

**MONA CITY
ORDINANCE 2022-6**

NOW THEREFORE, be it ordained by the Council of the Mona City, in the State of Utah, as follows:

SECTION 1: AMENDMENT “10-9-1 COMMERCIAL PERFORMANCE STANDARDS” of the Mona City Code is hereby *amended* as follows:

AMENDMENT

10-9-1 COMMERCIAL PERFORMANCE STANDARDS

A. Purpose and Applicability:

1. This chapter shall apply to all commercial development within the city, and shall establish performance and development standards to encourage and facilitate the orderly growth and development of the city. These standards are intended to provide good building and area design and to ensure compliance with the district regulations and other provisions of this title relating to public health, safety and general welfare. The standards set forth within this chapter shall be interpreted to be the minimum standards within the designated district, unless stated otherwise. Because of the unique requirements of the commercial district, such as no front or side setback requirements, provisions of this chapter regarding landscaping at front and side lots may be waived by the Planning Commission; provided that the intent of this chapter is carried out to the maximum extent possible. These standards do not apply to industrial parks.
2. To the maximum extent possible, these requirements shall apply to existing commercial developments when either of the following occurs:
 - a. The occupied square footage of the main structure is enlarged by more than 45%.
 - b. The building is remodeled or expanded, and the expansion or remodeling has a valuation of over \$100,000 as determined by the Building Inspector.

B. Lot Size and Frontage:

1. Lot Size: Each lot will be a minimum of one-half acre but more may be required depending on the nature of the business, except that all off-street parking and yard requirements shall be accommodated, and as the Planning Commission and City Council may deem necessary.
2. Frontage on Arterial or Collector Streets: Uses with at least one 100 feet of frontage are allowed one access onto an arterial or collector street as designated in the transportation and circulation map of the city. Uses with less than 100 feet of frontage shall not be permitted direct access onto an arterial or collector street. Such uses shall be required to share a common driveway in

order to assure one 100 feet of distance between driveways.

3. Frontage on Minor or Local Streets: Uses with at least 60 feet of frontage are allowed one access onto a minor or local street as designated on the transportation and circulation map. Uses with less than 60 feet of frontage shall not be permitted direct access onto a minor or local street. Such uses shall be required to share a common driveway in order to assure 70 feet between driveways.

C. Building Location:

1. Distance to Road or Driveway: No building, with the exception of any portion that contains a drive-up window or counter, shall be closer than ~~fifteen~~ **five** feet from any private road or driveway. ~~Structures which are adjacent to a plaza, mall, district entryway or other permanent pedestrian open space under the same ownership.~~
2. Front Property Line: The public street right-of-way shall be considered the front property line of a lot. Where a lot is bordered on two or more sides by a public street right-of-way, all such sides shall be considered as front property lines, and the area between the front property line and the building lines shall be known as the front setback area in all cases.
3. Building Height: The maximum height for any commercial building shall be 50 feet measured from the natural grade level. Plans for all structures that are intended to be higher than 35 feet shall be reviewed by the Planning Commission. The Planning Commission shall deliver its recommendation to the legislative body for approval or disapproval.

D. Landscaping: A landscaping design for the site shall be reviewed and approved by the Planning Commission at site plan review. A permanent sprinkling system shall be installed in all required landscaping, except for approved dry landscaping areas.

1. Trash Containment: Storage areas containing garbage or rubbish (including recycling) containers (dumpsters) shall be screened with landscaping or opaque fencing. Each wall or fence shall be at least equal in height to the containers or dumpsters to be screened and shall be sufficient to screen such facilities from a public street or neighboring lot. No outdoor trash container storage shall be located within 30 feet of any residential use, and no such storage shall be permitted in a required front yard from the street to the building line.
2. Lighting: Electrical reflectors, spotlights, floodlights and other sources of illumination may be used to illuminate buildings, landscaping, signs, and parking and loading areas on any property, provided they are equipped with proper lenses or other devices concentrating the illumination upon the building, landscaping, signs, and parking and loading areas and preventing any bright, direct illumination upon adjacent property or any public right-of-way. No unshielded white lights, reflectors, spotlights, strobe lights, flashing lights (message centers may be excluded from this prohibition), or searchlights shall be so located that they are shining toward or are directly visible from frequently traveled public rights-of-way.

E. Parking Lots and Loading:

1. General: There shall be provided at the time of erection of any main building

or at the time any main building is enlarged or increased in capacity, minimum off-street parking space with adequate provisions for ingress and egress by standard size automobiles in accordance with the requirements herein.

2. Parking Space Size: A parking lot shall provide a logical balance of spaces to accommodate vehicles of various sizes.
3. Parking Areas, Development and Maintenance: Every parcel of land hereafter used as a public or private parking area, including a commercial parking lot and also an automobile, farm equipment or other open air sales lot, shall be developed and maintained in accordance with the following requirements:
 - a. Curb and Gutter: The perimeter of the paved surface shall be finished with concrete (or other approved material) curb and gutter (minimum of a four-inch back and six inches high).
 - b. Surfacing: Every parcel of land hereafter used as a public parking area shall be paved with an asphaltic or concrete surfacing, shall have appropriate bumper guards where needed as determined by the administrator, and shall be so arranged and marked as to provide the orderly and safe loading or unloading and parking and storage of vehicles.
 - c. Lighting: Lighting used to illuminate an off-street parking area shall be so arranged as to reflect the light away from adjoining residential premises or frequently traveled public rights-of-way.
4. Loading Areas:
 - a. For every building or part thereof having a gross floor area of 10,000 square feet or more, which is to be occupied by a commercial or industrial use to or from which delivery of materials or merchandise is regularly made by motor vehicles, there shall be provided and maintained, on the same lot with such building, at least one off street loading space, plus one for each additional 20,000 square feet, or major fraction thereof. Each loading area shall be not less than 14 feet in width, 25 feet in length, and 15 feet in height.
 - b. The loading area shall not occur forward of the building setback line on any street frontage.

F. Driveways and Curb Openings:

1. One-way driveways shall be not less than 12 feet nor more than 32 feet in width, except that no two complementary one-way driveways may total more than 40 feet in width. Two-way driveways shall be not less than 25 feet nor more than 32 feet in width, except as noted in subsection F.5. of this section. In determining the width of curb openings and spacing of driveways, the end transitions in each case will not be considered a part of the width of the curb opening.
2. Driveways shall be located a minimum of five feet from the side property line, measured from the nearest end transition point. This does not apply to side property lines abutting public rights-of-way.
3. Driveways shall have a minimum end transition (curb radius) of ten feet and a maximum of 30 feet. There shall be at least 22 feet of full height curb between the end transition point (point of curvature of the curb lines) of any two

driveways, except as noted in subsections F.4. and F.6. of this section.

4. Where the common driveway is of the split, one-way directional type, there shall be at least five feet between the end transition points of the two driveways.
5. Wherever a common driveway is constructed serving two or more properties, the common curb opening shall have a maximum width of 36 feet.
6. Where the adjacent public right-of-way road width is less than 80 feet, no curb opening for a driveway shall be wider than 30 feet, except as noted in subsection F.5. of this section.
7. Where the adjacent public right-of-way road width is 80 feet or more, no curb opening for a driveway shall be wider than 36 feet, except as noted in subsection F.5. of this section.
8. The total width of all curb openings shall not exceed 40% of the frontage. For corner lots, the total width of curb openings shall not exceed 30% of the combined frontages.
9. No point of curvature for any driveway curb opening shall be permitted within the following distances of the points of curvature for intersection curb turns:
 - a. Forty feet if the intersection is signalized; and
 - b. Forty feet if the intersecting street right-of-way is greater than 70 feet; and
 - c. Thirty feet if the intersecting street right-of-way is 70 feet or less.
10. Where the construction of more than one curb opening is required, a concrete safety curb between curb openings, along and inside the property line, shall be provided when the property located between two driveways is used for the purpose of movement, storage or parking of vehicles.
11. No curb opening will be approved which contemplates vehicle encroachment on any portion of the street right-of-way for loading, standing or unloading.
12. Curb openings must serve only those off-street parking spaces or loading zones that conform to city standards.
13. Curb openings shall be entirely within the extension of the side property lines extended perpendicular to the street centerline.
14. Curb openings and driveways shall be paved and shall provide adequate drainage.
15. Curbs for driveway approaches shall be of the radius type and be provided with wheelchair ramps.
16. Any unused or abandoned curb openings, or portion thereof, shall be restored to the original curb section at the expense of the abutting property owner. Upon refusal or neglect of the owner or agent to restore the curb and gutter to their original section, the city shall proceed to do such work, and all expenditures so incurred shall be charged against the owner or agent.
17. Improvements in the public right-of-way shall be designed and constructed in conformance with the applicable specifications. The minimum design vehicle shall be the single unit truck.
18. The maximum and suggested width of a driveway through the perimeter landscaped strip to a service station shall be 40 feet for two-way vehicular movement, and 15 feet for one-way vehicular movement. No more than one

two-way accessway shall be permitted for any street frontage up to 100 linear feet, and no more than two one-way accessways shall be permitted for any street frontage. For frontages of more than 100 linear feet, two two-way accesses, each a maximum and required width of 24 feet, are permissible, but shall not be built on the same frontage as any other driveway. These standards are to be applicable to any one ownership. In no case shall the end transition point of an accessway be closer than 25 feet to the corner property line. No object shall be so situated as to interfere with the required sight distance of intersections as set forth in the AASHTO specifications.

- 19. Driveway widths along roads controlled by the Utah Department of Transportation (UDOT) shall require a UDOT permit and shall comply with UDOT requirements.
- G. Outside Storage: Outside storage shall be completely screened, by landscaping or opaque fencing, from view from any public street or abutting properties. This does not apply to representative displays of materials for sale but does apply to general inventories, miscellaneous merchandise, stockpiles, etc.
- H. Grading and Drainage Plan: A grading and drainage plan, including primary on-site drainage water containment such as a sump, shall be submitted to the Planning Commission with the application. Primary on-site containment shall accommodate a 25-year rainstorm of one-hour duration.

PASSED AND ADOPTED BY THE MONA CITY COUNCIL APRIL 26, 2022.

	AYE	NAY	ABSENT	ABSTAIN
Councilmember Jay Christensen	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Councilmember Amy Stanley	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Councilmember Ron Warren	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Councilmember Jay Mecham	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Councilmember TJ Pace	<u> X </u>	<u> </u>	<u> </u>	<u> </u>

Attest

Presiding Officer



Randy Christensen

Randy Christensen, Mayor, Mona City

Lyla R. Spencer, Recorder Mona City

