

**APPLE VALLEY TOWN
ORDINANCE NO. 2018-11**

AN ORDINANCE TO REPEAL AND REPLACE TITLE 10, CHAPTER 10 MH MANUFACTURED HOUSING PARK ZONE AND CHAPTER 12 C COMMERCIAL ZONES

WHEREAS, the ordinances of the Town of Apple Valley provide for land use regulation of property; and

WHEREAS, on August 8, 2018, the Apple Valley Planning Commission, held a public hearing to consider comments to repeal and replace the Apple Valley Ordinance Title 10, Chapter 10 MH Manufactured Housing Park Zone and Title 10, Chapter 12 C Commercial Zones; and

WHEREAS, the Planning Commission has recommended the proposed amendments and adoptions to the Town Council; and

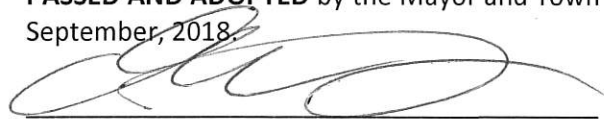
WHEREAS, Town Council has reviewed the Planning Commission's recommendation and has determined that these ordinances are in the best interest of the health, safety, and welfare of the citizens of the Town of Apple Valley; and

WHEREAS, at a meeting of the Town Council of Apple Valley, Utah, duly called, noticed and held on the 5th day of September, 2018, and upon motion duly made and seconded:

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF APPLE VALLEY, UTAH, that Apple Valley Town repeals and replaces the Apple Valley Ordinance Title 10, Chapter 10 MH Manufactured Housing Park Zone and Title 10, Chapter 12 C Commercial Zones as attached.

EFFECTIVE DATE. This amendment shall be effective upon passage, without further publication.

PASSED AND ADOPTED by the Mayor and Town Council of the Town of Apple Valley, Utah this 5th day of September, 2018.



Marty Lisonbee, Mayor

ATTEST:


Jauna M. McGinnis, Town Recorder

Mayor Marty Lisonbee	Aye <input checked="" type="checkbox"/> Nay <input type="checkbox"/>
Council Member Debbie Kopp	Aye <input checked="" type="checkbox"/> Nay <input type="checkbox"/>
Council Member Michael McLaughlin	Aye <input checked="" type="checkbox"/> Nay <input type="checkbox"/>
Council Member Paul Edwardsen	Aye <input checked="" type="checkbox"/> Nay <input type="checkbox"/>
Council Member Denny Bass	Aye <input checked="" type="checkbox"/> Nay <input type="checkbox"/>

TITLE 10
CHAPTER 10
MH MANUFACTURED HOUSING PARK

SECTION 10-10-1: PURPOSE

SECTION 10-10-2: PERMITTED USES

SECTION 10-10-3: HEIGHT REGULATIONS

**SECTION 10-10-4: MANUFACTURED HOME PARK
DEVELOPMENT STANDARDS**

SECTION 10-10-5: MODIFYING REGULATIONS

SECTION 10-10-6: SUBDIVISION REQUIREMENTS

SECTION 10-1 PURPOSE

The purpose of this zone is to provide for the development of manufactured home parks in a quality environment. Manufactured home parks are not intended for the isolated lot, but shall be for use in areas where larger tracts of land are available for development, and can be developed to a high standard of quality with landscaping, recreation facilities, etc., and are designed and intended from the beginning of development as manufactured homes only. The minimum zone size shall be approximately five (5) acres.

SECTION 10-2 PERMITTED USES

Uses permitted in this zone are as follows:

Accessory buildings and uses.

Horticulture and gardening for personal use.

Household pets.

Park or playground.

Manufactured homes at a minimum of 1,250 square feet on main level.

Other uses similar to the above and judged by the planning commission to be in harmony with the intent and character of this zone.

Any use not specifically allowed under permitted or conditional uses, shall be prohibited unless the zoning administrator determines the use is substantially the same as a permitted

SECTION 10-3 HEIGHT REGULATIONS

No building shall be erected to a height greater than thirty five (35) feet. No accessory building shall be erected to a height greater than twenty five (25) feet.

SECTION 10-4 MANUFACTURED HOME PARK DEVELOPMENT STANDARDS

- A. Density: The maximum density for a manufactured home park shall not exceed six (6) units per acre.
- B. Access Roads: Each manufactured home park shall be provided with hard surface (concrete or asphalt) roadways of at least twenty five (25) feet in width to serve each manufactured home space and parking area.
- C. Park Access: Access to all manufactured home parks shall be from a dedicated and approved public street at an approved access point or points. No manufactured home space shall have direct access from a public street. Any access road connecting two (2) or more public streets shall be arranged to prohibit or discourage through traffic.
- D. Off Street Parking: Parking spaces shall be provided for the parking of motor vehicles in the ratio of at least two (2) parking spaces for each manufactured home space.
- E. Recreation Space: Recreation space shall be provided for each manufactured home park. A minimum usable area of five thousand (5,000) square feet shall be set aside and developed for each manufactured home park having at least ten (10) units and one hundred (100) square feet additional space for each unit above ten (10) units.
- F. Manufactured Home Space: Each manufactured home space shall have a minimum of five thousand (5,000) square feet and a minimum width of fifty (50) feet.
- G. Permanent Foundation: A manufactured home must be put on a permanent foundation and converted to real property.
- H. Minimum Yard Clearances for Manufactured Home Park: Each manufactured home shall have the following minimum yard clearances:
 - 1. Front or side yard on a public street, twenty five (25) feet.
 - 2. Side yard bordering adjacent property, ten (10) feet.

3. Rear yard bordering adjacent property, ten (10) feet.
 4. A six (6) foot sight obscuring fence shall be erected along all side and rear property lines, unless otherwise approved by the planning commission.
- I. Minimum Yard Clearances for Manufactured Home Space: Each manufactured home shall have the following minimum yard clearance which may also be included in and a part of the setbacks required in subsection H of this section:
1. Front yard on a private street or access road, fifteen (15) feet in back of curb.
 2. Side yard on main door side of manufactured home, fifteen feet (15).
 3. Side yard on "no access" side of manufactured home, ten (10) feet.
 4. Rear yard, ten (10) feet.
 5. No two (2) manufactured homes shall be closer than twenty (20) feet.
- J. Utilities Required: All sewage and water proposals shall be required to have approval from the Utah state department of environmental quality and Big Plains Water and Sewer Special Service District. All buildings, electrical, plumbing and fire protection construction shall comply with state and Town requirements and codes, including applicable standards found in the Town subdivision ordinance (including, but not limited to, fire protection), the building code, and this title.
- K. A dwelling proposed to be moved onto a site in the town shall be less than ten (10) years of age at the time of moving unless otherwise approved by the Planning Commission. Rehabilitation of such dwelling limited to a 6 month duration.

SECTION 10-5 MODIFYING REGULATIONS

- A. Perimeter Fence: Unless otherwise approved by the planning commission, each manufactured home park shall be fenced at the perimeter with a six (6) foot high sight obscuring fence.
- B. Building Code; Permit: Installation of any manufactured unit shall be done in conformance with the requirements of the current edition of the building code following approval of the building department, and the issuance of a building permit.
- C. Street Construction: All streets in a manufactured home park shall be paved according to the construction standards of the Town and shall be bounded by curb and gutter approved by the planning commission.

D. All lighting shall comply with Chapter 24 Outdoor Lighting Ordinance.

SECTION 10-6 SUBDIVISION REQUIREMENTS

Any use approved in the MH zone in which the sale of any lot or parking space is proposed, shall be subject to all applicable requirements of the Title 11 subdivision ordinance.

TITLE 10
CHAPTER 12
C – COMMERCIAL ZONES

SECTION 10-12-1: PURPOSE

SECTION 10-12-2: PERMITTED USES

SECTION 10-12-3: GENERAL REQUIREMENTS

SECTION 10-12-4: SPECIAL PROVISIONS

SECTION 10-12-5: ABANDONED, WRECKED, OR JUNK VEHICLES

SECTION 12-1 PURPOSE

A. C-1 Convenience Commercial Zone:

1. The C-1 convenience commercial zone has been established for the purpose of providing shopping facilities within the various neighborhoods of the town, primarily for the convenience of people living in the neighborhood. The types of goods and services which may be offered for sale have been limited to "convenience goods" such as groceries, drugs, personal services such as hair cutting and hair dressing, distinguished by the fact that the principal patronage of the establishments originates within the surrounding neighborhood. Consequently, automobiles, furniture, appliances and other stores, the principal patronage of which originates outside the surrounding neighborhood, have been excluded from the C-1 zone.

2. Inasmuch as this zone is usually surrounded by dwellings, it is intended that residential amenities be maintained as much as possible. Stores, shops or businesses shall be retail establishments only and shall be permitted only under the following conditions:

a. Such businesses shall be conducted wholly within an enclosed building except for the parking of automobiles and service to persons in automobiles, unless otherwise permitted.

b. No entertainment except music shall be permitted in any C-1 zone.

c. All uses must be free from objections because of odor, dust, smoke, noise, vibration or other similar offensive nuisances to adjacent neighborhood areas.

B. C-2 Highway Commercial Zone:

1. The principal objective in establishing the C-2 highway commercial zone is to provide areas within the town where facilities that serve the traveling public can be most appropriately located.

2. Other purposes for establishing the C-2 highway commercial zone are to promote safety on the highways, to promote the convenience of the traveling public, to promote beauty in the appearance of intersections and interchanges in the town and to prohibit uses which will tend to be contrary to the use of the land for its primary purposes or which would be unsightly to the traveling public. In general, this zone is located close to freeway interchanges and at the intersections of important transportation routes.

C. C-3 General Commercial Zone:

1. The objective of the C-3 general commercial zone is to provide space within the town where nearly all types of commercial goods and services may be provided.

Since the zone permits such a wide variety of uses, the protective features which zoning normally affords to adjacent properties are mostly nonexistent. Owners should develop and maintain their property in recognition thereof.

2. The C-3 general commercial zones should be located principally in existing communities and not along major highways. To maximize traffic safety, property owners ~~should~~ shall provide access in a manner that will minimize the hazard of traffic leaving and entering roadways

To maximize traffic safety, a traffic impact study must be performed.

As this zone primarily serves the traveling public, all traffic should enter and exit any commercial property in this zone from the highway, major and arterial roads, and not through residential roads if located adjacent to residential areas.

SECTION 12-2 PERMITTED USES

In the following list of possible uses, those designated as being permitted in a zone will be identified with the letter "P". Uses designated with the letter "N" will not be allowed in that zone. The following list is not intended to be all inclusive, but rather, indicative of uses permitted in the zone. Any uses not specified as permitted shall be prohibited.

	<u>C-1</u>	<u>C-2</u>	<u>C-3</u>
Air conditioning, sales and service	N	N	P
Altering, pressing and repairing of wearing apparel	P	P	P
Amusement enterprises	N	P	P
Animal hospital	N	P	P
All services must be provided and conducted within a completely enclosed building			
Antique, import or souvenir shop	N	P	P
Arcade	N	P	P
Athletic and sporting goods store, excluding sale or repair of motor vehicles, motor boats or motors.	N	P	P

	<u>C-1</u>	<u>C-2</u>	<u>C-3</u>
Athletic club	P	P	P
Auction establishment (retail goods only)	N	N	P
Automobile, new or used sales and service	N	P	P
Automobile parts sales (new)	N	P	P
Automobile rental	N	P	P
Art Gallery	N	P	P
Automobile repair including paint, body, fender, brake, muffler, upholstery or transmission (completely enclosed building)	N	N	P
Bakery manufacture limited to foods retailed on premises	P	P	P
Bank or financial institution	P	P	P
Barber shop	P	P	P
Beauty shop	P	P	P
Bed and breakfast inn	P	P	N
Bar Pub, Tavern	N	P	P
Billiard parlor	N	P	P
Bicycle sales and service	N	P	P
Boat sales and service	N	N	P
Bookbinding	P	P	P
Bookstore, retail	P	P	P
Bowling alley	N	P	P
Building materials sales	N	N	P
Bus terminal	N	P	P
Cabinet shop	N	N	P
Cafe or cafeteria	P	P	P
Camera store	P	P	P
Candy store, confectionery	P	P	P
Car wash	N	P	P
Caretakers dwelling, incidental to a commercial use	N	P	P
Carpet and rug cleaning	N	N	P
Catering establishment	N	P	P
Child nursery	P	N	P
Clinics, medical or dental	N	P	P
Clothing and accessory store	N	P	P
Coal and fuel sales office	N	N	P
Convenience markets (including sale of gasoline)	P	P	P
Crematorium	N	N	P
Dairy product store	P	P	P
Dance hall	N	P	P
Delicatessen	P	P	P
Department store	N	P	P
Drapery and curtain store	N	P	P
Drugstore	N	P	P
Educational institutions	N	P	P
Egg and poultry store (retail sales only), no live bird slaughtering permitted	P	P	P

	<u>C-1</u>	<u>C-2</u>	<u>C-3</u>
Electrical and heating appliances and fixtures sales and services	N	N	P
Electronic equipment sales and service	N	P	P
Employment agency	N	P	P
Fabric and textile store	N	P	P
Farm implement sales	N	P	P
Fence, sales and service	N	N	P
Florist shop	P	P	P
Fruit store (enclosed)	P	P	P
Furniture sales and repair	N	P	P
Garden supplies and plant material sales	N	P	P
Gift store	P	P	P
Government buildings or uses, no industrial	N	P	P
Greenhouse and nursery, soil and lawn service	N	P	P
Grocery store	P	P	P
Gunsmith	N	P	P
Hardware stores	N	P	P
Health club	P	P	P
Health food store	P	P	P
Hobby and crafts store	N	P	P
Hospitals	N	P	P
Hotel	N	P	P
Household appliance sales and service	N	P	P
Ice cream parlor	P	P	P
Ice manufacture and storage	N	N	P
Ice store or vending station	P	P	P
Insurance agency	N	P	P
Interior decorating and designing establishment	N	P	P
Janitor service and supply	N	N	P
Jewelry store sales and service	N	P	P
Laboratory, dental or medical	N	P	P
Laundry or dry cleaners, Laundromat	P	P	P
Legal office	N	P	P
Library	N	P	P
Liquor store	N	P	P
Locksmith	N	P	P
Lodge or social hall	N	P	P
Lodging Hotel, Motel, (not RV or Cabins) (Short-term)	N	P	P
Lounge	N	P	P
Lumber yard	N	N	P
Manufactured home sales lot and service	N	P	P
Medical office	N	P	P
Monument works and sales	N	N	P
Mortuary	N	P	P
Museum	N	P	P
Music store	N	P	P

	C-1	C-2	C-3
Needlework, embroidery or knitting store	N	P	P
Newsstand	P	P	P
Nursery school	P	N	P
Office supply, office machines sales and service	N	P	P
Optometrist, optician or oculist	N	P	P
Paint or wallpaper store	N	P	P
Park and playground	P	P	P
Pawnshop	N	P	P
Pet and pet supply store	N	P	P
Pharmacy	N	P	P
Photographic supplies	N	P	P
Physician or surgeon office clinic	N	P	P
Plumbing shop	N	P	P
Pool hall	N	P	P
Popcorn or nut shop	N	P	P
Post office	N	P	P
Printing, lithographing, publishing or reproduction sales and service	N	P	P
Professional office	N	P	P
Radio and television sales and service	N	P	P
Real estate agency	N	P	P
Reception center or wedding chapel	N	P	P
Recreation center	N	P	P
Rental agency for home and garden equipment	N	P	P
Restaurant	P	P	P
Restaurant, drive-in	P	P	P
Roller skating rink	N	P	P
Secondhand store	N	P	P
Service station, handi-mart	P	P	P
Shoe repair and shoe shine shop	N	P	P
Shoe store	N	P	P
Sign painting	N	P	P
Sign sales	N	P	P
Storage rental units	N	N	P
Supermarket	N	P	P
Theater, indoor	N	P	P
Theater, outdoor	N	P	P
Tire recapping or retreading	N	N	P
Tire sales and service	N	P	P
Toy store, retail	N	P	P
Trailer sales and service	N	P	P
Travel agency	N	P	P
Used car lot	N	P	P
Variety store	N	P	P
Vegetable stand	P	P	P

SECTION 12-3 GENERAL REQUIRMENTS

	<u>C-1</u>	<u>C-2</u>	<u>C-3</u>
A. Minimum lot area	None	None	None
B. Maximum zone area	None	None	None
C. Minimum yard setbacks from property line (in feet)			
1. Front	25	25	25
2. Side	10	10	10
3. Side facing a street on a corner lot	25	25	25
4. Rear	10	10	10
D. Building heights (in feet)			
1. Minimum	8	8	8
2. Maximum	35	35	35
3. Heights are maximum unless specifically approved to a greater height by the planning commission.			
E. Minimum distance between buildings	10	10	10
F. Site Plan Approval:			
1. A site plan shall be submitted, drawn to scale, and of sufficient size and detail to show building locations, yard setbacks, ingress and egress drives, parking areas, landscaped areas and such other improvements as may be required relating to the specific use proposed.			
2. The site plan, or an additional plan drawn to the same scale, shall show utility locations, including water, power, drainage, telephone; cable TV, sewer or septic tank location, fire hydrants, street improvements and such other public improvements as may be required.			
3. Planning commission review and Town Council approval shall precede the issuance of any permit for site improvement, or construction permit for utility systems. No building permits shall be issued until all underground site improvements have been installed and construction authorized by the building inspector.			

SECTION 12-4 SPECIAL PROVISIONS

A. Storage Of Materials And Merchandise: All materials and merchandise, except vehicles in running order, shall be stored in an enclosed building or within an enclosure surrounded by a sight obscuring fence or wall of not less than six (6') feet in height, and no material or merchandise shall be stored to a height greater than that of the enclosing fence or wall.

B. Trash, Combustible Materials, Junk and Debris: No trash, rubbish, weeds or other combustible material shall be allowed to remain on any lot outside of approved containers in any commercial zone. No junk, debris, or similar material shall be stored or allowed to remain on any lot in any commercial zone.

C. Solid Waste Storage Facilities: All solid waste storage facilities shall be located at the rear of the main building or else behind a sight obscuring fence or wall which will prevent the facility from being seen from a public street.

D. Protection Of Adjoining Residential Property: Where a commercial development adjoins any lot or parcel of ground in any residential zone, there shall be provided along the adjoining property line a decorative, sight obscuring fence, or a ten (10') foot wide planting strip, or any combination of fencing and landscaping which adequately protects the adjoining residential property.

E. Residential Dwellings: No residential dwelling of any kind is permitted in any commercial zoning district.

F. Lighting: all lighting shall be directed away from any residential use to protect neighboring properties from light pollution, and shielded from the night sky with no light emitted above a horizontal plane. Reference Chapter 24.

G. All lodging located in a commercial zone, shall require an on-site manager.

SECTION 12-5 ABANDONED, WRECKED, OR JUNK VEHICLES

A. Abandoned Vehicles Prohibited: It shall be unlawful to park or permit the parking of any licensed or unlicensed motor vehicle or parts thereof in an abandoned condition upon any public or private property within the Town for longer than seventy two (72) hours, except as follows:

1. In a commercial or industrial zone, the number of such vehicles is determined by permit, and:

a. Such use is authorized in the zone where the use is located, and

b. Vehicles and parts thereof are stored within a building or are completely screened by a six (6) foot high, opaque, sight obscuring fence.

Nuisance: The accumulation and storage of more than the permitted number of vehicles or parts thereof on private or public property except as set forth above shall constitute a nuisance, detrimental to the health, safety, and welfare of the inhabitants of the Town. It shall be the duty of the owner of such vehicle or parts thereof, or lessee, or other person in possession of private property upon which such vehicle or parts thereof is located, to remove the same from such property.