

ORDINANCE NO. 07-01-2016

AN ORDINANCE AMENDING THE STREET ZONES DEVELOPMENT STANDARDS, PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER'S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the City of Santaquin is a fifth class city of the state of Utah; and

WHEREAS, the City Council has been given specific authority in the Utah Code Annotated, Title 10, Chapter 9a, to adopt land use ordinances to regulate the erection, construction, reconstruction, alteration, repair and use of buildings and structures and the uses of land, which are reasonably and appropriately related to the objectives of providing for the public safety, health, morals and welfare; and

WHEREAS, the Santaquin City Council adopted a zoning ordinance on February 5, 2002, to establish zones for various uses of property within the City, which ordinance has been amended from time to time; and

WHEREAS, The City Council initiated an amendment to Section 10-7 Article M: Main Street Business District Zones of the Revised Ordinances of the Santaquin City Code, Title 10 (The Land Development Code); and

WHEREAS, the Santaquin City Planning Commission discussed revisions to the Main Street development standards during public meetings held January 28, 2016 and February 25, March 10 & 24, and April 28, 2016, and held a public hearing on the proposed revisions during their May 26, 2016 meeting. The public hearing was preceded by the posting of public notice in at least 3 places within the City Limits of Santaquin City and which notice was published in the Payson Chronicle Newspaper in accordance with Section 10-9a-205 of the Utah State Code, and;

WHEREAS, The Planning Commission has forwarded a positive recommendation for the proposed amendment to the City Council and an additional work session was held between the City Council and Planning Commission on June 8, 2016 to review the proposed changes; and

WHEREAS, the drafted amendments serve to achieve the following goals and policies from the City's adopted General Plan:

- Channel future growth and development into areas that can be efficiently and effectively served by public infrastructure and facilities.
- Adopt zoning laws that encourage redevelopment of blighted properties in the Core Area and Maintain the Core Area as the center of town and the community gathering place.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SANTAQUIN, UTAH, AS FOLLOWS:

Section I.

Exhibit A, which is attached to this ordinance and by this reference made part hereof, is approved and all changes noted therein are to be incorporated into the Santaquin City Land Use and Development Management Code.

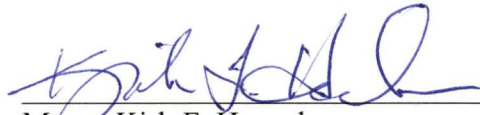
Section II. Contrary Provisions Repealed. Any and all other provisions of the Santaquin City Code that are contrary to the provisions of this Ordinance are hereby repealed.

Section III. Codification, Inclusion in the Code, and Scrivener's Errors. It is the intent of the City Council that the provisions of this ordinance be made part of the Santaquin City Code as adopted, that sections of this ordinance may be re-numbered or re-lettered, and that the word ordinance may be changed to section, chapter, or other such appropriate word or phrase in order to accomplish such intent regardless of whether such inclusion in a code is accomplished. Sections of the ordinance may be re-numbered or re-lettered. Typographical errors which do not affect the intent of this ordinance may be authorized by the City without need of public hearing by its filing a corrected or re-codified copy of the same with the City Recorder.

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

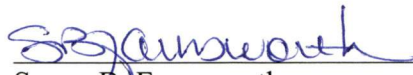
Section V. Posting and Effective Date. Prior to 5:00 p.m. on July 7, 2016, the City Recorder shall: (a) deposit a copy of this ordinance in the official records of the City; and (b) post a copy of this ordinance in three places within the City. This ordinance shall become effective at 5:00 p.m. on July 7, 2016.

ADOPTED by the Santaquin City Council on the 6th day of July, 2016.




Mayor Kirk F. Hunsaker


Attest:


Susan B. Farnsworth
Santaquin City Recorder



Council Member Keith Broadhead
Council Member David Hathaway
Council Member Amanda Jeffs
Council Member Nick Miller
Council Member Marianne Stevenson







1. **Section 10-2: Definitions** is amended to include the following new terms with their associated definitions.

Retail Tobacco Specialty Business or Tobacco Specialty Shop: See Utah State Code annotated 1973 as amended, §10-8-41.6(1).

Tobacco products: See Utah State Code annotated 1973 as amended, §10-8-41.6(1).

2. The list of permitted uses in **Section 10-7M-2: PERMITTED USES** is amended as follows: (underlined text is added, stricken text is deleted) (Note to Codifiers: Only those uses affected by this amendment are shown, all others are to remain as previously adopted)

Use	CBD	MSC	MSR
Bed and breakfast homes	P <u>N</u>	P <u>C</u>	P
Commercial, convenience store	C	C <u>P</u>	N
Drive-in retail	N	C <u>P</u>	N
Dwelling, single-family detached	N	N	C <u>P</u>
Dwelling units above first story office, retail or commercial	P	P <u>C</u>	P <u>C</u>
Hotel	P	P	N <u>C</u>
Seasonal businesses	C	C <u>P</u>	C <u>N</u>
<u>Tobacco Specialty Shop in accordance with Utah State Code</u>	<u>P</u>	<u>C</u>	<u>N</u>
Veterinary hospital, large animal	N	C <u>N</u>	N

3. **Section 10-7M-4: APPLICATION OF STANDARDS** is amended as follows: (underlined text is added, stricken text is deleted)

Within this district, all Santaquin City ordinances, policies, regulations and plans shall apply. Where conflicts occur regarding development requirements in this zone, these standards shall supersede those of the general Santaquin development standards.

These standards shall be considered the minimum for all new or redevelopment within the zone. The Santaquin architectural review committee shall be the land use authority for determining compliance with the ~~site and~~ architectural standards set forth below. The Santaquin Development Review Committee (DRC) shall be the Land Use Authority for determining compliance with all site standards set forth in this Code. Appeals of final decisions based upon these standards or the underlying zone shall be subject to appeal authority review in accordance with the procedures of the Santaquin City zoning and appeal authority ordinances, as appropriate.

4. Paragraph A of Section **10-7M-5: SITE LAYOUT STANDARDS** is amended as follows:
(underlined text is added, stricken text is deleted)

A. Building Locations And Setbacks:

1. Buildings on corner parcels should be adjacent to both street fronts to help frame intersections. Architectural consideration should be given to corner visibility areas.
2. Buildings fronting Main Street should utilize party walls or zero setbacks alongside property lines. Parking areas and drive accesses should not disrupt the continuity of storefronts; however, plazas, green spaces or pedestrian connections may be appropriate.
3. Setbacks:

	CBD	MSC	MSR
Front			
Minimum ¹	Main Street - 4 <u>10</u> feet	6 <u>10</u> feet	10 feet
	Center Street - 4 feet	n/a	n/a
	Other streets - 10 feet	10 feet	10 feet
Maximum ¹	Main Street - 6 <u>10</u> feet	10 feet	15 feet
	Center Street - 10 feet	n/a	n/a
	Other streets - 10 feet	10 feet	15 feet
Side			
Minimum	0 feet or 8 feet if not built to the property line if mixed use or nonresidential structure with building code rated firewall		10 feet to nonresidential or mixed use structures
	8 feet if nonrated firewall with windows		
	5 feet accessory buildings and structures		
	10 feet loading dock, with approved screening		
-	15 feet if side is adjacent to a residential zone		
Maximum	0 feet or 8 feet if not built to the property line. <u>Open areas between buildings shall be designed as a public plaza, business access areas, courtyards, etc., to further enhance and utilize business properties along Main Street</u>	None	None
Rear			

Minimum	0 feet if building code rated firewall	20 feet to primary structure
	20 feet if nonrated firewall with windows	
	5 feet accessory buildings and structures	
	10 feet loading dock, with approved screening	
-	30 feet if rear is adjacent to a residential zone-	

Note: 1. In the CBD area 90 percent of the primary building must fall on the build to line (front setback). Architectural elements such as pillisters, columns, cornices box or bay windows, or other typical ornamentations may protrude into the required setback a maximum of 2 feet. However, primary building wall planes are not allowed to extend or be cantilevered into the required setbacks.

Exceptions: The zoning administrator may approve exceptions to the setback standards pursuant to the intents of the district and adopted sightline requirements, in order to create an outdoor space such as a plaza, courtyard, patio, eating area or garden between a building and the sidewalk. Such space shall have landscaping, low walls, fencing or railings not to exceed thirty six inches (36"), a tree canopy, and/or other similar site improvements along the front property line or sidewalk, whichever is further from back of curb.

4. Open areas between buildings shall be designed as a public plaza, business access areas, courtyards, etc., to enhance and better utilize business properties.

5. Paragraph E of Section **10-7M-6: PARKING STANDARDS** is amended as follows:
(Underlined text is added, stricken text is deleted)

E. Number Of Parking Stalls:

1. Vehicular.

a. Required number of parking stalls per use, including ADA stalls, shall be as listed in chapter 14 of this title. Spaces required for the residential units shall be the same as for multi-family dwellings. Additional parking shall be required for the non-residential uses in accordance with specified ratios in Chapter 14 and such shall be visibly designated for only commercial tenant customer parking during regular business hours.

b. Mixed use developments may have shared parking facilities based on the city's review criteria in chapter 14 of this title. However, allowable building floor area increases may be granted up to thirty percent (30%) based on use of underground parking or parking structures which complement the surrounding buildings.

c. For review purposes only, any parking required for residential uses must be provided off street with non-residential uses being allowed to be on street where permitted in accordance with Chapter 14 of this title.

2. Bicycle Parking

a. Buildings whose primary use consists of medical or other professional services, general business offices, financial services, or general business services shall provide parking space for at least two (2) bicycles for every twenty thousand (20,000) square feet or fraction over thereof, not to exceed twelve (12) parking stalls.

b. Buildings whose primary use consists of retail, eating and drinking or personal services shall provide parking space for at least three (3) bicycles for every twenty five thousand (25,000) square feet or fraction over thereof, not to exceed twelve (12) parking stalls.

c. Bicycle parking shall consist of decorative bicycle racks which permit the locking of the bicycle frame and one wheel to the rack, and which support the bicycle in a stable position without damage to wheels, frame or components.



Figure 4. Bicycle racks in front of retail.

6. Paragraph G of Section **10-7M-6: PARKING STANDARDS** is amended as follows: (Underlined text is added, stricken text is deleted)

G. ~~Bicycle Parking:~~ Secondary Access Points: Developments having parking lots which accommodate more than 10 equivalent residential units (ERU) must provide a secondary access point for ingress/egress. Connection through adjacent properties to a public road would be appropriate, but connection to or stubbing a drive aisle to adjacent properties would not be considered a second access point.

1. ~~Buildings whose primary use consists of medical or other professional services, general business offices, financial services, or general business services shall provide parking space for at least two (2) bicycles for every twenty thousand (20,000) square feet or fraction over thereof, not to exceed twelve (12) parking stalls.~~

2. ~~Buildings whose primary use consists of retail, eating and drinking or personal services shall provide parking space for at least three (3) bicycles for every twenty five thousand (25,000) square feet or fraction over thereof, not to exceed twelve (12) parking stalls.~~

3. ~~Bicycle parking shall consist of decorative bicycle racks which permit the locking of the bicycle frame and one wheel to the rack, and which support the bicycle in a stable position without damage to wheels, frame or components.~~

7. Paragraph A of Section **10-7M-7: LANDSCAPING AND STREETScape STANDARDS** is amended as follows: (Underlined text is added, stricken text is deleted)

A. Site Landscaping:

1. Special consideration shall be given to impacts of new development on adjacent properties. Site landscaping standards are listed in [chapter 15](#) of this title.
2. Each nonresidential or mixed use development shall have at least twenty percent (20%) of the site landscaped.
3. There shall be a minimum sixty (60) square feet of additional usable open space per residential unit. This open space may be private area attached to each unit, such as a patio or balcony area, or consolidated open area for the use and enjoyment of all building tenants. Patio or balcony areas must have a minimum of forty (40) square feet.
4. Mixed use developments having residential tenants may provide playground and site amenities as outlined in 10-7M-11.C.

8. Paragraph B.1.a of Section **10-7M-7: LANDSCAPING AND STREETScape STANDARDS** is amended as follows and Figure 7 within the same section is changed to appear as follows: (Underlined text is added, stricken text is deleted)

- a. Display zone (minimum ~~4~~10 feet adjacent to buildings):
 - (1) Display of goods, special sales, promotions, decorations for festivals, holidays, etc.
 - (2) Outdoor seating or eating areas, as appropriate.
 - (3) Approved newspaper racks, community bulletin boards, etc.
 - (4) Limited greenscape, i.e., potted plants, foundation plantings, water wise plantings, etc.
 - (5) ~~Limited~~First floor canopy/awning overhangs ~~for building entrances and eating areas~~meeting building code minimum clearance standards.
 - (6) Access to store entrances from sidewalk grade.

9. The following figures within **Section 10-7M-7** are changed to appear as follows:

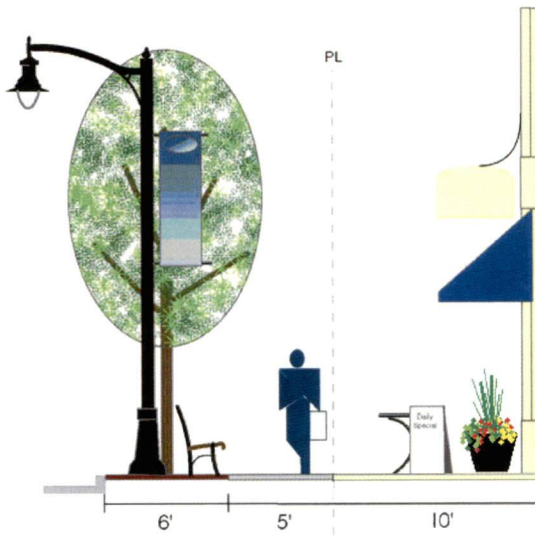


Figure 7. Urban streetscape cross section.



Figures 8 and 9. Suburban streetscapes in Santaquin

10. Section 10-7M-9: **MIXED USE/NONRESIDENTIAL ARCHITECTURAL STANDARDS** is amended as follows: (Underlined text is added, stricken text is deleted)

A. Architectural Theme: The architectural standards of the Main Street Zones are intended to evoke a downtown reminiscent of late 1800 period architectural forms. This area should provide residents and visitors an inviting and pleasing environment in which to shop, stroll, experience, and enjoy a small town central business area. Careful attention to detail at a pedestrian viewing scale rather than an auto-oriented application of simplistic design shall be utilized. Building designers should consider the natural colors and materials of the surrounding area in concert with historic agrarian, craftsman, and other similar rural forms when preparing plans for new building construction. The following standards should serve as the minimum to which new developments can adhere and designers are encouraged to incorporate other elements which may further the city's desires and intent.

AB. Building Facade: Facades should not be long expanses of blank walls. They should create a human scale and provide a pedestrian friendly shopping environment. All sides of a building must receive equal architectural consideration of the following:

1. Visual Breaks: Building facades and walls must have visual breaks every thirty feet (30') in width at a maximum. Examples of visual breaks include the use of three-dimensional architectural features such as columns, projecting windows, a minimum ~~six~~ twelve inch (12") change in plane or an equivalent element that articulates the wall. See figure 11 of this section.



Figure 11. Facade articulation in Ogden, UT (picture taken by Bill Wright).

2. Building Entrances: By creating a clearly identified system of entry points, the pedestrian environment and the vehicular environment will be enhanced.
 - a. Entrances must be well defined from access drives, pedestrian links, public plazas and major parking areas with one or more of the following:
 - (1) Canopy, awnings, overhang or arch above the entrance (columns and pillars),
 - (2) Recesses or projections in the building facade surrounding the entrance,
 - (3) Display windows surrounding the entrance,
 - (4) Coved Entrances.
 - b. Secondary entrances on the rear or side of buildings should be given architectural consideration equal to the primary entrances.
3. Fenestration: The design and amount of window area on a building can minimize the expanse of blank walls and encourage a pedestrian friendly atmosphere. The following standards shall apply:
 - a. Ground floor facades

- (1) Facades that face public streets or provide a primary entry to the building shall have display windows or similar transparent area comprising forty (40) to seventy five percent (75%) of the first floor facade area.

Facade area is calculated by multiplying the facade length by the ground floor height. Transparency ratio equals the total ground floor transparent area divided by ground floor facade area.

- (2) Shopping windows or other expanses of glass on the ground floor should begin no more than 2.5 feet above adjacent grade and should have a traditional kick plate under them. Maximum horizontal spacing between windows and doors is ten feet (10') (see figure 13 of this section).

b. Upper floor facades

- (1) Facades above the ground floor shall be thirty (30) to sixty percent (60%) transparent using a similar calculation method as for ground floor areas.

- (2) _____

e.—Shopping windows or other expanses of glass on the ground floor should begin no more than 2.5 feet above adjacent grade and should have a traditional kick plate under them. Maximum horizontal spacing between windows and doors is ten feet (10') (see figure 13 of this section).

d.—Windows above ground floors should be designed with three-dimensional relief. Finish work around the windows should accent the location and provide visual breaks to the facade of the building (see figures 14 and 24 of this section). Varying window designs, such as bay windows, corner windows, circle tops, or windows having grille patterns, shutters, etc., should be utilized to add visual interest and character to buildings.

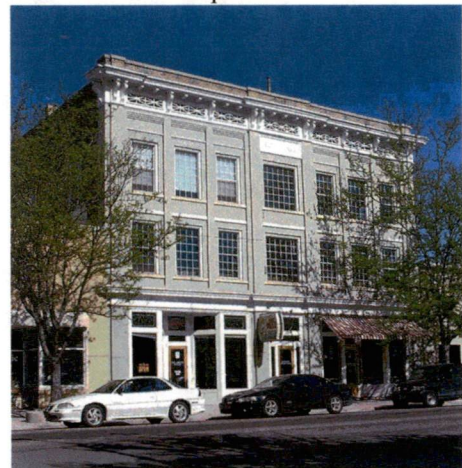


Figure 12. Building in Ephraim, UT. Appropriate use of entry points and window area.

- 4. Distinct Ground Floor: The ground level of the primary structure shall be visually distinct from upper stories (see figures 15 and 17 of this section). This separation may be provided by a cornice above the ground level, an arcade, changes in material and texture or other means.
 - a. Ground floor spaces shall have a minimum floor to ceiling height of 11 feet. First floor transom and clerestory windows are encouraged.
 - b. Careful attention to human scale and detail shall be provided. This may include ornamental masonry patterns and/or wood work and finishes, etc. (see Figure 13)

c. No HVAC equipment or other air venting elements shall be permitted at street level nor readily visible on the building from the adjacent public right-of-way. Below surface systems may be permitted within front setbacks.

d.

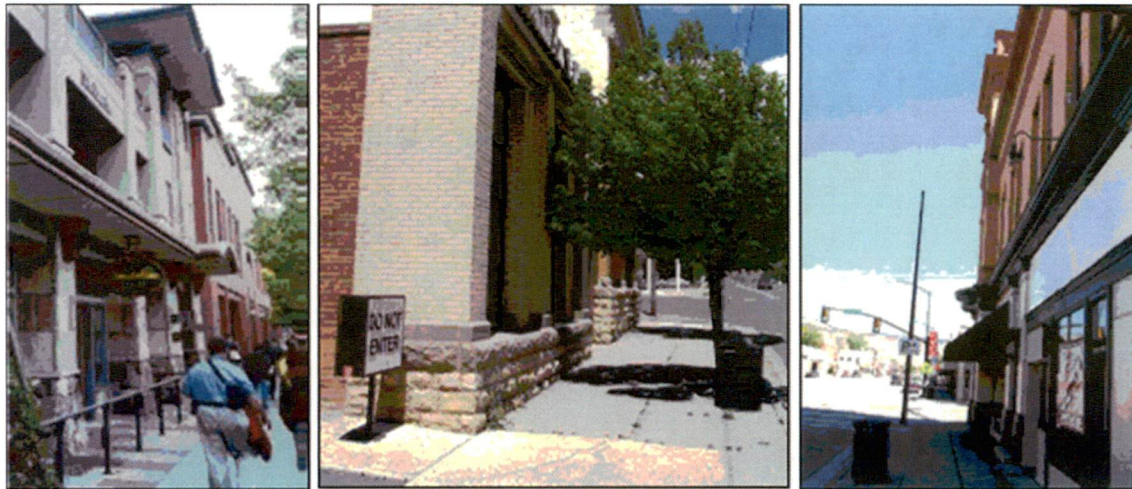
5. ~~Foundations~~: Building foundations should terminate no more than thirty six inches (36") above grade. Exposed foundation walls must be finished with appropriate brick, stone, or ~~similar~~ other primary materials noted below (see figures 15 and 16 of this section).



Figure 13. Shopping windows in Richfield, UT.



Figure 14 (Right). Use of 3-dimensional treatments around windows and varied window styles to provide character and facade relief; Central City, CO.



Figures 15, 16 and 17. Appropriate foundation design and ground floor distinction.

BC. Use Of Awnings And Canopies: Awnings and canopies shall be designed to fit within the architecture of the buildings to which they are attached and serve to enhance the exterior of the building as an articulation and aesthetic element, not as an advertising medium.

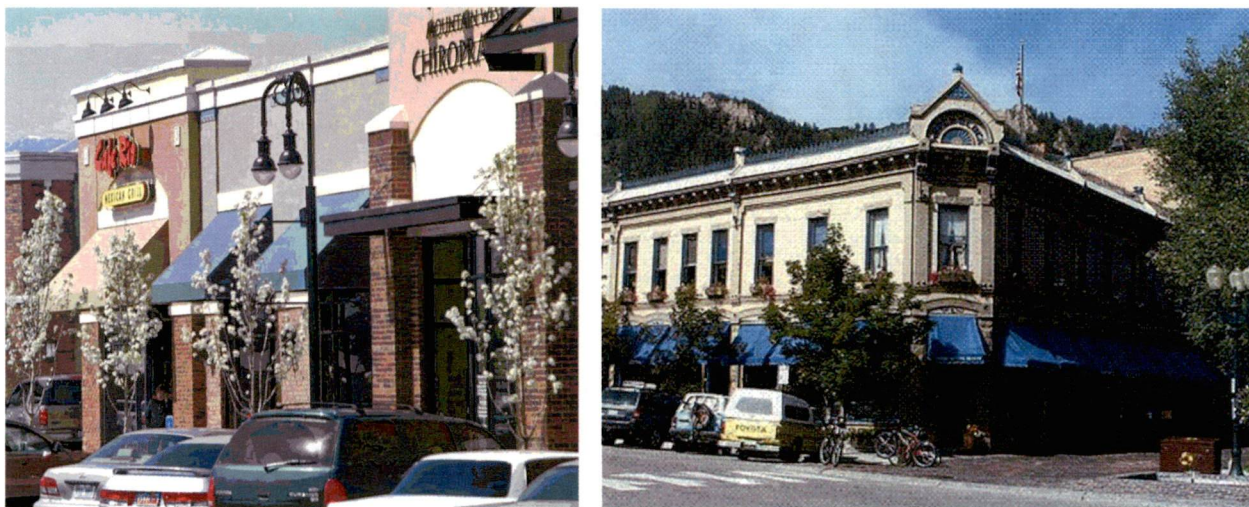


Figure 18 & 19. Appropriate use of awnings in South Jordan, UT (left) and Aspen, Co (right).

1. Awnings or canopies must function as true awnings or canopies by being placed over a doorway or window and under certain circumstances over a walkway or outdoor seating area. All awnings or canopies must be attached to a vertical wall. Canopies must lead to a bona fide business entrance.
2. Awnings or canopies shall project at least 4.0 feet from the building when located over a pedestrian traffic area and no less than two feet (2') otherwise.
3. Awnings or canopies shall maintain a minimum clearance above sidewalk grade of eight feet (8') to the bottom of the framework when located over a pedestrian traffic area. The bottom of

the framework shall not be more than eight feet (8') above covered grade or the maximum height of the protected window, door, or recessed building entry otherwise.

4. The top of the framework may not extend above a vertical wall terminus nor cover any architectural elements.
5. All awnings that do not contain sign copy shall be made of woven cloth or architectural metal materials. Backlighting of awnings is not permitted. Design, color, and materials shall be compatible with the building to which it is attached.

€D. Roof Designs And Parapets:

1. Flat roofs shall be screened with parapets on all sides of the building adjacent to or visible from the street. The parapet shall be of height sufficient to screen all rooftop mechanical equipment (e.g., HVAC units). If no rooftop mechanical equipment exists, the parapet shall be a minimum of thirty six inches (36") in height.
2. All parapets shall feature three-dimensional architrave, frieze and cornice treatments (See Figures 21-24).
3. Hipped roofs are not allowed. Mansard roofs are only allowed with buildings having three (3) or more stories. Mansard roofs must contain fenestration with dormered or other window finishes appropriate to the architecture of the building.
4. Sloped roofs shall have a minimum five to twelve (5:12) pitch with gabled ends facing towards adjacent public streets.

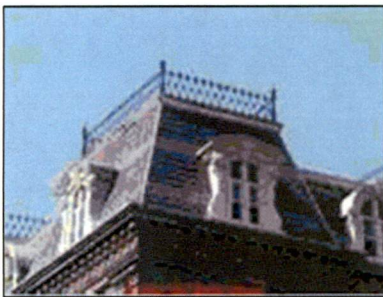


Figure 20. Window treatments on a mansard roof.



Figures 21, 22 and 23. Parapets in Spanish Fork, UT (left), and Aspen, CO.



Figure 24. Parapets in Provo, UT.

DE. Building Materials:

1. Primary Exterior Materials:

a. Primary exterior finish materials shall make up at least the percentages of building elevations shown in the table below, eighty percent (80%) of the building after the transparent area, defined in this article, is deducted.:

<u>Building Area / Elevations</u>	<u>CBD</u>	<u>MSC</u>	<u>MSR</u>
<u>Single Family Main Floor facing a public street</u>	<u>NA</u>	<u>NA</u>	<u>50%</u>
<u>Single Family Upper floors facing a public street</u>	<u>NA</u>	<u>NA</u>	<u>30%</u>
<u>Multi-Family Main Floor</u>	<u>NA</u>	<u>100%</u>	<u>100%</u>
<u>Multi-Family Upper Floors</u>	<u>NA</u>	<u>30%</u>	<u>30%</u>
<u>Commercial Single Story Buildings</u>	<u>NA</u>	<u>50%</u>	<u>50%</u>
<u>Ground floor of a mixed use or commercial multi-story building</u>	<u>80%</u>	<u>80%</u>	<u>80%</u>
<u>Upper floors of a mixed use or commercial building visible from public rights-of-way</u>	<u>50%</u>	<u>30%</u>	<u>30%</u>
<u>Upper floors of a mixed use or commercial building not visible from public rights-of-way</u>	<u>30%</u>	<u>30%</u>	<u>30%</u>

b. Primary exterior finish materials ~~They~~ shall be low reflectance, have natural textures, and utilize natural earth tone colors. Examples of permitted materials include: brick, stone, natural split faced block, or cut stone. The use of all glass exterior, smooth faced concrete block, prefabricated steel panels, corrugated metal, EIFS (stucco) and masonry siding shall be prohibited as ~~the~~ primary building materials. Nonmasonry siding is prohibited.

2. Secondary Materials And Trim Materials: Secondary materials and trim materials shall complement the primary materials in texture and scale and provide enough contrast to be visible. EIFS materials may only be utilized for accents.

3. Accessory Structures: Accessory structures, such as gasoline pump canopies, utilities (gas, electric), trash enclosures and other accessory structures shall use the same architectural elements and types of materials and colors as the primary structure.
4. Material Colors: Material colors should consist of earth tones, e.g., muted shades of red or brown. The use of high intensity colors, primary colors, metallic colors, black or fluorescent colors is not permitted for primary exterior materials. Secondary materials and trim materials shall complement the primary material colors.
5. Wrapping: Where the two sides of an extruding corner element are visible, materials and design elements shall wrap the visible corner and may only terminate at an interior corner location or the terminus of the visible wall plane.

F. Tenant Space Design

1. All ground floor tenant spaces for non-residential uses shall have a minimum of 800 square feet. Live/work units with residential areas on a separate floor from the business entrance must have at least 1600 square feet.
2. Each tenant space should be provided distinction from adjacent tenant spaces through use of differing colors, materials, signage, design elements or combinations of such.
3. Residential units shall comply with the multi-family requirements outlined below.
4. All sides of a building or buildings within a larger development, which face a public street must be designed to accommodate non-residential tenants on the ground floor.
5. All buildings within a mixed-use development must have a minimum of 30% non-residential uses or at least all tenant spaces on the ground floor, which face a public street, being reserved for non-residential uses. Such uses may be independent from or directly accessible by residential tenants in the development.

G. Building Lighting. All lighting on the exterior of buildings shall be shielded and directed downward. The intent of this is to limit the amount of light spill and night sky pollution.

11. Section 10-7M-10: SIGNS paragraph C part 1 and 2 are amended as follows (Underlined text is added, stricken text is deleted) and the previously adopted figures 24, 25, and 26 within 10-7M-10 are renumbered as figures 25, 26, and 27 respectively:

- C. Sign Types: Regulations stated in chapter 13, "Sign Regulations", of this title shall apply as appropriate, with the following additional standards:
 1. Wall signs within the CBD area are to be constructed of individual lettering and be externally illuminated by direct system with no direct light spill occurring off the sign (see figure 24 of this section). All lighting must be directed downward. Internal illumination is not appropriate; however, halo illumination is permissible. Wall signs in the MSC or MSR shall comply with the city's sign regulations, but may not have exposed or visible neon tubing.

2. ~~Monument signs are not allowed within the CBD area of this zone between buildings and the public right of way. Any monument sign must be set back at least three feet (3') from the public right of way or drive aisle and not impede visibility at intersections or driveways. The maximum size of any monument sign shall be fifty (50) square feet outside of the CBD area. Monument signs in the CBD area may not exceed 24 square feet but may exceed the maximum height limits up to 8 feet. Each project may only have one sign per street frontage with the intent that multiple tenant centers will share the sign space.~~

12. Paragraph A. Minimum Floor Area, of Section **10-7M-11: MULTI-FAMILY DEVELOPMENT STANDARDS** is amended as follows (Underlined text is added, stricken text is deleted)

- A. ~~Minimum Floor Area~~Unit Size: The average minimum livable floor-unit area of each unit shall ~~not be less than 500 square feet for a studio unit, eight hundred (800) 750~~ square feet for a single bedroom unit, ~~nor less than one thousand (1,000) and 900~~ square feet for a two (2) bedroom unit. ~~Units with more than two (2) bedrooms shall have an average of at least one thousand one hundred (1,100) square feet per unit but no~~ No unit shall have less than ~~ten~~ ninety percent (~~10~~90%) of the required average. Units with more than two (2) bedrooms shall provide an additional 150 square feet per additional bedroom.

13. Paragraph B. Parking, of Section **10-7M-11: MULTI-FAMILY DEVELOPMENT STANDARDS** is amended as follows (Underlined text is added, stricken text is deleted)

B. Parking:

1. Parking design and layout standards shall comply with the city's parking and circulation standards ~~with the following exceptions~~:
 - a. ~~Mixed use developments shall provide 2.5 stalls for the first eight (8) residential units of a development and at least 1.5 stalls shall be provided for each additional residential unit thereafter.~~
 - b. ~~Multi family developments shall provide 2.5 stalls for the first eight (8) units of a development and 2.0 stalls shall be provided for each additional unit thereafter.~~
2. Garages may be back loaded detached with alley access, front loaded detached or attached but set back from the front line of the home by at least five feet (5'), side entry attached, or a combination of the above.

14. Paragraph J. Building Materials, of Section **10-7M-11: MULTI-FAMILY DEVELOPMENT STANDARDS** is amended as follows (Underlined text is added, stricken text is deleted)

J. Building Materials:

1. Primary Exterior Materials: Primary exterior finish materials ~~on the main floor shall make up one hundred percent (100%) of the exterior surface area of the building, excluding fenestration. Upper floor elevations shall contain a minimum of thirty percent (30%) similar materials, excluding fenestration. They shall be low reflectance, have natural textures, and utilize earth tone colors. Examples of permitted primary exterior finish materials include:~~

brick, stone, split faced block, or cut stone. The use of smooth faced concrete block, prefabricated steel panels, EIFS (stucco) or siding shall be prohibited. shall be the same as found in 10-7M-9E.

2. Secondary Materials And Trim Materials: Secondary materials and trim materials shall complement the primary materials in texture and scale and provide enough contrast to be visible. EIFS materials may be utilized sparingly. Aluminum ~~or vinyl~~ siding is prohibited. Architectural vinyl siding (e.g. shake or board and baton) may be allowed but only in roof line dormer areas and if they have a minimum 30 year life guarantee.; however, Hardy-board type products may be appropriate.
3. Material Colors: Material colors must be similar to those required for mixed use and commercial buildings.
4. Accessory Structures: Accessory structures, such as storage sheds, community facilities, garages, trash enclosures and other accessory structures shall use the same types of materials and colors, and design elements as the primary structure.

K. Property Management. Prior to final approvals of any multi-family development under this part, developers/owners of the development shall provide to the city a copy of CC&Rs, declarations or other management protocols and policies that will be used to address property maintenance, problem tenants, emergency and project contact information.

15. Paragraph C.3. of **10-7M-12: DETACHED SINGLE-FAMILY DEVELOPMENT STANDARDS** is amended as follows: (Underlined text is added, stricken text is deleted)

3. Materials:

- a. Elevations facing public rights of way must have ~~a minimum fifty percent (50%) coverage of brick or masonry materials~~ meet the minimum masonry requirements found in 10-7M-9E. The use of smooth faced concrete block, prefabricated steel panels, EIFS (stucco) or concrete siding materials will not count toward the minimum masonry requirement unless consistent with the architectural style of home proposed. Vinyl or aluminum siding is prohibited.
- b. Brick and masonry materials must wrap building corners and only terminate at inside corners of a building.
- c. Material colors should complement the area surroundings and agrarian lifestyle.

16. Paragraph A of Section **10-14-3: GENERAL PARKING STANDARDS** is amended as follows (Underlined text is added, stricken text is deleted)

- A. Plot Plan Required: At the time a building permit is requested for any building or structure, or at the time the use of land is changed in a manner which requires additional off street parking space, a plot plan shall be submitted for review by the development review committee. Such plans must

show the location and layout of the proposed spaces, ADA compliant spaces, access and drive aisles, roadways, curbs, and curb cuts. All parking spaces, drive aisles, and accesses shall meet the requirements for off street parking as set forth in this title and the Santaquin City fire codes, construction and development standards. Parking and circulation plans must be stamped by an traffic-engineer licensed in the state of Utah.

16. Paragraphs B through E of Section **10-14-4: NUMBER OF PARKING SPACES REQUIRED** is amended as follows (Underlined text is added, stricken text is deleted)

B. Minimum Requirements: The number of off street spaces required below for each land use is established as minimum requirements:

<u>Use</u>	<u>Parking Required</u>
Residential:	
Single-family as part of a PUD	2 car garage per unit
Attached single-family units ¹	2 car garage per unit
Duplex	2 stalls per unit
Multiple-unit dwelling (apartments) ¹	<u>Studio or one bedroom units must have 2 spaces per unit. Two bedroom units must have 2.5 spaces per unit. Fractional spaces shall require a whole space (e.g., 5.5 spaces required equals 6.0 spaces to be built)</u>
Assisted living center, nursing home, convalescent home, or other similar use	1 visitor parking space per 3 patients' beds, plus 1 parking space for each employee at work during the largest shift
<u>Mixed Use Development with residential dwellings¹</u>	<u>Studio or one bedroom units must have 2 spaces per unit. Two bedroom units must have 2.5 spaces per unit. Additional parking is required per non-residential uses as provided below.</u>
Bed and breakfast facility	1 parking space for each bedroom and 1 space for each employee at work during the largest shift
Retail commercial:	
Automotive service and repair (minor)	2 spaces per 1,000 square feet
Ancillary commercial	2 spaces per 1,000 square feet
Automotive service station	5 spaces per 1,000 square feet
Convenience commercial	5 spaces per 1,000 square feet
Heavy commercial	5 spaces per 1,000 square feet

	Retail sales and services	5 spaces per 1,000 square feet
	Automotive service and repair (major)	5 spaces per 1,000 square feet plus 2 stalls per major service bay for the temporary storage of customer vehicles
Commercial services, offices:		
	Mortuaries and funeral parlors	30 parking spaces or 1 space for each 25 square feet of combined floor space in all assembly rooms, whichever is greater, plus 1 space for each employee typically at work during normal facility function
	Professional office or financial services	1 parking space per 200 square feet of floor area in the building minus storage and bathroom areas
	Hotels and motels	1 parking space per room or suite, plus 1 parking space for each employee at work during the largest shift
	Medical clinics or offices, includes dentists and other healing art facilities	6 parking spaces per staff doctor, plus 1 parking space for each employee on the property during the largest shift
	Commercial recreation	1 parking space per 2 patrons, based on the design capacity of the facility
Industrial:		
	Industrial, light	1 space per 1,000 square feet of floor area
	Industrial, heavy	1 space per 1,000 square feet of floor area
	Storage unit facility	1 space per site employee/manager on duty and 3 spaces per 50 units with a maximum of 8 spaces required. See also storage unit facility standards below ²
	Business/research park	1 space per 1,000 square feet of floor area or 1 space per 2 employees at work during the largest shift with planning commission approval
Restaurants:		
	Restaurants (dinner only)	1 space per 2 seats
	Family restaurants	1 space per 4 seats
	Drive-in restaurants	12 off street parking spaces or sufficient off street parking spaces to accommodate all patrons or customers based on design capacity, whichever is greater

Public:		
	Hospitals	1 visitor parking space per 3 patients' beds, plus 1 parking space for each employee at work during the largest shift
	Schools - commercial, vocational	1 space per teacher and staff member plus 1 space for every 5 students based on design capacity
	Schools - public, private or quasi-public	Parking spaces required for public schools shall be determined by the Nebo or Juab School Districts, or the state of Utah as applicable. Private schools shall utilize similar standards as applied to public schools
	Private clubs or lodges	1 parking space per 2 persons based on the design capacity of the facility
	Places of assembly (e.g., theaters, auditoriums, sports arenas, etc.)	1 parking space per 4 seating spaces
	Churches	1 parking space per 4 seating spaces in the main assembly room based on the design capacity of the structure
Special review:		
	Automotive equipment sales or rental Impound yards Uses not mentioned	The required off street parking for any use not listed above shall be determined by the planning commission. The planning commission shall make the determination based on similar uses listed above, nature and impact of the use on public streets and adjoining properties, and typical customer and employee needs

Notes:

1. Additional ~~Guest-guest~~ parking shall be provided at 0.25 spaces per residential unit. Fractional spaces shall require a whole space
 2. Businesses with warehouse and storage areas may utilize a 0.5 space per 1,000 square feet of storage area when determining required number of stalls.
- C. Americans With Disabilities Act (ADA): ADA parking requirements must be complied with in every way. This includes, but is not limited to, adequate stall dimensions, travel areas, pavement markings, signage, connectivity within a site, proximity to business entrances and access points.
- D. Reduction In Parking Requirements: Businesses or mixed use developments seeking a reduction in parking must receive special exception approval by the planning commission. Such exceptions shall be based on the following review considerations and conditions:
1. Considerations for Reduction

a. Large Floor Area: The proposed business may have an exceptionally large floor area per volume of sales and customers; e.g., furniture store, car wash, etc.

b. Shared Parking: Where compatible occupancies within mixed use buildings and development projects allow sharing of parking stalls, impervious parking areas and "heat island" effects can be reduced. Different occupancies often have parking demands that differ with the time of day or week. This allows sharing of parking spaces between occupancies and reducing the site area dedicated to car storage. In addition to the above review items, where a shared arrangement is proposed, the following shall also be provided for review and approval:

1. A parking study must be conducted by a transportation engineer licensed in the state of Utah, which can illustrate peak hours and parking demands for the existing or proposed uses.

2. The total number of parking spaces between the uses shall not be less than that needed to handle the yearly average peak hour parking demands for the individual uses.

3. Shared parking facilities may have a reduction greater than that outlined above.

4. Documentation of a permanent lease, easement, association agreement, or other supporting documents between parties sharing the parking must be obtained prior to final approvals for the affected development.

2. Conditions for Parking Reduction.

a. Compliance: All parking stalls and drive aisles will comply with the standards established by this section.

~~3-b.~~ Reduction Not Applicable To ADA: In no case shall any such reduction be applicable to any requirements of the Americans with disabilities act. The calculation of the required number of handicapped parking stalls shall be computed from the prereduction total.

~~4-~~ Less Than Fifty Stalls: Where the combined total of required parking stalls is less than fifty (50), the total number of parking stalls may be reduced by up to twenty percent (20%).

~~5-~~ More Than Fifty Stalls: Where the combined total of required parking stalls is more than fifty (50), the total number of parking stalls may be reduced by up to twenty five percent (25%).

~~6-c.~~ Impacts On Adjacent Properties: Impacts on adjacent properties will not be increased due to the lack of parking required by this code.

~~7.~~ Shared Parking: Where compatible occupancies within mixed use buildings and development projects allow sharing of parking stalls, impervious parking areas and "heat island" effects can be reduced. Different occupancies often have parking demands that differ with the time of day or week. This allows sharing of parking spaces between occupancies and reducing the site area

~~dedicated to car storage. In addition to the above review items, where a shared arrangement is proposed, the following shall also be provided for review and approval:~~

- ~~a. A parking study must be conducted, which can illustrate peak hours and parking demands for the existing or proposed uses.~~
- ~~b. The total number of parking spaces between the uses shall not be less than that needed to handle the yearly average peak hour parking demands for the individual uses.~~
- ~~c. Shared parking facilities may have a reduction greater than that outlined above.~~
- ~~d. Documentation of a permanent lease, easement, association agreement, or other supporting documents between parties sharing the parking must be obtained prior to final approvals for the affected development.~~
- E. On Street Parking: Businesses located within the Main Street business district zones (i.e., CBD, MSC, MSR) or fronting on 100 South, may petition the land use authority for a reduction in required on premises parking and the use of on street parking as a fraction of their required parking. Approvals of such request must be based on the following:
 1. There is no parking between the associated building and the public street.
 2. Due to site constraints, the total required parking cannot be provided on the associated property.
 3. On street parking will only be counted where adjacent to the business property.
 4. The location of on street parking is constructed to city standards and the street cross section provides for parking adjacent to the business's property.
 5. For mixed use developments, all required parking for residential units must be accommodated on-site. Dedicated parking for non-residential customers shall be provided in accordance with 10-7M-6.

17. Section **10-14-5: ACCESS TO PARKING FACILITIES** is amended as follows (Underlined text is added, stricken text is deleted)

- A. Access driveways shall be provided for access to and egress from all parking and loading facilities designed as provided in the Santaquin City construction standards. Each parking and loading space shall be easily accessible to the intended user.
- B. Forward travel in an automobile to and from parking facilities from a dedicated street or alley shall be required for all uses, except for parking which has been provided in connection with single- and multi-family dwellings. The parking area shall be adequate to facilitate the turning of vehicles to permit forward travel upon entering a street.
- C. Access to all off street parking facilities shall be designed in a manner which will not interfere with the movement of vehicular and pedestrian traffic.

D. All commercial developments shall provide access to and between adjacent nonresidential properties and their associated parking areas. Such access shall be designed based on the adjacent or anticipated use of the adjoining property.

E. Any development which will have a parking area which is designed to accommodate more than 20 vehicles shall provide a secondary access for ingress to and egress from the site.

18. Paragraph A of Section **10-14-6 CIRCULATION WITHIN A PARKING AREA** is amended as follows (Underlined text is added, stricken text is deleted)

A. Traffic Aisles: Circulation within a parking area shall comply with the following requirements:

1. Parking areas with more than one aisle must be so arranged that a car need not enter the street to reach another aisle within the same parking area.
2. Drive aisles within a parking facility shall be designed to accommodate two-way traffic and required backing distances from parking spaces. Drive aisle widths shall be provided as shown in figure 2 of this section. Aisles designed to accommodate one-way traffic shall be not less than eighteen feet (18') in width, measured perpendicular to the centerline of the aisle.
3. Primary access points and an emergency access route shall be designed for the site to accommodate the City's largest emergency response vehicle, in accordance with city adopted IFC standards.

19. Paragraphs A and B of Section **10-15-4 LANDSCAPE YARDS AND SCREENING** are amended as follows (Underlined text is added, stricken text is deleted)

A. Required Landscape Yards: The following landscaping yards and buffers are required as listed in table 1 of this section:

TABLE 1
REQUIRED LANDSCAPE YARDS AND AREAS

Zone/Use	Front To Building/ To Parking	Street Side To Building/ To Parking	Side	Rear	Side Or Rear Abutting A Residential Zone ¹	Minimum Percentage Of Landscape Area
MBD <u>along Main St.</u> (200 W to 100 E)	<u>4'-10'</u> / 10' ²	<u>4'-10'</u> / 10' ²	5' ³	5'	<u>15'-5'</u>	See MBD development standards
MBD	10' / 10'²	10' / 10'²	5'³	5'	15'	
C-1	Landscape yards within these zones shall be established in relationship to required setbacks for buildings and parking areas					10%
RC	30' / 15'	20' / 10'	10'	10'	20'	10%
PC	30' / 15' ²	20' / 10' ²	10'	10'	20'	10%
I-1	35' / 20'	25' / 20'	10' ⁴	10' ⁴	15'	8%
PO	30' / 15'	20' / 10'	10'	20'	20'	10%
Multiple-unit residential dwellings ⁵	30' / 20'	30' / 20'	20'	30'	30'	See multi-family development standards
Core area (multi- family/nonresidential) <u>other than MBD</u>	20' / 20'	15' / 20'	10'	20'	20'	10%
Nonresidential uses that may be appropriate in a residential zone	30' / 20'	30' / 20'	5'	5'	10'	15%

Notes:

1. A site is considered to abut a residential zone even if the residential zone begins at the centerline of an adjacent public street to the rear or side of the proposed development.
2. Where sites are constructed with outdoor eating and display areas along the public right of way, ~~these areas may utilize pavers or other city approved hardscape in front of the associated building. If a building is set back farther than the 4 foot landscape area, the entire area in front of the building is to be landscaped. Parking areas must have a minimum 10 foot landscape buffer from the public right of way.~~ a maximum of 40-60 percent of which of this area may include pavers or other city approved hardscape.

3. This side yard requirement for the building can be waived when the associated building is constructed with 0 setback from a side property line and an adjoining building is or will be constructed with a similar 0 setback as part of a master planned development or plans for the adjoining site are under review by the city.
4. Landscaping yards are not required within storage or materials yards unless adjacent to a residential zone.
5. Landscape yards are to be established from the outer walls of any attached unit structures.

B. Required Landscaping Amounts Within Landscape Yards:

1. Landscape yards abutting residential zones shall include a minimum of one tree and ~~four~~ five (4~~5~~) shrubs for each ~~fifteen~~ thirty (~~15~~30) linear feet or fraction thereof of the landscape yard area (as measured along the property line).
2. Side and rear landscape yards abutting a nonresidential development or property zoned for such shall include a minimum of one tree and four (4) shrubs for each ~~thirty~~ forty (30~~40~~) linear feet or fraction thereof of the landscape yard area (as measured along the property line).
3. Front and street side landscape areas shall include a minimum of one tree for each ~~thirty~~ forty (30~~40~~) linear feet or fraction thereof of the landscape yard area (as measured along the property line).
4. In addition to the above, ground cover shall be provided over all landscape areas.

20. Paragraphs G and H of Section **10-15-4 LANDSCAPE YARDS AND SCREENING** are amended as follows (Underlined text is added, stricken text is deleted)

- G. Decorative Materials: Materials such as crushed rock, redwood chips, pebbles, pavers, or stamped concrete and stones may not cover more than ~~thirty~~ fifty percent (30~~50~~%) of the areas required to be landscaped. Artificial plants are not acceptable.
- H. Clear View Areas: Landscaping ~~near intersections shall not exceed three feet (3') in height within clear view areas.~~ within designated clear view areas shall comply with Title 10-6-9.

21. Section **10-15-5 BUILDING LANDSCAPING** is amended as follows (Underlined text is added, stricken text is deleted)

- A. Except within MBD areas, Exposed sections of building walls that are in high visibility areas along arterial and collector streets as well as on site, general public access areas, shall have planting beds approximately six feet (6') wide placed directly along at least fifty percent (50%) of such walls. These planting areas may overlap required landscape yards.
- B. Trash enclosures and other accessory structures shall have a minimum five foot (5') wide planting area along three (3) sides and a minimum of four (4) shrubs per landscaped side. These planting areas may overlap required landscape yards.

- C. Except within the MBD areas, ~~A~~a group of four (4) shrubs and one tree shall be provided in a landscape area or grade adjacent to the front and side elevations of a building per ~~forty (40)~~ fifty (50) linear feet or fraction thereof, of elevation where the building exceeds one hundred feet (100') in length (e.g., 110 feet of building face would require 3 of the above groupings).

20. Paragraph A of Section **10-15-6 PARKING AREA LANDSCAPING** is amended as follows
(Underlined text is added, stricken text is deleted)

- A. Landscape Areas: Landscaping shall be provided in the amount of six percent (6%) of the interior space of parking lots with less than one hundred (100) spaces, and ten percent (10%) of the interior space of all parking lots with one hundred (100) spaces or more. For single developments on less than 2 acres, this percentage will count toward the minimum landscape requirement provided in 10-15-4.A.