

## **RESOLUTION R202507-002**

### **AN ORDINANCE AMENDING TITLE 15.06.130 STORAGE UNITS SIDE SETBACKS IN COMMERCIAL ZONES OF THE BALLARD CITY MUNICIPAL CODE.**

**WHEREAS,** the Ballard City Council ("Council") met in regular session on July 1, 2025, to consider, among other things, amending Title 15.06.130, Storage Unit Side Setbacks in Commercial Zones of the Ballard City Municipal Code.

**WHEREAS,** the Ballard City Planning Commission held a duly noticed public hearing on July 1, 2025, regarding this amendment and recommended approval of the amendment; and

**WHEREAS,** after careful consideration, the Council has determined that it is in the best interests of the health, safety, and welfare of the residents of Ballard City to approve the amendments.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of Ballard City, Utah, as follows:

#### **SECTION 1: Amendment to Existing Section 15.06.130**

1. Reduce the minimum side setback requirement for storage rental units only from 10 feet to 3 feet in C-2 and C-3 zones. This change would:
  - a) Apply only to storage rental units (conditional use in C-2 and C-3).
  - b) Maintain all other existing setback requirements.
  - c) Not affect other commercial uses or zones.

#### **SECTION 2: Benefits**

- **Reduce maintenance issues by eliminating problematic dumping areas.**
- **Maintains adequate separation for essential access and safety.**
- **Preserves flexibility for storage facility design and efficient land use.**
- **Targeted approach that addresses the specific issue without broader impacts.**

**ATTACHMENT** -- See Proposed language in attachment with resolution.

**SECTION 5: Severability.** If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

**SECTION 6: Effective Date.** This ordinance shall take effect immediately upon publication or posting as required by law.

**ADOPTED AND RESOLVED BY THE BALLARD CITY COUNCIL THIS 1 DAY OF JULY, 2025 WITH A ROLL CALL VOTE AS FOLLOWS:**

|                              |     |                                     |     |                          |        |                                     |         |                          |
|------------------------------|-----|-------------------------------------|-----|--------------------------|--------|-------------------------------------|---------|--------------------------|
| Mayor Robert Abercrombie     | Aye | <input checked="" type="checkbox"/> | Nay | <input type="checkbox"/> | Absent | <input type="checkbox"/>            | Abstain | <input type="checkbox"/> |
| Council Member Ben Allred    | Aye | <input type="checkbox"/>            | Nay | <input type="checkbox"/> | Absent | <input checked="" type="checkbox"/> | Abstain | <input type="checkbox"/> |
| Council Member Shaun Murray  | Aye | <input checked="" type="checkbox"/> | Nay | <input type="checkbox"/> | Absent | <input type="checkbox"/>            | Abstain | <input type="checkbox"/> |
| Council Member Nile Mathisen | Aye | <input checked="" type="checkbox"/> | Nay | <input type="checkbox"/> | Absent | <input type="checkbox"/>            | Abstain | <input type="checkbox"/> |
| Council Member Al Kettle     | Aye | <input checked="" type="checkbox"/> | Nay | <input type="checkbox"/> | Absent | <input type="checkbox"/>            | Abstain | <input type="checkbox"/> |

  
\_\_\_\_\_  
Mayor Robert Abercrombie

ATTEST:

  
\_\_\_\_\_  
Kaelyn Meyers, Clerk



## 15.06.130 Commercial Zones (C-1, C-2, C-3)

### 1. Purpose

1. **C-1 Neighborhood Convenience Commercial Zone.** The C-1 neighborhood convenience commercial zone has been established for the purpose of providing shopping facilities within the various neighborhoods of the City, 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 haircutting and hairdressing, 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. The maximum size of a C-1 zone will not exceed five (5) acres.

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

1. Such businesses will be conducted wholly within an enclosed building except for the parking of automobiles and service to persons in automobiles, unless otherwise permitted.
  2. No entertainment except music will be permitted in any C-1 zone.
  3. All uses will be free from objections because of odor, dust, smoke, noise, vibration or other similar offensive nuisances to adjacent neighborhood areas.
2. **C-2 Highway Commercial Zone.** The principal objective in establishing the C-2 highway commercial zone is to provide space within the City where facilities that serve the traveling public can be most appropriately located. 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 roadsides and interchanges leading into the City 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 intersections of important transportation routes.
  3. **C-3 General Commercial Zone.** The objective of the general commercial zone is to provide space within the City 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 of this.

The C-3 general commercial zone is located principally along major highways for maximum visibility to the public. To maximize traffic safety, property owners should work together to provide access, parking, etc., to adjacent parcels and access should be provided in a manner that will minimize the hazard of traffic leaving and entering major highways.

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 "C" are allowed on a conditional use basis. Uses designated with the letter "N" will not be allowed in that zone. The following listing is not intended to be all inclusive, but rather, indicative of uses permitted in the zone:

| Table of Uses                                                                      | C-1 | C-2 | C-3 |
|------------------------------------------------------------------------------------|-----|-----|-----|
| <b>Alcohol establishments and similar uses</b>                                     |     |     |     |
| Bar, beer parlor, tavern, lounge, sale of draft beer                               | N   | C   | C   |
| Liquor store                                                                       | N   | P   | P   |
| Microbrewery with restaurant                                                       | N   | P   | P   |
| Nightclub, dance hall (with alcohol)                                               | N   | P   | P   |
| <b>Amusement centers, recreation and entertainment facilities and similar uses</b> |     |     |     |
| Ball fields, lighted                                                               | N   | C   | C   |
| Ball fields, unlighted                                                             | N   | P   | P   |
| Billiard hall, pool hall                                                           | N   | N   | P   |
| Bowling alley                                                                      | N   | P   | P   |
| Circus, carnival, or other transient amusement                                     | N   | P   | P   |
| Dance studio, martial arts studio                                                  | P   | P   | P   |

|                                                                                                                                         |   |   |   |
|-----------------------------------------------------------------------------------------------------------------------------------------|---|---|---|
| Golf course (miniature)                                                                                                                 | N | P | P |
| Health club/spa, fitness center                                                                                                         | P | P | P |
| Indoor entertainment activities such as paintball, miniature golf, arcade                                                               | N | P | P |
| Nightclub, dance hall (without alcohol)                                                                                                 | N | P | P |
| Outdoor entertainment activities such as miniature golf, go-carts, skating, bowling                                                     | N | C | C |
| Park, playground, public open space, visitor center                                                                                     | P | P | P |
| Recreation center, gymnasium                                                                                                            | N | P | P |
| Roller Skating rink                                                                                                                     | N | P | P |
| Skateboard park                                                                                                                         | N | C | C |
| Stadium, amphitheater, indoor arena, sports complex                                                                                     | N | C | C |
| Swimming pool, commercial indoor or outdoor                                                                                             | N | P | P |
| Theater, motion picture or live performance                                                                                             | N | P | P |
| Water park (water slides, etc.)                                                                                                         | N | P | P |
| <b>Animal services and similar uses</b>                                                                                                 |   |   |   |
| Animal boarding for large animals                                                                                                       | N | N | N |
| Animal boarding for small animals only and boarded for less than 30 days a year, provided conducted completely within enclosed building | N | P | P |
| Animal hospital and veterinary clinic, including overnight care of large animals                                                        | N | C | C |

|                                                                                                                                                                       |   |   |   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|---|---|
| Animal hospital and veterinary clinic, including overnight care for small animals, provided conducted completely within enclosed building                             | N | P | P |
| Animal shelter (non government) for small animals only, provided conducted completely within enclosed building and houses no more than 30 animals                     | N | P | P |
| Animal shelter (non government) for small animals only, provided conducted completely within enclosed building and houses more than 30 animals                        | N | C | C |
| Kennels for commercial breeders                                                                                                                                       | N | N | N |
| <b>Automobile and vehicle services and similar uses</b>                                                                                                               |   |   |   |
| Automobile, new or used sales and service                                                                                                                             | N | P | P |
| Automobile parts sales (new parts only)                                                                                                                               | N | P |   |
| Automobile parts sales (used parts)                                                                                                                                   | N | C |   |
| Automobile rental                                                                                                                                                     | N | P |   |
| Automobile repair, storage, including paint, body and fender, brake, muffler, upholstery or transmission work, provided conducted within completely enclosed building | N | P | P |
| Car wash, manual or automatic spray (without recirculation)                                                                                                           | C | C | C |
| Car wash, recirculating water system manual or auto spray                                                                                                             | C | P | P |
| Tire recapping or retreading                                                                                                                                          | N | N | C |
| Tire sales and service                                                                                                                                                | N | P | P |

|                                                                                                                                |   |   |   |
|--------------------------------------------------------------------------------------------------------------------------------|---|---|---|
| <b>Business and financial services, including the following and similar uses:</b>                                              |   |   |   |
| Bank or financial institution                                                                                                  | P | P | P |
| Professional or business office only, no merchandise on premises (employment, real estate, travel, accounting, attorney, etc.) | N | P | P |
| Telemarketing or call centers                                                                                                  | N | P | P |
| <b>Food service establishments and similar uses</b>                                                                            |   |   |   |
| Bakery                                                                                                                         | P | P | P |
| Catering establishment                                                                                                         | N | P | P |
| Delicatessen                                                                                                                   | P | P | P |
| Ice cream parlor                                                                                                               | P | P | P |
| Restaurant, drive-in                                                                                                           | N | P | P |
| Restaurant, sit down                                                                                                           | N | P | P |
| <b>Lodging, temporary and similar uses</b>                                                                                     |   |   |   |
| Bed and breakfast                                                                                                              | N | P | P |
| Boarding house                                                                                                                 | N | N | N |
| Hotel/motel                                                                                                                    | N | P | P |
| RV parks, long and short term                                                                                                  | N | N | N |
| Timeshare units                                                                                                                | N | C | C |
| <b>Manufacturing, fabrication, storage, and distribution of goods and similar products</b>                                     |   |   |   |

|                                                                            |   |   |   |
|----------------------------------------------------------------------------|---|---|---|
| Candy manufacture                                                          | N | N | P |
| Sign manufacture or sign painting (indoor only)                            | N | P | P |
| Sign manufacture or sign painting (outdoor only)                           | N | C | C |
| <b>Medical, dental, counseling services and similar uses</b>               |   |   |   |
| Ambulance service                                                          | N | P | P |
| Counseling center, mental health, alcohol, drugs                           | N | P | P |
| Hospitals                                                                  | N | N | P |
| Laboratory, dental or medical                                              | N | P | P |
| Medical/dental office or clinic                                            | N | P | P |
| Mental health treatment center, with overnight stay                        | N | C | C |
| Nursing home                                                               | N | P | P |
| Optometrist, optician                                                      | N | P | P |
| <b>Meeting and assembly uses, including the following and similar uses</b> |   |   |   |
| Church                                                                     | P | P | P |
| Lodge, fraternal organization, senior center, meeting room, or social hall | N | P | P |
| Reception center, conference center or wedding chapel                      | N | P | P |
| <b>Residential and similar uses</b>                                        |   |   |   |

|                                                                                                              |   |   |   |
|--------------------------------------------------------------------------------------------------------------|---|---|---|
| Living quarters for manager or security personnel for business which requires 24 hour assistance or security | N | C | C |
| Residential units - college student housing                                                                  | N | N | N |
| <b>Retail sale of goods with all operations conducted in an enclosed building and similar uses</b>           |   |   |   |
| Athletic and sporting goods store                                                                            | N | N | P |
| Bookstore                                                                                                    | N | P | P |
| Department store                                                                                             | N | P | P |
| Drive-through sales (pharmacy, dairy products, etc.)                                                         | N | P | P |
| Florist shop                                                                                                 | P | P | P |
| Furniture sales and repair                                                                                   | N | P | P |
| Household appliance sales and service                                                                        | N | P | P |
| Office supply, office machines sales and service                                                             | N | P | P |
| Paint or wallpaper store                                                                                     | N | P | P |
| Pawn Shop/second hand stores                                                                                 | N | P | P |
| Pet and pet supply store, groomer                                                                            | P | P | P |
| Pharmacy                                                                                                     | P | P | P |
| Retail goods establishments (predominantly indoor sales)                                                     | N | P | P |
| Seed and feed store, retail                                                                                  | N | N | P |
| Supermarket/grocery store                                                                                    | P | P | P |

|                                                                            |   |   |   |
|----------------------------------------------------------------------------|---|---|---|
| Vegetable stand                                                            | N | P | P |
| Wholesale business                                                         | N | P | P |
| <b>Retail sale of goods with some operations outdoors and similar uses</b> |   |   |   |
| Auction establishment (retail goods only), swap meets                      | N | C | C |
| Building materials sales                                                   | N | P | P |
| Cabinet shop                                                               | N | P | P |
| Christmas tree sales                                                       | P | P | P |
| Convenience markets with gas pumps                                         | P | P | P |
| Farm implement sales                                                       | N | P | P |
| Fence, sales and service                                                   | N | P | P |
| Garden supplies and plant material sales                                   | N | P | P |
| Gas station                                                                | N | P | P |
| Greenhouse and nursery; soil and lawn service                              | N | N | P |
| Junk dealers and junkyards                                                 | N | N | N |
| Landscape rock sales yard                                                  | N | N | C |
| Lumberyard                                                                 | N | N | P |
| Mobile home sales lot and service                                          | N |   | N |
| Mobile home Parks or Subdivisions                                          | N | N | N |
| Monument works and sales                                                   | N | N | P |

|                                                                                                                           |   |   |   |
|---------------------------------------------------------------------------------------------------------------------------|---|---|---|
| <b>Motorcycle or boat sales and service</b>                                                                               | N | P | P |
| <b>Nursery, plants</b>                                                                                                    | N | P | P |
| <b>Rental agency for home and garden equipment</b>                                                                        | N | P | P |
| <b>Trailer sales and service</b>                                                                                          | N | P | P |
| <b>Service businesses and similar uses</b>                                                                                |   |   |   |
| <b>Barbershop/beauty shop</b>                                                                                             | P | P | P |
| <b>Body piercing, incidental to a permitted use</b>                                                                       | N | P | P |
| <b>Carpet and rug cleaning</b>                                                                                            | N | P | P |
| <b>Child nursery, daycare, preschool</b>                                                                                  | P | P | P |
| <b>Construction trade services, plumbing shop, electrical shop, etc.</b>                                                  | N | N | P |
| <b>Crematorium, independent human</b>                                                                                     | N | N | C |
| <b>Educational institutions, schools, college, learning centers, trade schools (no residential or 24 hour facilities)</b> | N | P | P |
| <b>Gunsmith</b>                                                                                                           | N | P | P |
| <b>Janitor service and supply</b>                                                                                         | N | P | P |
| <b>Laundry or dry cleaners, Laundromat</b>                                                                                | P | P | P |
| <b>Locksmith</b>                                                                                                          | N | P | P |
| <b>Mail service</b>                                                                                                       | P | P | P |
| <b>Massage establishment</b>                                                                                              | P | P | P |

|                                                                                                                                                                                                                                                                                                         |          |          |          |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----------|----------|
| <b>Mortuary</b>                                                                                                                                                                                                                                                                                         | <b>N</b> | <b>P</b> | <b>P</b> |
| <b>Moving and storage company</b>                                                                                                                                                                                                                                                                       | <b>N</b> | <b>N</b> | <b>P</b> |
| <b>Newsstand</b>                                                                                                                                                                                                                                                                                        | <b>P</b> | <b>P</b> | <b>P</b> |
| <b>Permanent cosmetics, a secondary use to an establishment employing cosmetologist/barber(s), aesthetician(s), electrologist(s), or nail technician(s) licensed by the state under 58-11a-101 et seq., Utah Code Annotated, 1953, as amended, excluding tattoo establishments and home occupations</b> | <b>P</b> | <b>P</b> | <b>P</b> |
| <b>Pest control and extermination</b>                                                                                                                                                                                                                                                                   | <b>N</b> | <b>P</b> | <b>P</b> |
| <b>Pet grooming</b>                                                                                                                                                                                                                                                                                     | <b>N</b> | <b>P</b> | <b>P</b> |
| <b>Printing, lithographing, publishing or reproduction sales and service</b>                                                                                                                                                                                                                            | <b>N</b> | <b>N</b> | <b>P</b> |
| <b>Psychic, tarot card reader, fortune teller, occult art practitioners, hypnotist</b>                                                                                                                                                                                                                  | <b>N</b> | <b>P</b> | <b>P</b> |
| <b>RV storage</b>                                                                                                                                                                                                                                                                                       | <b>N</b> | <b>C</b> | <b>C</b> |
| <b>Retail services establishments</b>                                                                                                                                                                                                                                                                   | <b>N</b> | <b>P</b> | <b>P</b> |
| <b>Septic tank pumper</b>                                                                                                                                                                                                                                                                               | <b>N</b> | <b>N</b> | <b>N</b> |
| <b>Sexually oriented businesses</b>                                                                                                                                                                                                                                                                     | <b>N</b> | <b>N</b> | <b>N</b> |
| <b>Sign sales</b>                                                                                                                                                                                                                                                                                       | <b>N</b> | <b>P</b> | <b>P</b> |
| <b>Storage rental units</b>                                                                                                                                                                                                                                                                             | <b>N</b> | <b>C</b> | <b>C</b> |
| <b>Tattoo establishment</b>                                                                                                                                                                                                                                                                             | <b>N</b> | <b>N</b> | <b>C</b> |
| <b>Taxidermist</b>                                                                                                                                                                                                                                                                                      | <b>N</b> | <b>C</b> | <b>C</b> |
| <b>Towing</b>                                                                                                                                                                                                                                                                                           | <b>N</b> | <b>P</b> | <b>P</b> |

|                                                                             |   |   |   |
|-----------------------------------------------------------------------------|---|---|---|
| Welding shop                                                                | N | N | C |
| <b>Transportation and similar uses</b>                                      |   |   |   |
| Bus terminal                                                                | N | P | P |
| Taxi                                                                        | N | P | P |
| Truck terminal                                                              | N | N | N |
| <b>Utility, government, public services and facilities and similar uses</b> |   |   |   |
| Cable television and satellite dish provider                                | N | P | P |
| Electrical substation, power stations                                       | N | C | C |
| Government buildings or uses, nonindustrial                                 | N | P | P |
| Library                                                                     | N | P | P |
| Materials recycling facility                                                | N | N | N |
| Museum                                                                      | N | P | P |
| Post office                                                                 | P | P | P |
| Television or radio station                                                 | N | P | P |
| Water disposal                                                              | N | N | N |

3. **Conditional Uses.** A more detailed explanation of these requirements is outlined in BMC 15.08.

4. **Area, Setback and Height Requirements**

1. Lot Areas and Setbacks

|  |            |            |            |
|--|------------|------------|------------|
|  | <b>C-1</b> | <b>C-2</b> | <b>C-3</b> |
|--|------------|------------|------------|

|                                    |          |            |          |
|------------------------------------|----------|------------|----------|
| Minimum lot area                   | None     | None       | None     |
| Maximum zoned area                 | 5 acres  | None       | None     |
| Front*                             | 20* feet | 20* feet   | 20* feet |
| Side**                             | 10 feet  | 10 feet*** | 10 feet  |
| Side facing a street on corner lot | 20 feet  | 20 feet    | 20 feet  |
| Rear                               | 10 feet  | 10 feet    | 10 feet  |

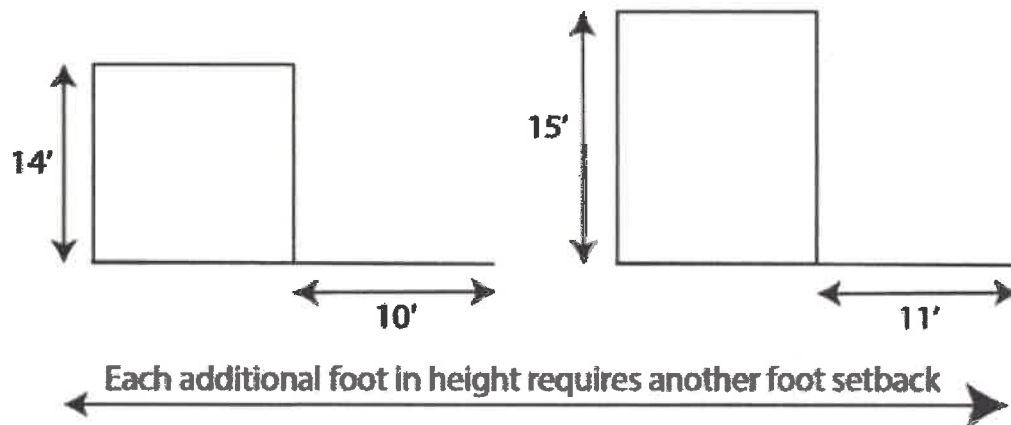
2. Notes:

\* Notwithstanding any other provision of this Ordinance, all buildings abutting a highway having a state or federal designation (except non-access highways), will be set back at least fifty (50) feet from the highway right-of-way line.

\*\* Side and rear yard setbacks in the C-2 and C-3 zones may be reduced or eliminated where the planning commission determines such setback is unnecessary.

\*\*\*Storage rental units in C-2 and C-3 zones shall reduce side setbacks to 3 feet.

3. **Additional Setbacks Abutting Residential Zones.** When abutting a residential zone there will be a minimum setback of ten feet (10') with an additional setback for buildings or structures over fifteen feet (15') in height based on a one to one (1:1) ratio. So each additional foot in height requires an additional setback foot from the property line.



4. Height

|                | C-1     | C-1     | C-2     |
|----------------|---------|---------|---------|
| <b>Minimum</b> | 10 feet | 10 feet | 10 feet |
| <b>Maximum</b> | 35 feet | 35 feet | 35 feet |

5. Unless a greater height is approved by the City Council after recommendation by the planning commission.

**6. Lot Coverage**

|                                                    | C-1                                                                         | C-2  | C-3  |
|----------------------------------------------------|-----------------------------------------------------------------------------|------|------|
| <b>Maximum lot coverage</b>                        | 40 percent                                                                  | None | None |
| <b>Maximum building size (single use building)</b> | 10,000 square feet (up to 15,000 square feet with a conditional use permit) | None | None |

**5. Special Provisions**

1. **Trash, Junk, Inoperable Vehicles, Vessels and Similar Items.** No trash, rubbish, weeds or other combustible material will be allowed to remain on any lot outside of approved containers in any commercial zone. No junk, debris, abandoned, inoperable or dismantled vehicles or vessels or vehicle or vessel parts or similar material will be stored or allowed to remain on any lot in any commercial zone.
2. **Solid Waste Storage Facilities.** All solid waste storage facilities will 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.
3. **Sales Lots for Automobiles and Similar Vehicles.** Sales lots for automobiles, RVs, boats, trailers and similar vehicles will be fully improved to comply with current City standards, including fully paved display area, permanent sales office built to the current building code, landscaping, streetlights and permanent signage. Display vehicles will not be located within the public right of way or on the required landscape area, unless part of the landscape and site plan.
4. **Buildings with A Large Ground Floor Area.** Buildings with a ground floor (footprint) area of twenty thousand (20,000) square feet or more or a site with an aggregate ground floor (footprint) square footage of twenty thousand (20,000) square feet or more will be subject to design review and approval by the City Council. A site plan along with colored building elevations of all sides of the building and a three-dimensional rendering will be submitted for review by the planning commission which will make a recommendation to the City Council. The City Council will review the building design and conceptual site plan in order to achieve the following desired objectives:

1. Vehicle access and parking lots properly designed for safety, efficiency and beauty. Parking lots should be landscaped with shade trees throughout the lot to avoid major heat islands, and to break up large asphalt areas.
2. Landscaping of the project site to promote community appearance.
3. Building facade articulation will include a variation in base, middle, and top of a building created by variations in color and materials. Articulated tops should consist of pitch dormers, gable ends, cornice detailing, or similar details. The base of a building will include elements that relate to human scale such as doors, windows, texture, projections, awnings and canopies, ornament, etc. Buildings will provide visual interest through articulation of the facade. This can be achieved through
  1. combinations of stepping back or extending a portion of the facade (pop outs),
  2. vertical divisions using different textures and materials,
  3. divisions into storefronts, with separate display windows and entrances, variation in rooflines by alternating dormers, stepped roofs, gables, or other roof elements, and arcades, awnings, window bays, arched windows, and balconies at intervals.
4. Building colors will be earth tones that blend with the predominant colors of the natural surrounding area and will not be of high contrast. Bright, white or contrasting colors will be limited to trim. A materials and color sample board will be provided.
5. **Access and Paved Areas.** All commercial establishments must provide paved ingress, egress, parking and pedestrian access facilities for both the general public and the ~~employees~~ ~~employee's~~ of the business. All paved areas will comply with the Standard Specifications and Plans as adopted by the City.
6. **Curb and Gutter on Streets.** Whenever a structure is improved, erected, or the use of the structure is changed in any commercial zone curb, gutter, and sidewalk will be required as per ~~the~~ subdivision ordinance (Title 14 of BMC) along streets the property abuts and fronts and along all roads being created by the development. Notwithstanding any other provision of this Ordinance, all buildings abutting a highway having a state or federal designation will not be required to provide curb and gutter along that highway unless required by the owning jurisdiction.
6. **Landscaping.** Properties within commercial zones will comply with BMC 15.06.180, "Landscape Standards".
7. **Off Street Parking Requirements.** All sites will meet the requirements as outlined in BMC 15.06.170.

**8. Walls and Fencing.** Properties within commercial zones will comply with BMC 15.06.160, "Walls and Fences".

**HISTORY**

*Adopted by Ord. [07022019-002](#) on 7/2/2019*

*Amended by Ord. [202403-001](#) on 3/7/2024*