site plan approval. Development shall be in accordance with the phasing plan unless a revised phasing plan is approved by the city.

17.38.090 – USE REGULATIONS

Uses may be conducted only in accordance with the following regulations:

- A. Only those uses listed as permitted, conditional or accessory uses as set forth in this chapter may be conducted.
- B. All uses shall be conducted within completely enclosed buildings, except those customarily associated with outside use such as auto sales or unless otherwise allowed in this chapter, or those temporary uses customarily conducted in the outdoors, including Christmas tree lots, fireworks stands and parking lot sales associated with an approved use on the property. Parking lot sales may be conducted up to four (4) 1-week periods per year.
- C. Accessory uses and buildings may be conducted or used only in conjunction with allowed permitted and conditional uses. Accessory uses or buildings include, but are not limited to, parking lots and terraces, properly screened utility and loading areas and other buildings and activities which are customarily incidental and subordinate to the principal permitted or conditional use on the premises.
- D. There shall be no open storage of trash or debris nor any used, wrecked or neglected materials, equipment or vehicles. No commercial materials, goods or inventory may be stored in open areas, except for temporary display items which may be located only on private property no closer than ten feet from any public right of way. Outdoor storage of inventory or products such as firewood, water softener salt, garden supplies and building materials is permitted only in specific areas approved on the site plan for such purpose by the City.

- E. No vehicle, boat or trailer, or parts thereof, which is in a wrecked, junked, dismantled, inoperative or abandoned condition, attended or not, may be parked or stored for longer than twenty-four hours unless stored within a completely enclosed building.
- F. No commercial vehicles such as earthmoving or material handling equipment, semi-trucks or trailers or any commercial truck, trailer or vehicle may be stored for longer than twenty-four hours, except in conjunction with an approved use, or approved development or construction activities on the property.
- G. Utility trailers and recreation vehicles such as motor homes, travel trailers, watercraft, campers and all-terrain vehicles, may not be stored in any area unless part of an approved business, and must be in accordance with City requirements.
- H. Access and street location. Access to public streets and roads and the placement of such roads shall adhere to the following:
 - 1. Along 2700 North, UDOT approval shall be required for all access.
 - 2. Existing street intersections connecting to 2700 North shall have no curb cuts closer than one hundred feet to that intersection. Corner lots on all other streets shall have no curb cuts closer than sixty feet to the intersection. The City may require greater distances as conditions and UDOT may dictate.