

AN ORDINANCE ADOPTING CHAPTER 18.46 OF THE HEBER CITY MUNICIPAL CODE, CORPORATE & MEDICAL PARK ZONE (CMP)

PROMOTING AND REGULATING THE DEVELOPMENT OF OFFICES, RESEARCH FACILITIES, ENVIRONMENTALLY APPROPRIATE FABRICATIONS AND ASSEMBLY USES, AND ACCESSORY USES; TO INSURE COMPATIBILITY OF NEW DEVELOPMENT WITH THE SURROUNDING LAND USES

BE IT ORDAINED BY THE HEBER CITY COUNCIL AS FOLLOWS: There is hereby added to the Heber City Municipal Code Chapter 18.46 which reads as follows:

Chapter 18.46 Corporate & Medical Park Zone (CMP)

Section 18.46.010 Purpose and Objectives.

The purpose of the Corporate and Medical Park Zone (CMP) is to provide an attractive environment for offices, research facilities, environmentally appropriate fabrication and assembly uses, and accessory uses. This zone is intended to ensure compatibility of new development with the surrounding land uses through standards that provide an open campus-like setting with attractive buildings, park-like grounds, and other appropriate amenities supporting employee activity.

Section 18.46.020 Design and site plan approval.

Design and site plan approval for all development is a conditional use. The conditional use review shall include but not be limited to architectural design and theme, building materials, lighting, signage, landscaping, parking, vehicular, bike and pedestrian access, accessory structures, helicopter pads, nuisance factors and natural and manmade hazards.

Section 18.46.030 Uses.

Uses include:

Accessory uses and buildings customarily incidental to a permitted or conditional use, including:

1. Office, business, professional or research
2. Bank or financial institution;
3. Day care/preschool center;
4. Facilities for the furnishing of meals and sale of refreshments and personal convenience items to the employees or visitors of such establishments, and located within the building served;
5. Medical, optical and dental laboratories;
6. Optometrist and/or oculist located within an office building;
7. Pharmacy located within an office building;
8. Temporary buildings for uses incidental to construction work, which buildings

shall be removed upon completion or abandonment of the construction work. If such buildings are not removed within ninety days upon completion of construction and thirty days after notice, the buildings will be removed by the City at the expense of the owner.

9. Hotels, Motels and Inns, which may include a restaurant and conference meeting rooms;
10. Laboratory which may include scientific research, investigation, testing or experimentation including prototype product development or incidental pilot plants;
11. Medical offices
12. Medical supplies assembly;
13. Private educational institution;
14. Fitness centers;
15. Private school related to research and development;
16. Public and quasi-public uses;
17. Radio and/or television station;
18. Restaurant, excluding fast food drive through or take out service;
19. Retail commercial uses accessory to and/or supporting a permitted use or conditional use and located within the same building or lot or parcel. Other uses of similar intensity to the above as determined by the planning commission which upon finding of the Planning commission which are consistent with the Master Plan and the purpose statement of this ordinance.

Section 18.46.040 Outside storage not permitted.

Outside storage of any stock, motor vehicles (other than parking for employee and visitor vehicles), or other property is not permitted.

Section 18.46.050 Project area.

The project area shall be a minimum of ten acres and the minimum lot size within the project shall be a minimum of ½ acre, but this requirement does not preclude separate ownership of buildings.

Section 18.46.060 Yard requirements.

A. The minimum yard requirements for all main and accessory buildings are as follows:

1. Front yard: fifty feet;

B. Side yard:

1. Fifty feet if adjacent to a residential or agricultural zone, or facing on a street. The side yard shall be increased at least one foot for each additional foot of building height above thirty feet;

2. Thirty feet if adjacent to other zones.

C. Rear yard:

1. Fifty feet if adjacent to a residential or agricultural zone, or facing on a street. The rear yard shall be increased at least one foot for each additional foot of

- building height above thirty feet;
2. Thirty feet if adjacent to other zones.

Section 18.46.070 Required improvements.

1. All roads shall be hard surface and meet the minimum requirements of local roads as required in the City Standards and Specifications.
2. Divided streets require a minimum six-foot-wide landscaped median and the traffic lanes per side must be a minimum of sixteen feet.
3. Storm drains, curb and gutter, and lighting shall be required in conformance with City Standards and Specifications.
4. Sidewalks are required around the building and parking areas as specified on the site plan and approved by the Planning Commission.

Section 18.46.080 Building height.

The maximum height of a building or structure shall be three stories not to exceed 35 feet.

Section 18.46.090 Coverage restrictions.

A building or group of buildings, with their accessory buildings, shall not cover more than twenty-five percent of the project area.

Section 18.46.100 Perimeter wall.

A. All uses shall have a decorative tinted concrete or masonry wall along all rear and side yards not fronting on a public street, which abut a residentially or agriculturally zoned property or a residential use. This requirement may be waived by the planning commission upon a determination that the wall is not necessary to buffer the adjacent use. Such walls shall not be located in the required set back from a public street.

B. The planning commission may allow appropriate access to trails, creeks, or other open space amenities.

Section 18.46.110 Landscaping.

A. All landscaped areas shall be planted with live plant material and include a permanent automatic irrigation system, except for natural areas approved by the planning commission for preservation. The owner, tenant and any agent shall be jointly and severally responsible for the maintenance of all landscaping in good condition and free from refuse and debris so as to present a healthy, neat and orderly appearance.

B. A minimum of twenty five percent of the total site shall be landscaped. The planning commission may approve preservation of natural areas or trails as part of the twenty five percent.

C. The required front yard set back and the required side yard set back which faces on a street on corner lots shall be landscaped with live plant materials including shrubs and trees except for necessary vehicular driveways and pedestrian walkways. Deciduous trees shall have a minimum caliper of two inches. A minimum of forty percent of the trees shall be conifer trees having a minimum height of six feet.

D. Landscaping in parking areas shall meet the following minimum requirements:

Size of parking area

Percent landscaped

Less than 15,000 square feet	3 %
15,000 to 29,999 square feet	5 %
30,000 square feet and larger	7 %

E. One tree shall be planted for every ten parking stalls. Deciduous trees shall have a minimum caliper of two inches. A minimum of forty percent of the trees shall be conifer trees having a minimum height of six feet.

F. The distribution of the trees shall maximize shading during summer months. All landscaped areas shall be separated from the parking surface by at least a six inch high curb.

G. A minimum landscaped area twenty feet wide is required along the side and rear property lines. A minimum landscaped area of 25 feet is required along the front yard. Where a side yard or rear yard is adjacent to a residential or agricultural zone or residential or agricultural use, the entire side yard setback and rear yard setback shall be landscaped.

H. A landscaping plan shall be required which demonstrates compliance with landscaping regulations and the use of drought resistant species.

Section 18.46.120 Nuisance factors and hazards.

A. Operations shall not be conducted which emit offensive or objectionable noise, vibration, smoke, odors, dust or gases, air pollution, water pollution or generates heavy truck traffic. Precautions shall be taken in all operations against radiation, radioactivity, fire and explosion hazards.

B. Activities conducted on the premises shall comply with all local, state, and federal laws and regulations and permits.

C. The noise level emanating from any use or operation shall not exceed the limits in City-County Health Department health regulation number twenty-one, or its successor, regarding noise control. The noise level shall not in any case exceed five decibels above the ambient level of the area measured at the property line. For the purposes of compliance with health regulation number twenty-one all properties located within an office research park and development zone shall be considered residential.

D. A use shall be not permitted which creates objectionable odor in such quantity as to be readily detectable at the boundaries of the site.

Section 18.46.130 Screening.

A. All trash or refuse receptacle areas shall be completely screened from surrounding properties by a masonry wall that is a minimum of six feet high or shall be enclosed within a building. Any trash or refuse receptacle area shall be a minimum of fifty feet from any residential or agricultural zone boundary or property containing a residential or agricultural use.

B. All ground mounted mechanical equipment including, but not limited to, heating and air conditioning units shall be completely screened from surrounding properties by a masonry

wall or shall be enclosed within a building.

C. The use of roof appurtenances is discouraged. If roof appurtenances including, but not limited to, air conditioning units and mechanical equipment are used, they shall be placed within an enclosure at least as high as the roof appurtenances that reflects the architectural design scheme of the project and complies with the requirements for penthouses and roof structures of the Uniform Building Code, as adopted by the state. Such enclosures require planning commission approval, and shall minimize visibility from on-site parking areas, adjacent public streets, and adjacent residentially or agriculturally zoned property.

D. All utility connections shall be compatible with the architectural elements of the site and not be exposed except where necessary. Pad-mounted transformers and/or meter box locations shall be included in the site plan with an appropriate screening treatment. Power lines and other utility cables shall be installed underground where possible.

E. Loading areas and docks shall be screened by landscaping and/or visual barriers from adjacent properties and public streets.

Section 18.46.140 Access and parking.

A. The number of access points along public streets shall be minimized by sharing and linking parking areas with adjacent properties. Reciprocal ingress and egress, circulation and parking agreements shall be required to facilitate the ease of vehicular movement between adjoining properties. On corner sites access points shall be located as far from the corner as reasonably possible and in no case less than sixty feet from the point of intersection of the property lines. Vehicular circulation shall be designed to preclude the intrusion of traffic directly into residential or agricultural areas.

B. Parking shall be located peripherally around the buildings rather than concentrated between the building and the public streets.

C. Parking spaces for van pool/car pool vehicles shall be provided and have a priority location near building

Section 18.46.150 Pedestrian walkways.

A. Pedestrian walkways, a minimum of six feet wide, shall be provided to accommodate pedestrian movement between activity centers within the site, to adjacent uses and from building entrances. Minor sidewalks are to be no less than four feet in width.

B. Public easements for walkways, jogging paths and similar uses may be required.

Section. 18.46.160 Design Considerations.

In order to meet the purposes of the CMP zone, the planning commission shall consider the following prior to approval of any plan:

A. The development shall provide on-site amenities and appropriate buffering to adjacent properties and uses.

B. The scale of the development shall be in character with the surrounding land uses.

C. Safe access shall be provided within the site and to public streets.

Section 18.46.170 Signage

A. One freestanding sign per-street front placed in a landscaped area with

maximum height of eight feet.

B. Wall Signs (Identification signs) placed on a single tenant building shall not comprise more than ten percent of the area of the elevation upon which the sign is located, multi-tenant buildings, signs must have a common design size. Signs will indicate only the name and company logo.

C. Back lit signs shall not be permitted.

Section 18.46.180 Theme architecture

Theme architecture such as colonial, Mediterranean, etc., that has no actual historic significance to the community should be discouraged. The Planning Commission may make a finding that the architectural style proposed in the zone is not compatible with the structures within that zone.

Section 18.46.190 Building materials

All buildings shall be faced with brick, stone, stucco, concrete, or masonry materials; vinyl and metal siding is prohibited.

Section 18.46.200 Consistency with master plan.

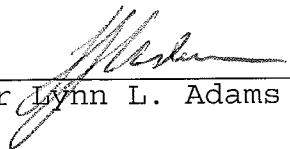
Development shall be consistent with the Heber City Master Plan (General Plan).

This ordinance shall take effect and be in force from and after (a) a copy has been deposited in the office of the City Recorder, (b) a copy has been deposited in the office of the City Recorder, and (c) a short summary of it has been published in the Wasatch Wave or a complete copy has been posted in three public places within Heber City.

ADOPTED AND PASSED by the City Council of Heber City, Utah this 3 day of Oct, 2002, by the following vote:

	AYE	NAY
Councilman Terry Wm. Lange	<u>X</u>	_____
Councilman Vaun Shelton	<u>X</u>	_____
Councilman David R. Phillips	<u>X</u>	_____
Councilman John Burns	<u>X</u>	_____
Councilman Michael Thurber	<u>X</u>	_____

APPROVED:



Mayor Lynn L. Adams

ATTEST:

Parvella Deulen

RECORDER
(Seal)

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