

ORDINANCE No. 05-2024
Title 15 Amendments: Event Centers and
Entertainment Uses

ROLL CALL

VOTING	YES	NO	ABSENT	ABSTAIN
MIKE MENDENHALL <i>Mayor (votes only in case of tie)</i>				
STACY BECK <i>Councilmember</i>	X			
JESSE CARDON <i>Councilmember</i>	X			
SHANE MARSHALL <i>Councilmember</i>			X	
KEVIN OYLER <i>Councilmember</i>			X	
LANDON TOOKE <i>Councilmember</i>	X			

I MOVE this ordinance be adopted: Councilmember Cardon

I SECOND the foregoing motion: Councilmember Beck

ORDINANCE No. 05-2024
Title 15 Amendments: Event Centers and Entertainment Uses

**AN ORDINANCE AMENDING TITLE 15 OF THE SPANISH FORK
MUNICIPAL CODE PERTAINING TO EVENT CENTERS AND
ENTERTAINMENT USES.**

WHEREAS Spanish Fork City has enacted a land use ordinance as Title 15 of the Spanish Fork Municipal Code ("Code") to regulate the development of land within the City, establish zoning to protect property values, and establish administrative rules concerning land use;

WHEREAS amendments to the land use ordinance and other sections of the Code need to be made from time to time in order to remain compliant with state and federal law, become more efficient, and to keep standards in line with best construction and safety practices;

WHEREAS the Planning Commission held a public hearing on March 6, 2024, wherein public comment was received; and

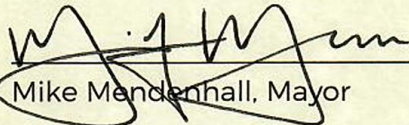
WHEREAS a public hearing was held before the Spanish Fork City Council on March 19, 2024, wherein public comment was received;

NOW, THEREFORE, be it ordained by the City Council of Spanish Fork City as follows:

Section 1. Amendment of the Code. The Spanish Fork Municipal Code is hereby amended as set forth in Exhibit A, attached hereto and incorporated herein. Only the sections of the Code set forth in the Exhibit A shall be amended. All other sections of the Code remain unchanged.

Section 2. Effective Date. This Ordinance shall become effective 20 days after passage and publication.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF SPANISH FORK, UTAH: March 19, 2024.


Mike Mendenhall, Mayor

Attest:


Tara Silver, City Recorder



Exhibit "A"

15.1.04.020 Definitions

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"Improvements": Includes roads, streets, curbs, gutters, sidewalks, grading, landscaping, water systems, sewer systems, irrigation systems, drainage systems, power systems, fences, public facilities, trees, and/or other items required by this Title.

"Indoor Commercial Recreation Facility": Enterprises which include recreation and entertainment uses such as arcades, bowling alleys, indoor playgrounds, pool halls, racquetball and handball courts, skating rinks, trampoline parks, or other similar activities that are wholly enclosed in a building.

"Instructional Studio": A facility in which instruction is offered for piano, gymnastics, voice, art, or similar activities.

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15.3.16.060 C-D Downtown Commercial

This district is intended to promote and maintain the character of a pedestrian oriented retail district along Main Street. Building orientation should strongly encourage pedestrian use by having buildings close to the street with frequent entrances to buildings, and significant amounts of glass. Drive-thru uses should be strongly discouraged.

- A. Permitted Uses: The following uses are permitted if operated from a permanent, enclosed building, with no outside storage. The outside display of merchandise for sale is allowed between the hours of 7:00 a.m. and 9:00 p.m. if the merchandise remains off from the public right-of-way. Merchandise is allowed on the public right-of-way during sidewalk sales, which are allowed every weekend:
1. Art Galleries and Studios.
 2. Financial Institutions with no drive-thru service.
 3. Hotels, with all guest rooms above the first floor.
 4. Indoor Commercial Recreation Facilities.
 5. Instructional Studios.
 6. Municipal Facilities required for local service.
 7. Office Supply, Copying, Printing businesses.
 8. Offices.
 9. Personal Service businesses.
 10. Residential uses when located above the first floor.
 11. Restaurants.
 12. Retail Uses.

- B. Uses Subject to Conditions:
Reserved.

15.3.16.080 C-2 General Commercial

This district is intended to provide for a wide range of commercial uses designed to serve neighborhood, community, and regional needs. Uses may be freestanding or integrated in a center.

A. Permitted Uses:

1. Adult Day Care.
2. Art Galleries and Studios.
3. Car Wash (full service).
4. Child Care Centers.
5. Convenience Stores.
6. Event Center.
7. Financial Institutions.
8. Hotels and Motels.
9. Indoor Commercial Recreation Facilities.
10. Instructional Studios.
11. Lube Centers.
12. Medical and Dental Laboratories.
13. Municipal Facilities required for local service.
14. Office Supply, Copying, Printing businesses.
15. Offices.
16. Outdoor display area.
17. Personal Service Businesses.
18. Private Clubs.
19. Public Utility Facilities required for local service.

20. Repair Services for small appliance, bicycles, jewelry, and similar items.
21. Restaurants.
22. Retail uses.
23. Tire Centers.

15.3.16.090 S-C Shopping Center

This district is intended to provide retail uses, service-oriented businesses, offices, and restaurants in an integrated center. Each center shares common architecture, access, parking, signage, and landscape design. Centers will typically be five (5) acres in size and provide neighborhood or community level destination shopping while incorporating a design which enhances pedestrian orientation within the center.

A. Permitted Uses:

1. Adult Day Care.
2. Art Galleries and Studios.
3. Car Wash (full service).
4. Child Care Centers.
5. Convenience Stores.
6. Financial Institutions.
7. Indoor Commercial Recreation Facilities.
8. Instructional Studios.
9. Lube Center.
10. Municipal Facilities required for local service.
11. Office Supply, Copying, Printing businesses.
12. Personal Service Businesses.
13. Restaurants.
14. Retail uses.
15. Tire Center.

15.3.16.120 I-1 Light Industrial

This district is intended to provide for employment related uses including light manufacturing, assembling, warehousing, and wholesale activities. Associated office and support commercial uses are allowed. Uses that emit significant amount of air, water, or noise pollution will not be allowed. Residential uses are not allowed.

A. Permitted Uses:

1. Adult Day Care.
2. Agriculture, including the Production of Food and Fiber Crops, Tree Farms, Grazing, and Animal Husbandry of Livestock, not including Feedlots.
3. Automotive Repair.
4. Automotive Service, Paint and Body Work, other consumer goods repair.
5. Caretaker's Residence.
6. Car Wash (self or full service).
7. Child Care Centers
8. Contractor Warehouse and Storage Yards.
9. Financial Institutions.
10. Funeral Homes.
11. Indoor Manufacturing, Assembly and Storage of finished products.
12. Instructional Studios.
13. Lube Centers.
14. Lumber and Building Material Yards.
15. Municipal Facilities required for local service.
16. New and Used Automobile, Motorcycle, Boat, Truck, Recreational Vehicle Sales and Rental Facilities, and Repair Services associated with such facilities.
17. Office Supply, Copying, Printing businesses.
18. Offices.
19. Outdoor display areas.
20. Research, Development, and Testing services.
21. Restaurants.
22. Retail businesses.
23. Telecommunication Towers not taller than 60 feet.
24. Tire Care Centers.
25. Trade or Business schools.
26. Trucking and Warehousing.
27. Veterinary Offices for large animals and/or outside boarding of animals.
28. Wholesale Trade Businesses except explosives or automobile wrecking or salvage yards.

B. Uses Subject to Conditions:

1. Outdoor storage areas (see 15.3.24.090(I)).
2. Seasonal Sales and Special Events (as described in 15.3.24.050 et seq.).

3. Sexually Oriented businesses as defined in Chapter 5.28 of the Spanish Fork Municipal Code.
- C. Uses Subject to Conditional Use Permit (see 15.3.08.060):
1. Commercial Kennels, Animal Shelters, and Veterinary Hospitals with outdoor boarding or exercise facilities.
 2. Drive-in Theaters.
 3. Indoor Commercial Recreation Facilities.
 4. Jails, for County and/or City.
 5. Meat Processing Facilities.
 6. Outdoor Commercial Recreation Facilities.
 7. Publicly owned and operated compost facilities.
 8. Publicly owned and operated recycling centers.
 9. Rehabilitation Treatment Facilities.
 10. Residential Treatment Centers (not owner occupied).
 11. Shelter Care Facilities.
 12. Telecommunication Towers taller than 60 feet.

15.4.16.120 Off Street Parking

C. Parking Requirements by Use:

USE	MINIMUM # OF SPACES
Arcades	1:100 square feet
Auditorium, Stadium, Event Center, Private Clubs, Health Clubs, Theaters	1:100 square feet or 1:5 seats, whichever is greater
Auto Repair	1:100 square feet
Automobile Service Station	1:200 square feet
Banks, Financial Institutions	1:250 square feet
Barber Shop or Beauty Shop	1:100 square feet
Batting Cages	1:cage
Bowling Alley	4:lane
Churches	1:5 seats or 90 linear inches per pew
Child Care Center	1:employee, plus 1:10 children

General/Professional Office	1:300 square feet
Golf Course	6:hole
Golf Course (Miniature)	2:hole
Home Furnishings, Major Appliances	1:500 square feet
Hospitals	1:bed
Indoor Playground	1:250 square feet
Indoor Playground in I-1 zone	1:300 square feet
Instructional Studio	1:400 square feet
Lube and Tire Centers	1:300 square feet
Manufacturing/Assembly/Wholesale/Warehouse	1:employee on the highest shift
Mixed Uses or Unlisted Uses	To be determined by Community Development Director
Motels/Hotels	1:room
Motels/Hotels - Restaurants/Banquet/Meeting Room space	1:200 square feet
Medical/Dental Office	1:200 square feet
Residential single-family	A garage with space for at least one (1) vehicle and additional space so that a minimum of two (2) parking spaces per home are provided.
Residential multi-family	A garage with space for at least one (1) vehicle and additional space so that a minimum of two (2) parking spaces per homes are provided. In addition, one (1) guest parking space is required for every three (3) homes.
Restaurant - freestanding	1:100 square feet
Restaurant - associated with another use (Motel/Hotel, School, Recreation Facility or	1:200 square feet

similar)	
Retail/Shopping Center (including up to 10% restaurant, health club, beauty shops, additional percentages calculated at rate for each use)	1:250 square feet
Retirement/Senior Housing/Nursing Home	1:employee on highest shift plus 0.4:unit
School, Elementary	2: classroom
School, Middle or Junior High	3: classroom
School, High School	7: classroom
School, College	10: classroom
School, Vocational/Technical	1:2 students
Storage Building/Space	0.5 per 1,000 square feet of storage space
Trampoline Park	1:300 square feet
Water Park, Theme Parks	To be determined by the Community Development Director