

ORDINANCE # 2020-02-12-2

MANTI CITY
AN ORDINANCE DEFINING MULTIPLE COMMERCIAL ZONES

WHEREAS, the Manti Municipal Code contains no restrictions for building height, area, yard regulations, setbacks, exterior signage or design standards in the commercial zones; and

WHEREAS, the Mayor & Council desire to protect the aesthetics of the *Downtown* and *Gateway* commercial zones; and

WHEREAS, the Mayor & Council believe the placement of reasonable restrictions will protect property values in the commercial zones;

NOW THEREFORE, be it ordained and enacted by the Manti City Council as follows:

I.

Manti Municipal Code Chapter 17.48 "Commercial Zones" is hereby modified as follows:

CHAPTER 17.48 - DOWNTOWN COMMERCIAL ZONE

Sections:

- 17.48.010 Purpose.**
- 17.48.011 Definitions.**
- 17.48.020 Permitted Uses.**
- 17.48.030 Conditional Uses.**
- 17.48.040 Building Height, Space Between Buildings and Setbacks.**
- 17.48.050 Exterior Sign Requirements.**
- 17.48.060 Design Standards.**
- 17.48.070 Other Requirements.**
- 17.48.080 Nonconforming Structures.**

17.48.010 Purpose.

The purpose of the downtown commercial zone is to provide areas for the community retail and service activities in locations to conveniently serve residents and visitors in the downtown area.

17.48.011 Definitions

- A. A-frame sign: A temporary and movable sign constructed with two (2) sides attached at the top allowing the sign to stand in an upright position.
- B. Blade sign: A type of projecting sign mounted such that the face of the sign is perpendicular to the building face and the normal flow of traffic.
- C. Commercial building: A building used for business operations or commercial purposes such as office space, warehouses, or retail (e.g.: convenience stores, grocery stores, medical offices, salons, restaurants, etc.) and that is not used for residential or civic purposes.
- D. Downtown Commercial Zone: Area encompassing 10 city blocks bounded on the north by 300 North Street; on the west by 100 West Street; on the south by 200 South Street; and on the east by 100 East Street (as defined on the zoning map).
- E. Facade: Generally, one exterior side of a building, usually the front, or any single side of a building facing the public realm. A facade does not include any portion of a roof.
- F. Pole sign: A ground-mounted sign that is supported by one (1) or more poles or similar devices.
- G. Portable sign: A temporary sign that is not permanently anchored or secured to a building or the ground. Such signs are usually anchored to or secured to a trailer, frame or structure capable of being moved from place to place and may not be lighted.
- H. Setback: The required separation between a lot line (and/or right-of-way line) and a building or structure.
- I. Sign: Any device, fixture, placard or structure that uses color, form, graphics, illumination, symbol or writing to advertise, announce the purpose of, or identify the identity of a person or entity, or to communicate information of any kind to the public. A sign includes both the sign face and its support structure.
- J. T-frame sign: A temporary and movable sign constructed with a wide, rectangular base that supports a vertical display.
- K. Monument sign: A freestanding sign that is detached from a building and having a support structure that is a solid-appearing base constructed of a permanent material such as concrete, block or brick. All other freestanding sign types not meeting the definition of a monument sign shall be classified as a pole sign.

17.48.020 Permitted Uses

Permitted uses in the downtown commercial zone are as follows:

- A. Automobile service stations, repair and sales (except where expressly restricted in this chapter).
- B. Hotels, motels, lodging houses.
- C. Eating and dining establishments.
- D. Professional offices and banks.
- E. Retail business establishments.
- F. Community services.

17.48.030 Conditional Uses

Conditional uses in the downtown commercial zone are as follows:

- A. All uses allowed in the residential district.
- B. Signs (as defined in this chapter).
- C. Wholesale business and warehousing.
- D. Tavern or nightclub.
- E. Package liquor agency.

17.48.040 Building Height, Space Between Buildings and Setbacks

- A. A primary building or structure measured from finished grade to the highest point on the roof may not exceed fifty (50) feet in height or three (3) stories.
- B. In the case of future construction in the Downtown Commercial Zone between 100 South and 100 North streets, buildings facing Main Street must be attached or directly adjacent so as to leave no space or alleyways between buildings.
- C. All commercial buildings facing Main Street between 100 South and 100 North streets will have a front setback of zero, or be built to the inside edge of the sidewalk.
- D. Exception: Public buildings such as government buildings, churches, and community buildings (e.g.: libraries) are exempt from the three aforementioned requirements. However, public buildings are subject to the "Design Standards" section which follows. Architectural design of all public buildings, as defined above, require the approval of both the Planning Commission and the City Council.

17.48.050 Exterior Sign Requirements

- A. With the exception of a digital marquee sign, no sign shall be permitted which is not used exclusively to advertise the ownership, sale, or lease of property upon which the sign is placed, or to advertise a business conducted, services rendered, goods produced or sold upon such premises, or to advertise or identify any other lawful activity conducted upon such premises.
- B. No rotating or intense strobe-type flashing signs are permitted in this zone.
- C. Signs may be painted on or affixed to buildings or canopies which are part of the building. No such sign, including any light box or structural part, shall project more than eighteen (18) inches from the face of the part of the building to which it is attached, unless the sign is found to be architecturally compatible with the building. Blade signs are exempt from the eighteen (18) inch limit.
- D. Pole signs are permitted in this zone if they meet the following requirements:
 - Not exceed twenty (20) feet in total height, and not exceed 50 sq. feet in total sign space;
 - Not be placed on a business lot parcel with less than 100 feet of frontage;
 - Be a minimum of at least 100 feet apart from nearest pole sign;
 - Not overhang public property or public right-of-way;
 - Be located as near to midpoint of the lot frontage as feasibly possible
 - Be set back a minimum of five feet (5') from side and rear property lines;
 - Not be erected in the clear vision area of a corner lot.
- E. Digital marquee signs are permitted in this zone if they meet the following requirements:
 - Not exceed fourteen (14) feet in total height, minimum height of display area be at least eight (8) feet above the ground, and not exceed sixty (60) sq. feet in total sign display space;
 - Not be placed on a business lot parcel with less than 100 feet of frontage;
 - Be a minimum of at least 500 feet apart from nearest digital marquee sign;
 - Not be erected between 100 North and 100 South streets;
 - Not overhang public property or public right-of-way;
 - Be located as near to midpoint of the lot frontage as feasibly possible
 - Be set back a minimum of five (5) feet from side and rear property lines;
 - Not be erected in the clear vision area of a corner lot.

- F. Signs must be conducive to the existing palette of colors within this zone.
- G. Portable signs along the sidewalk such as A-frame or T-frame type signs are allowed only in front of adjacent businesses provided they do not exceed thirty (30) inches in width and five (5) feet in height, and are not deemed to be a hazard to pedestrian traffic or create a visual obstruction for vehicular traffic, or any other public safety hazard. Portable signs are allowed only during regular business hours and during daylight hours, and must be removed at all other times. Portable signs on the owner's property are not subject to size restrictions but must not create a visual obstruction for vehicular traffic, or any other public safety hazard.

17.48.060 Design Standards

The purpose of the Downtown Commercial Zone design standards is to preserve the look and feel of the downtown historic area. The Planning Commission or City Council may require specific design guidelines be employed in the project. Design is a vital component of downtown development. The design guidelines may include, but are not limited to, architectural controls, colors, materials, building mass, innovative design of buildings and access, and any other features deemed appropriate by the Planning Commission. The design guidelines apply to all structures in a development including accessory structures. All buildings shall be oriented toward and facing public streets. This includes doors and large windows oriented toward public streets. Buildings on corner lots shall face both streets. Corner lot buildings on Main Street must have an entrance door oriented toward and facing Main Street. Building design shall enhance the pedestrian experience. Upper floors shall engage with street life through balconies, windows, and / or architectural features that provide a pleasant pedestrian environment.

- A. At least fifty percent (50%) of the net facade areas of each elevation shall be in brick, stone or cultured stone with the remainder in wood or fiber cement siding. Other materials conducive to the nature of the Downtown Commercial Zone may be used as accent materials, but shall not consist of greater than five percent (5%) of any facade elevation.
- B. To protect the look and feel of downtown, it is required that buildings maintain complementary facades.
- C. Using the permitted building materials, buildings in the Downtown Commercial Zone must maintain a variety of architectural styles. The maintenance-free nature of materials such as brick, stone, and wood, and the variety of ways they can be used to create interest and variety make them a desired component to protect and enhance the look and feel of this zone.

17.48.070 Other Requirements

- A. Gas stations are not permitted in the Downtown Commercial Zone, between 100 South and 100 North Streets.
- B. Whenever practical, loading and unloading areas shall be located in an area that can be secured from public access and shall not occur on a public street.
- C. Storefronts are to be used for commercial purposes only – not residential, unless on 2nd floor or basement.
- D. Non-commercial buildings located in the commercial zone (such as homes) may not be used for commercial purposes unless they meet the requirements of a home-occupation business, ordinance (17.08.010).

17.48.070 Nonconforming Structures

Existing buildings placed prior to the ordinance codified in this title, which do not comply with the requirements set forth in this title, are considered non-conforming structures and protected as defined under Utah State Code 10-9a and Manti City Code 17.20.

II.

Manti Municipal Code Section 17.49 "North Gateway Commercial Zone" is hereby created as follows:

CHAPTER 17.49 – NORTH GATEWAY COMMERCIAL ZONE

Sections:

17.49.010	Purpose.
17.49.011	Definitions.
17.49.020	Permitted Uses.
17.49.030	Conditional Uses.
17.49.040	Building Height & Lot Size
17.49.050	Exterior Sign Requirements.
17.49.060	Design Standards.

17.49.010 Purpose.

The purpose of the north gateway commercial zone is to provide areas for the community retail and service activities in locations to conveniently serve residents and visitors at the north gateway of the city.

17.49.011 Definitions

- A. Blade sign: A type of projecting sign mounted such that the face of the sign is perpendicular to the building face and the normal flow of traffic.
- B. Commercial building: A building used for business operations or commercial purposes such as office space, warehouses, or retail (e.g.: convenience stores, grocery stores, medical offices, salons, restaurants, etc.) and that is not used for residential or civic purposes.
- C. Drought tolerant landscaping: The landscaping of an area in a style which requires little to no irrigation for the purpose of conservation.
- D. Facade: Generally, one exterior side of a building, usually the front, or any single side of a building facing the public realm. A facade does not include any portion of a roof.
- E. Monument sign: A freestanding sign that is detached from a building and having a support structure that is a solid-appearing base constructed of a permanent material, such as concrete block or brick. All other freestanding sign types not meeting the definition of a monument sign shall be classified as a pole sign.
- F. Pole sign: A ground-mounted sign that is supported by one (1) or more poles or similar devices.
- G. Riparian corridor: A unique plant community consisting of vegetation growing near a river, stream, lake, lagoon or other natural body of water. It serves a variety of functions important to people and the environment as a whole by:

- a. Preserving water quality by filtering sediment from runoff before it enters rivers and streams.
 - b. Protecting stream banks from erosion.
 - c. Providing a storage area for flood waters.
 - d. Providing food and habitat for fish and wildlife.
 - e. Preserving open space and aesthetic surroundings.
- H. Sign: Any device, fixture, placard or structure that uses color, form, graphics, illumination, symbol or writing to advertise, announce the purpose of, or identify the identity of a person or entity, or to communicate information of any kind to the public. A sign includes both the sign face and its support structure.
- I. Viewshed: The geographical area that is visible from a specific location. It includes all surrounding points that are within line-of-sight and excludes points beyond the horizon or that may be obstructed by terrain or other features.
- J. Wall sign: Any permanent sign that is painted on or mounted parallel to the exterior surface of a wall, fascia, or marquee on a building.

17.49.020 Permitted Uses

Permitted uses in the north gateway commercial zone are as follows:

- A. Automobile service stations, repair and sales.
- B. Hotels, motels, lodging houses.
- C. Eating and dining establishments.
- D. Professional offices and banks.
- E. Retail business establishments.
- F. Community services.

17.49.030 Conditional Uses

Conditional uses in the north gateway commercial zone are as follows:

- A. All uses allowed in the residential district.
- B. Signs (as defined in this chapter).
- C. Wholesale business and warehousing.
- D. Tavern or nightclub.
- E. Package liquor agency.

17.49.040 Building Height & Lot Size

Building Height

- A. A primary building or structure measured from finished grade to the highest point on the roof may not exceed forty-five (45) feet in height or three (3) stories.

Lot Size

- A. Buildings in the northern Gateway Commercial Zone are allowed a minimum of one-third (1/3) acre lot size and a maximum of ten (10) acre lot size.

17.49.050 Exterior Sign Requirements

- A. No sign shall be permitted which is not used exclusively to advertise the ownership, sale, or lease of property upon which the sign is placed, or to advertise a business conducted,

services rendered, goods produced or sold upon such premises, or to advertise or identify any other lawful activity conducted upon such premises.

B. Flashing, rotating, animated, and neon signs are not permitted in this zone. No intense strobe-type flashing will be permitted.

C. Signs may be painted on or affixed to buildings or canopies which are part of the building. No such sign, including any light box or structural part, shall project more than eighteen (18) inches from the face of the part of the building to which it is attached, unless the sign is found to be architecturally compatible with the building. Blade signs are exempted from the eighteen (18) inch limit. Pole signs are not permitted.

D. Signs must be conducive to the existing palette of colors within this zone.

E. Maximum square footage of signs:

1. Monument sign: Not more than 50 square feet per occupant.
2. Wall sign: Not more than 15 percent of the building wall.

17.49.060 Design Standards

A. At least fifty percent (50%) of the net facade areas of each elevation shall be in brick, stone or cultured stone with the remainder in wood or fiber cement siding. Other materials conducive to the nature of the northern Gateway Commercial Zone may be used as accent materials, but shall not consist of greater than five percent (5%) of any facade elevation.

B. To protect the look and feel of the north gateway, it is required that buildings maintain complimentary facades.

C. Using the permitted building materials, buildings in the northern Gateway Commercial Zone must maintain a variety of architectural styles. The maintenance-free nature of materials such as brick, stone, and wood, and the variety of ways they can be used to create interest and variety make them a desired component to protect and enhance the look and feel of this zone.

D. Each lot or parcel shall be completely landscaped except those areas used for buildings or parking. Each project application shall be accompanied by a complete landscaping plan detailing the types and sizes of planting materials to be used.

E. Landscaped areas are used to frame and soften structures, to define site functions, to enhance the quality of the environment, and to screen undesirable views. Landscaping should express the three dimensions of the project and should continue patterns of landscaping in the surrounding area. Landscaped areas should generally incorporate planting utilizing a three-tiered system; 1) grasses and groundcovers; 2) shrubs and vines; and 3) trees. Landscape design and construction should emphasize drought tolerant landscaping where possible.

F. Landscaping around the entire base of buildings is encouraged to soften the edge between the parking lot and the structure. The landscaping should be accented at entrance areas to provide focus to the entryway.

G. Existing mature trees, riparian corridors, and view sheds (particularly of the Manti Temple) should be preserved and incorporated into the project landscaping.

H. All required landscaping must be properly maintained. Assurances for proper watering, replacement of dead planting materials, weeding, fertilization and other typical maintenance activities will be provided by each applicant for a commercial or industrial project.

III.

Manti Municipal Code Section 17.50 "South Gateway Commercial Zone" is hereby created as follows:

CHAPTER 17.50 – SOUTH GATEWAY COMMERCIAL ZONE

Sections:

17.50.010	Purpose.
17.50.011	Definitions.
17.50.020	Permitted Uses.
17.50.030	Conditional Uses.
17.50.040	Building Height & Lot Size
17.50.050	Exterior Sign Requirements.
17.50.060	Design Standards.

17.50.010 Purpose.

The purpose of the south gateway commercial zone is to provide areas for the community retail and service activities in locations to conveniently serve residents and visitors at the south gateway of the city.

17.50.011 Definitions

- A. Blade sign: A type of projecting sign mounted such that the face of the sign is perpendicular to the building face and the normal flow of traffic.
- B. Commercial building: A building used for business operations or commercial purposes such as office space, warehouses, or retail (e.g.: convenience stores, grocery stores, medical offices, salons, restaurants, etc.) and that is not used for residential or civic purposes.
- C. Drought tolerant landscaping: The landscaping of an area in a style which requires little to no irrigation for the purpose of conservation.
- D. Facade: Generally, one exterior side of a building, usually the front, or any single side of a building facing the public realm. A facade does not include any portion of a roof.
- E. Monument sign: A freestanding sign that is detached from a building and having a support structure that is a solid-appearing base constructed of a permanent material, such as concrete block or brick. All other freestanding sign types not meeting the definition of a monument sign shall be classified as a pole sign.
- F. Pole sign: A ground-mounted sign that is supported by one (1) or more poles or similar devices.
- G. Riparian corridor: A unique plant community consisting of vegetation growing near a river, stream, lake, lagoon or other natural body of water. It serves a variety of functions important to people and the environment as a whole by:
 - a. Preserving water quality by filtering sediment from runoff before it enters rivers and streams.
 - b. Protecting stream banks from erosion.
 - c. Providing a storage area for flood waters.
 - d. Providing food and habitat for fish and wildlife.
 - e. Preserving open space and aesthetic surroundings.
- H. Sign: Any device, fixture, placard or structure that uses color, form, graphics, illumination, symbol or writing to advertise, announce the purpose of, or identify the identity of a person or entity, or to communicate information of any kind to the public. A sign includes both the sign face and its support structure.
- I. Viewshed: The geographical area that is visible from a specific location. It includes all surrounding points that are within line-of-sight and excludes points beyond the horizon or that may be obstructed by terrain or other features.

- J. Wall sign: Any permanent sign that is painted on or mounted parallel to the exterior surface of a wall, fascia, or marquee on a building.

17.50.020 Permitted Uses

Permitted uses in the south gateway commercial zone are as follows:

- A. Automobile service stations, repair and sales.
- B. Hotels, motels, lodging houses.
- C. Eating and dining establishments.
- D. Professional offices and banks.
- E. Retail business establishments.
- F. Community services.

17.50.030 Conditional Uses

Conditional uses in the south gateway commercial zone are as follows:

- A. All uses allowed in the residential district.
- B. Signs (as defined in this chapter).
- C. Wholesale business and warehousing.
- D. Tavern or nightclub.
- E. Package liquor agency.

17.50.040 Building Height & Lot Size

Building Height

- A. The maximum height of any building with a commercial use shall be forty-five (45) feet or three (3) stories.

Lot Size

- A. Buildings in the southern gateway commercial zone are allowed a minimum of one-third (1/3) acre lot size and a maximum of ten (10) acre lot size.

17.50.050 Exterior Sign Requirements

- A. No sign shall be permitted which is not used exclusively to advertise the ownership, sale, or lease of property upon which the sign is placed, or to advertise a business conducted, services rendered, goods produced or sold upon such premises, or to advertise or identify any other lawful activity conducted upon such premises.
- B. Flashing, rotating, animated, and neon signs are not permitted in this zone. No intense strobe-type flashing will be permitted.
- C. Pole signs are permitted in this zone, but the total height must not exceed forty-five (45) feet and the total sign space must not exceed 350 square feet.

17.50.060 Design Standards

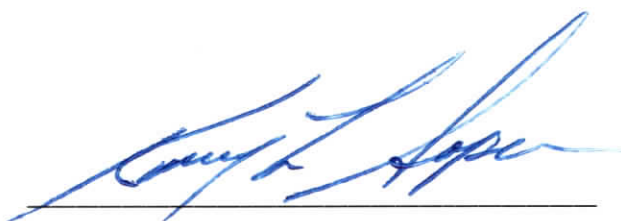
- A. The use of bland, unpainted concrete blocks and unpainted metal is prohibited on exterior surfaces.
- B. Long and monotonous wall and roof planes should be avoided. Large uninterrupted expanses of a single material are prohibited.

- C. The use of exposed concrete, metal, or plastics for storefront facades is not permitted.
- D. The use of metal siding exclusively on any building is prohibited. Metal siding used for accents on any development shall be of the decorative, architectural metal type. The use of corrugated metal siding is prohibited unless used as a decorative element to accent a particular architectural style.
- E. No previously erected, used, or temporary structure, or any other non-permanent structure may be installed or maintained on any Lot.

IV.

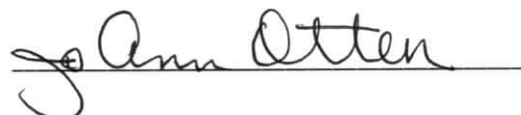
This Ordinance shall take effect on March 1, 2020.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF MANTI,
UTAH, this 12th day of February, 2020.



Korry L. Soper, Mayor

Attest:



JoAnn Otten, City Recorder