

# NAPLES PLANNING AND ZONING COMMISSION

## MEMBERS LIST

JANUARY 2001

CHAIRMAN:	HOLT HARRISON 2030 E. 2500 SO.	789-0876	JAN03
VICE CHAIRMAN:	ROBIN BEMIS 434 E. 2500 SO.	789-8293	JAN02
	JIM RICHARDS 2225 SO. 3250 E.	789-7200	JAN02
	CHARLES ARNOLD BAKER 1828 SO. 2000 E.	789-3587	JAN02
	RICHARD INGRAM 870 SO. 2000 E.	789-2484	JAN04
	Loa Kay Bowthorpe 1423 E. 1500 So.	789-2468	JAN03
			JAN04
ALTERNATE :			JAN03
COUNCIL REPRESENTATIVE:	EVERETT COON 1834 SO 1500 E.	789-8908	JAN04

Candidate for Commission:

THANKS TO THE FOLLOWING PASSED MEMBERS: Lance Anderson,  
Amy Johnstun  
Rae Rasmussen

THE CITY IS VERY GRATEFUL FOR THE HOURS THESE VOLUNTEERS HAVE GIVEN FOR THE ADVANCEMENT OF THE COMMUNITY INTEREST, WELFARE, AND SAFETY. THESE VOLUNTEERS TRULY ARE "PEOPLE SERVING PEOPLE"



# NAPLES PLANNING AND ZONING COMMISSION

## MINUTES

### JANUARY 9 , 2001

This regularly scheduled meeting of the Naples Planning and Zoning Commission was held at the Naples City Offices, 1420 East 2850 South, Naples, Utah. The meeting began at 7:30 pm. on January 9, 2001.

Commission Present: Chairman Holt Harrison, Vice-Chairman Robin Bemis, Arnold Baker, Richard Ingram and Loa Kay Bowthorpe.

Commission Absent: Jim Richards

Council Representative: Everett Coon, present

Others Present: Earl Gross, Randy Jackson, Craig Blunt

#### **Welcome:**

Chairman Holt Harrison welcomed the commission members and visitors to the meeting. He asked if there were any additions or deletions to or from the agenda. There were none. Chairman Harrison asked if there were any conflicts with the agenda items. There were none.

#### **Approval of December 5, 2000, Minutes:**

Following the review of the minutes, Robin Bemis moved to approve the minutes of the December 5, 2000, meeting. Arnold Baker seconded the motion. The motion passed with all voting aye.

#### **Business Relocation: HWY CIPUD Zone, Industrial Land Development:**

Site Plan Review

Earl Gross presented Alpine Logging's preliminary plan for the relocation of their business to 850 South 1500 East.

The neighboring business on the south side of his new location, Cutter Wireline, and the business on the north side, BHI, called the city offices and had a concern with the sawdust. Each company use high tech electronics. Their concern was having sawdust blowing onto their equipment and fouling up the electronics.

Mr. Gross responded with the following: The chips and sawdust are a cash product and will be kept and cared for to be sold. The perimeter of the property will have a six foot privacy fence to retain what little will blow in the wind.

The plan showed a new access on the north property line, onto and off of Highway 40. Mr. Gross stated that he will be making application to UDOT for this access. Nabors Drilling, the business on the west side of Alpine is also applying for a new access off of Highway 40. Their request runs the south property line of BHI. The Commission would like Alpine, BHI and Nabors to

work with UDOT in obtaining a 60 foot wide access to accommodate the types of trucks and equipment that will use the access.

Following the review Arnold Baker moved to approve the plan as illustrated, with the new access approved contingent to UDOT approval. Everett Coon seconded. The motion passed with all voting aye.

**New Business - Jackson Construction - Zone HWY CIPUD:**

Site Plan Review

Randy Jackson presented a site plan for Jackson Construction, proposed location of 500 South 1600 East. The property faces 500 South and is part of the 35 acres Jackson Construction owns.

Mr. Jackson explained that his business is oilfield construction. This business will be the repair shop for the heavy equipment such as graders, dump trucks, bull dozers, backhoes, etc. The parking for these repair projects will be in the rear of the facility. The frontage area is for parking of employee vehicles, cars and pickup trucks.

Following the review Everett Coon moved to approve the plan as illustrated. Arnold Baker seconded. The motion passed with all voting aye.

**General Plan Policies - Development:**

Pages 9 through 13 were covered.

Topics:

1. Permits and responsibilities of violations with ordinance.
2. Penalties
3. Changes and amendments to ordinances and maps
4. Conflicting provisions.
5. Fees
6. Annexations
7. Time limitations
8. Completion of improvements
9. Reconsideration of denied amendments.

At the next meeting, February 13, 2001, the commission will begin with supplementary regulations to all zones.

**New Member List:**

The Commission reviewed the 2001 proposed planning and zoning member list. The Commission needs two more members to make a complete nine member Commission.

Following the review Arnold Baker moved to approve the 2001 member list and have it presented to the council for approval. Robin Bemis seconded. The motion passed with all voting aye.

With no other business the Commission adjourned at 9:30 p.m. The next meeting will be February 13, 2001, at 7:30 p.m.

# Naples Planning and Zoning Commission

## Minutes

### February 13, 2001

This regularly scheduled meeting of the Naples Planning and Zoning Commission was called to order at 7:55 p.m.

Commission Present: Chairman Holt Harrison, Vice-chairman Robin Bemis, Jim Richards, Loa Kay Bowthorpe

Commission Absent: Arnold Baker (excused), Richard Ingram (resigned)

Council Representative: Everett Coon (excused)

Others Present: Cliff Grua, Shane Mayberry, Craig Blunt

#### **Welcome:**

Chairman Holt Harrison welcomed the commission members and visitors to the meeting. The meeting will have to start a bit late. One of the Commissioners will be here shortly to make a quorum.

#### **Approval of January 9, 2001 Minutes:**

Following the review of the minutes of the last meeting, Loa Kay Bowthorpe moved to approve the minutes of January 9, 2001. Robin Bemis seconded. The motion passed with all voting aye.

#### **New Members List:**

Craig informed the Commission that Richard Ingram resigned from the Commission, due to family concerns. The Commission asked to have a certificate of appreciation sent to Richard for his dedication and service to the community while serving on the Commission - a good example of "People Serving People".

Craig asked the Commission that if someone serves for two terms (6 years), that a plaque be given in place of the certificate. The Commission agreed that after six years or longer a plaque should be given. Also, on the plaque the years served should be written.

#### **Declaration of Restriction Change: Ironwood Subdivision:**

Cliff Grua handed out a copy of the "Declaration of Restrictions" for his subdivision and had the Commission refer to the following:

1. Page 2, Item 2A. This was originally 1,200 square feet living space limit for a home. He would like to increase it to 2,000 square feet.

2. Page 4, Item 9 and 10. This deals with basements. The restrictions would be based on the elevation with the sewer line. (Cannot use an ejection pump to get around the rule).

#10 would address the lot owner in giving notice that the land has a high water table and is next to ditches and irrigation fields. The water levels underground and in the ditches will randomly rise and flood without warning or notice. Homes in the area have been flooded in the past and have been damaged.

Cliff explained that there is a ditch around the subdivision to help prevent the water from entering the subdivision.

Shane Mayberry had concerns with water levels and problems over the years with homes being flooded. His ditch lateral group would like to be held harmless for raising water tables and run off water due to irrigation. The Subdivision is being built in an agricultural area and should take every precaution for flooding. The lot owners need to be given notice of the problem, to plan for and limit basements in this subdivision. Shane recommended that a notice be attached to the description of each lot and subdivision plot. The lot owners adjacent to the ditch should sign an agreement with the lateral users holding them harmless.

Shane handed out draft copies of notice, agreement and subdivision developer agreement for the Commission to review. Cliff Grua would like to have his attorney and the City attorney review these. The Commission agreed.

Mr. Grua explained that lot 11 would like to have a basement and that most of it will be above ground. This is the first lot owner who has requested a basement. If the Commission could meet on the 20<sup>th</sup> of February, at 7:30 p.m., to bring closure to this, it would be appreciated. The chairman asked the Commission members and they agreed to table this to February 20, 2001, at 7:30 p.m. Craig Blunt is to present the hand outs and recommendations to the City attorney and report back on the 20<sup>th</sup>.

**Proposal for Land Division at 2650 South 1500 East, owned by Dotco Investors:**

Contact for Dotco is Jim Johnston, 760-757-7038.

Larry Bradey would like to purchase the rear three acres that has been used by a Logging Company for the last six years. A plot was presented for the commissions review. It showed a 30 foot easement with a 15 foot graveled private road. The road had a truck turn around at the end. Weatherford is leasing the building that fronts Highway 40. Following the review Loa Kay Bowthorpe moved to approve the preliminary draft as shown. Robin Bemis seconded. The motion passed with all voting aye.

**Certified Citizen Planner Seminar - March 22-23:**

Craig handed out a flyer and asked the Commission to attend this training meeting at the Vernal City Offices on March 22-23. The City will pay the registration fee. The Commission members will let Mr. Blunt know who will be attending, by March 1, 2001.

**General Plan Policies:**

Due to the late hour the Commission will begin again at the next regularly scheduled meeting on March 13, 2001.

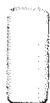
**Adjournment:**

Loa Kay Bowthorpe moved to table this meeting to February 20, 2001, at 7:30 p.m., at the Naples City Conference Room. Robin Bemis seconded. The motion passed with all voting aye.



**Naples Planning and Zoning Commission  
Special Meeting  
Minutes  
February 20, 2001**

Due to a lack of quorum the meeting was cancelled at 8:00 pm.



# **Naples Planning and Zoning Commission Minutes March 13, 2001**

This regularly scheduled meeting of the Naples Planning and Zoning Commission was called to order at 8:00 pm.

Commission Present: Chairman Holt Harrison, Jim Richards and Arnold Baker

Commission Absent: Loa Kay Bowthorpe (excused), Robin Bemis (excused)

Council Representative: Everett Coon, present

Others Present: Craig Blunt

## **WELCOME AND DISCLOSURES:**

Chairman Holt Harrison welcomed the Commission members and visitor to the meeting. The meeting will start late, one of the Commissioners will be here soon to make a quorum.

Chairman Harrison asked if there were any additions or deletions to the agenda. There were none. He asked if there were any conflicts. Jim Richards again explained that the property adjacent to the Ironwood Subdivision (south side) is owned and managed by his father.

## **APPROVAL OF THE FEBRUARY 13, 2001 MINUTES:**

Jim Richards moved to approve the minutes of February 13, 2001 meeting. Arnold Baker seconded. The motion passed.

## **PROPERTY DIVISION - 1400 SOUTH 1500 EAST - OWNER ZANE GRAY:**

The property plat showing the division, drawn up by Uintah Engineers, was presented to the Commission. Following discussion, Arnold Baker moved to approve the plat and have the chairman sign it. The plat will be presented to the council on March 22, 2001, for their approval. Jim Richards seconded, the motion passed with all voting aye.

## **IRONWOOD SUBDIVISION:**

The Commission tried to meet on February 20, 2001, to discuss the proposal Shane Mayberry presented. Following the advice of legal council, the Commission will not require the lot owners to sign away their property rights. The Commission understands that with development comes change. The farmers and developers have met together and understand each others needs. The question with ground water has been addressed by the developments restrictive covenants. Each

property owner will know what construction methods to use to work with this issue. The developer has designed his development to deal with the surface water. The farmers need to do the same.

**ZONING ORDINANCE DEVELOPMENT WORKSHOP:**

Because of the late start, Chairman Holt asked that the Commission set a different day aside to meet together for three or four hours and get this part done. The Commission will meet at their next regular meeting on April 10, 2001. At this meeting they will schedule a date to meet and work on the ordinance development.

**CITIZENS PLANNERS SEMINAR - MARCH 23 AND 24:**

Craig Blunt asked if any of the Commission could meet on March 23 and 24 to receive training in planning and zoning issues. They would receive a certificate for the training from University of Utah. The Commissioners present could not make these dates.

**ADJOURN:**

With no other business the Commission adjourned at 9:15 p.m.

**Naples Planning and Zoning Commission**  
**April 10, 2001**  
**Minutes**

This regularly scheduled meeting of the Naples Planning and Zoning Commission was called to order at 7:30 p.m.

Commission Present: Chairman Holt Harrison, Arnold Baker, Robin Bemis, Brent Cooper, Loa Kay Bowthorpe

Commission Absent: Jim Richards

Council Representative: Everett Coon, present

Others Present: Craig Blunt

**WELCOME AND DISCLOSURES:**

Chairman Harrison welcomed the Commission members and visitors to the meeting. He asked if there were any additions or deletions to the agenda. Ray Kier, representing the Golf Course Subdivision, was unable to make the meeting. Everett Coon moved to approve the agenda, with the above change. Arnold Baker seconded. The motion passed with all voting aye.

Brent Cooper was welcomed as a new member to the Commission.

**APPROVAL OF MARCH 13, 2001, MINUTES:**

Arnold Baker moved to approve the minutes of March 13, 2001. Everett Coon seconded. The motion passed with all voting aye.

**ORDINANCE WORKSHOP:**

Chairman Harrison asked to have a special meeting to do the ordinance, or to lengthen the meeting time. Arnold Baker moved to hold the May meeting as the workshop meeting, beginning at 7:00 p.m., and work through it. Robin Bemis seconded the motion. The motion passed with all voting aye.

**IRONWOOD SUBDIVISION SITE PLAN/AMENDMENT - CLIFF GRUA**

Mr. Grua presented a site plan, showing the existing subdivision and the amendment, adding an additional cul-de-saq. Following discussion, Everett Coon moved to approve the Surety Bond

method to secure the required infrastructure. Arnold Baker seconded. The motion passed with all voting aye. The new amendments, the preliminary plat, bonds and necessary paperwork will be ready for the May meeting. Brent Cooper recommended that the Commission send the same property owners that were given notice of the development of Ironwood, a letter notifying them of the May meeting. Enclosed with the letter should be a site map showing location of the addition. Craig Blunt will prepare a mailing.

**OTHER BUSINESS:**

1000 South - Arnold Baker asked what the easement requirements were for section lines. They should be 66 feet, but the County allowed a half easement of 33 feet.

The Commission will look at the transportation system and growth, and as they develop the new ordinances will set policy accordingly.

The meeting adjourned at 9:00 p.m.

**Naples Planning and Zoning Commission**  
**May 8, 2001**  
**Minutes**

This regular meeting of the Naples Planning and Zoning Commission was called to order at 7:05 p.m.

Commission Present: Chairman Holt Harrison, Arnold Baker, Jim Richards, Robin Bemis and Brent Cooper

Commission Absent: Loa Kay Bowthorpe (excused)

Council Representative: Everett Coon, present

Others Present: Bob Turner, Eloise Turner, Craig Knight, Ralph Dart, Bruce Brown

**WELCOME/DISCLOSURES:**

Chairman Harrison welcomed the Commission members and visitors to the meeting. He asked if there were any additions or deletions to the agenda. Bruce Brown will be late, arriving at approximately 9:00 p.m. J-West can not make it tonight, they will re-schedule.

Everett Coon moved to approve the agenda with the changes. Arnold Baker seconded. The agenda was approved.

Chairman Harrison asked if there were any conflicts with the agenda items. Jim Richards stated that his father, Ben Richards, owns land adjacent to Ironwood Subdivision.

**APPROVAL OF APRIL 10, 2001, MINUTES:**

Following a review of the minutes of April 10, 2001, an addition was made. The motion to approve the agenda was seconded by Arnold Baker. Everett Coon moved to approve the April 10, 2001 minutes, with the change. Arnold Baker seconded. The motion passed with all voting aye.

**LAND DIVISION:**

Robert and Eloise Turner presented a one lot division from their farm. This lot has their home on it, which faces 2000 East.

Following the review, Everett Coon moved to approve the plat and to have the chairman sign it. The plat will then be presented to the Council for their approval. Arnold Baker seconded. The motion passed with all voting aye.

The Turners' asked about the process needed to follow in developing land across from the Naples Park at 1900 South 1800 East. Discussion followed.

**MINOR SUBDIVISION - HAWS CORNER - 1000 SOUTH 2000 EAST:**

Ralph Dart presented his plat for a minor subdivision named Haws Corner, consisting of three lots facing 2000 East at 1000 South.

Mr. Dart stated that there will be a restricted covenants for the three lots. Sewer and water is available. The lot sizes will be one-third of an acre, with 100 foot frontage. Following the review Arnold Baker discussed the advantages of larger lots. Following this discussion Everett Coon moved to approve the plat and have the Chairman sign it and present it to the Council for their approval. Robin Bemis seconded. The motion passed with all voting aye.

**NEW BUSINESS - SITE PLAN REVIEW:**

Craig Knight presented the Commission his site plan for a new business at 1356 East Highway 40, named Superior Lube and Oil. The business will be built on one and a half acres, facing Highway 40, in the CIPUD zone.

Mr. Knight explained to the Commission the following improvements:

50'x100' metal building with lube pits and oil change equipment for large trucks.  
Parking, drainage, sump boxes to collect spills, security lighting, yard lights,  
traffic flow in his yard and onto Highway 40, fencing, 5% green space, landscaping  
and fire hydrant.

Following the discussion, Jim Richards moved to approve the site plan with the following additions: show storm drainage facilities and collection, sump boxes or collection boxes for oil spills, meaningful landscaping of 5%, sign location and type, type of fencing, security lighting, yard lights, parking, traffic flow for the trucks going in and out of the facility, and fire hydrant location. Robin Bemis seconded. The motion passed with all voting aye.

**LAND DIVISION:**

Brooklane Subdivision lot # 49, 1700 South 2000 East. Bruce Brown presented his plat for the division of lot 49 in the Brooklane Subdivision. Lot 49 will be divided into 4 lots of 110' to 126' frontage on 1700 South. The lots are 150' deep. Sewer and water are on two of the lots. Ashley Valley Water and Sewer assured him that he could purchase two more water and sewer connections.

The Commission discussed fill dirt used to bring these lots to the present grade. Mr. Brown assured the Commission that the material was road base type and compacted with a Cat. He did not have compaction tests on the work. The fill has been built up over the years. Snow, rain and the equipment running over it has compacted it.

Following the review, Everett Coon moved to approve the lot division, with the Chairman signing the plat and presenting it to the Council for their approval. Jim Richards seconded. The motion passed with all voting aye.

**SUBDIVISION:**

Ironwood Subdivision representative did not show up for the site plan review.

**UPDATE ON HIGH COUNTRY SPECIAL IMPROVEMENT DISTRICT:**

Mr. Blunt explained to the Commission that the High County Special Improvement District was reduced from curb, gutter and sidewalk, to only the construction of 2970 South road, that was left unfinished following the economic bust. Nine (9) lot owners that would face the new road will be assessed the cost for the roads' construction. The City is helping where they can to keep the costs down.

**ZONING ORDINANCE WORKSHOP:**

Items completed:

- Board of Adjustment
- Non-conforming buildings and uses
- Conditional use
- Home occupations
- General provisions

At the next regular meeting on June 12, 2001, 7:00 p.m., the Commission will begin with Supplementary regulations.

**ADJOURN:**

Arnold Baker moved to adjourn at 10:00 pm. Robin Bemis seconded. The motion passed with all voting aye.



# **Naples Planning and Zoning Commission Minutes June 26, 2001**

This meeting of the Naples Planning and Zoning Commission was held in the Council Room of the Naples City offices, 1420 East 2850 South, Naples, Utah. The meeting was called to order at 7:45 p.m.

Commission present: Chairman Holt Harrison, Vice-Chairman Jim Richards, Arnold Baker, Robin Bemis, Loa Kay Bowthorpe and Brent Cooper.

Commission Absent: None

Council Representative: Everett Coon, present

Others Present: Cliff Grua, Darin Anderson and Craig Blunt

## **WELCOME/DISCLOSURES:**

Chairman Harrison welcomed the Commission and visitors to the meeting. He asked if there were any additions or deletions to the agenda. There were two: 1) Superior Lube and Oil request to UDOT for a 50 foot access off of Highway 40; 2) Storage buildings proposal on lot 21 in the Player and Willard industrial area. Everett Coon moved to add the two projects to the June 26, 2001 agenda. Jim Richards seconded. The motion passed with all voting aye.

Chairman Harrison asked if there were any disclosures concerning the agenda items. Jim Richards reminded the Commission that his father owns the land adjacent to the Ironwood Subdivision.

## **MAY 8, 2001 MINUTES:**

Everett Coon moved to approve the minutes of the May 8, 2001, meeting at the next regular Planning and Zoning Commission meeting. Jim Richards seconded. The motion passed with all voting aye.

## **IRONWOOD SUBDIVISION - SECOND PHASE:**

Cliff Grua, developer of Ironwood Subdivision, handed out the second phase for the Commissions' review. The second phase is another cul-de-sac with eleven lots. Mr. Grua explained to the Commission that the lots are larger in this phase. The homes have been large, so the lot size has been increased. The park/drainage area has also been increased by one lot, 1/3 of an acre, to offset the additional lots to the subdivision. The Commission asked about the property

to the west of this phase, whether or not there is going to be an additional cul-de-saq like this one. Mr. Grua informed the Commission that the property owners are not ready to sale. If and when the land becomes available it would be a cul-de-saq like the one proposed at the meeting tonight. Following some discussion Mr. Grua asked the Commission to approve the infrastructure under a Surety bond. He gave an engineer cost sheet for the second phase infrastructure. The Commission was in favor of allowing a Surety bond to cover the costs of the infrastructure with the stipulation that the improvements be completed by the end of May, 2002. Mr. Grua stated that he was considering a date of October, 2001, for having the improvements in and completed. After discussion Everett Coon moved to approve and recommend to the Council for approval the second phase of the Ironwood Subdivision as presented. Robin Bemis seconded. The vote went as follows:

Holt Harrison	-	yes
Jim Richards	-	abstained
Loa Kay Bowthorpe	-	yes
Robin Bemis	-	yes
Arnold Baker	-	abstained
Everett Coon	-	yes
Brent Cooper	-	not here for the vote

**BUILDING IMPROVEMENTS AT 1010 SOUTH 1500 EAST - D-VICE MANUFACTURING:**

Mr. Darin Anderson of Engineering Services presented the site plan and building proposals to the Commission for their review. Mr. Anderson explained to the Commission the use of the building and showed pictures of how it will look. It will have multiple uses; there will be a coffee shop/restaurant and displays of the product D-vice manufactures. Landscaping will be achieved by using their product in different variations. Fencing will take away from the product display/landscaping/parking as shown on the site plan. Entrance and exit's are as shown on site plan. Following discussion Everett Coon moved to approve and recommend to the Council for approval the Wyant Building Project. Loa Kay Bowthorpe seconded. The motion passed with all voting aye.

**SUPERIOR LUBE AND OIL REQUEST TO UDOT FOR A 50 FOOT ACCESS OPENING OFF AND ON HIGHWAY 40:**

Craig Blunt handed out the UDOT Region Three project review. The Commission reviewed the proposal. Following the review Robin Bemis moved to approve the proposal. Jim Richards seconded. The motion passed with all voting aye.

**STORAGE BUILDING PROPOSAL ON LOT 21 IN THE PLAYER AND WILLARD INDUSTRIAL AREA:**

Vance Norton's site plan was reviewed. It was recommended by the Commission that the following be added to the site plan:

- 1) 5% landscaping
- 2) Security lights
- 3) Surface drainage collection area. The site plan shows a gravel surface. If and when it is asphalted the plan should refer to the surface drainage collection system.

**COMPLAINT AGAINST ALPINE LOG MILL:**

There has been a complaint regarding the fact the Alpine Log Mill has not yet contained the sawdust. Craig Blunt will get with Earl Gross and obtain the dates and details of when Alpine will have the sawdust storage area completed.

**ADJOURN:**

Loa Kay Bowthorpe moved to adjourn at 10:00 p.m. Robin Bemis seconded. The motion passed with all voting aye.



**Naples Planning and Zoning Commission  
Minutes  
July 10, 2001**

This meeting of the Naples Planning and Zoning Commission was held in the Council room of the Naples City offices at 1420 East 2850 South, Naples, Utah. The meeting began at 7:05 p.m.

Commission present: Chairman Holt Harrison, Vice-Chairman Robin Bemis, Brent Cooper, Arnold Baker and Jim Richards.

Commission absent: Loa Kay Bowthorpe

Council Representative: Everett Coon, present

Others Present: Craig Blunt

**WELCOME/DISCLOSURES:**

Chairman Harrison welcomed the members and visitors to the meeting. He asked if there were any disclosures. There were none.

**APPROVAL OF AGENDA:**

Everett Coon moved to approve the agenda. Arnold Baker seconded. All voted aye.

**APPROVAL OF MAY 8, 2001 MINUTES:**

Robin Bemis moved to approve the minutes of May 8, 2001. Arnold Baker seconded. The motion passed with all voting aye.

**APPROVAL OF JUNE 26, 2001 MINUTES:**

Arnold Baker moved to approve the minutes of June 26, 2001. Robin Bemis seconded. The motion passed with all voting aye.

**ORDINANCE DEVELOPMENT FOR GENERAL PLAN:**

**Standards for landscaping along Highway 40. Zone: HWY CI PUD overlay zone:**

**Items discussed:**

Trees, sidewalk, lights - both pedestrian and vehicle, occasional benches, flower trench, grow boxes, dripline irrigation system, minimum of 20' setback for landscaped buffer along the entire frontage.

**Purpose of standards:**

The purpose is to establish landscaping standards designed to enhance the aesthetic perception of Naples City Highway 40 by improving the visual image.

**Applicability:**

Pursuant to the recommendations of the Naples General Plan, specific landscaping standards shall be required.

**Landscaping Standards:**

All properties with frontage on Highway 40 shall provide a minimum 20 foot landscaped buffer along the entire frontage between the back of the curb and the parking area. No parking, outside storage or temporary signage shall be allowed within the landscape buffer. This requirement shall take effect when building permits are required in the following situations:

1. All new construction on vacant parcels.
2. All new construction within 200 feet of Highway 40.
3. Any substantial modification to an existing site or structure in which the estimated construction cost exceeds \$50,000.

Fifty percent of the area of the landscaped buffer shall be planted with shade and/or large conifer trees. The remaining 50% of the area shall include, but are not limited to, sidewalk, vehicular access drives, specialty paving, street furniture, outdoor seating areas, out door pedestrian lighting. There will be a minimum of one tree planted for each 600 square feet of the grass area of the landscaped buffer. There will be a minimum of one pedestrian light for every 150 running feet of frontage along Highway 40.

Trees to be planted in the landscaped buffer shall be selected from the following list:

The pedestrian lighting type will be selected from the following list:

Deciduous trees shall be a minimum size of 2" caliper and not less than eight feet high. Conifer trees shall be not less than six feet in height.

The landscaped buffer shall be bermed to facilitate drainage and aid in the survival of planting's. Berming shall have a minimum slope of 1:4.

All landscaping shall include an irrigation system and shall be perpetually maintained. Failure to maintain the landscaped buffer in a condition substantially similar to its original approved condition shall be an infraction punishable by a fine up to \$299 for each day of non-compliance after receiving written notice giving ten (10) days to comply.

## **APPEALS:**

Appeals may be made from the requirements of this section only if one of the following situations apply:

1. If it is new construction and the property owner can demonstrate that full compliance will render his property unusable for development.
2. If it is remodeling of an existing structure and full compliance is not possible due to location of existing buildings or because compliance would necessitate elimination of improvements required by other ordinances which could not be relocated elsewhere on the site.

If one of the conditions listed above applies, the property owner may apply for a hearing before the Planning Commission to request a modification to the requirements of this Chapter. If the Planning Commission finds that no modifications is warranted, that finding may be appealed as provided below.

Appeal may be made to the City Council from any decision, determination or requirement of the Planning Commission by filing with the City Recorder a notice thereof in writing within ten (10) days after such a decision or determination or requirement is made. Such notice shall set forth in detail the action and grounds upon which the appellant deems himself aggrieved.

The City Recorder shall set the appeal for hearing before the City Council to be held within 45 days from the date of receipt of the appeal. Such hearing may, for good cause, be continued by order of the City Council. Written notice of the date set for hearing the appeal shall be mailed to the appellant at least ten (10) days before the appeal hearing date. After hearing the appeal, the City council may affirm, modify, or overrule the decision, determination or requirement appealed and enter any such order or orders as are in harmony with the spirit and purpose of the Chapter. The filing of an appeal shall stay all proceeding and actions in furtherance of the matter appealed, pending a decision of the City Council.

The appellant may appeal any decision of the City Council to the District Court. Such appeal shall be made within thirty (30) days of the rendering of a decision by the City Council.

### **Sign ordinance:**

See attached.

### **Commercial Zones:**

See attached.

### **Industrial Zone:**

See attached.

**Off-street Parking Requirements:**

See attached.

At the next regular meeting of the Planning and Zoning Commission on August 14, 2001, the Commission will develop the residential zones RA-1, RA-2 (PUD), R-1, R-2 and Agricultural Zone A-1.

**ADJOURN:**

Robin Bemis moved to adjourn at 9:10 p.m. Arnold Baker seconded. The motion passed with all voting aye.

## Chapter 02-12 Off-Street Parking Requirements

Section		Purpose
	02-12-001	Purpose
	02-12-002	General Provisions for Off-street Parking and Loading
	02-12-003	Site Plan Required
	02-12-004	Computation of Off-street Parking Spaces
	02-12-005	Design Standards for Off-Street Parking and Loading Spaces
	02-12-006	Parking Lot Access
	02-12-007	Stacking
	02-12-008	Parking Lot Layout
	02-12-009	Compact Car Design
	02-12-010	Handicapped Parking
	02-12-011	Landscaping and Screening
	02-12-012	Lighting
	02-12-013	Surfacing
	02-12-014	Grading
	02-12-015	Storage
	02-12-016	Off-street Loading Space Design Standards

### 02-12-001 PURPOSE

The purpose of these off-street parking requirements is to reduce congestion and traffic hazards in the City by incorporating adequate, attractively-designed off-street parking and loading facilities for various land uses. Parking areas shall be designed in such a manner that they will result in maximum efficiency, protection of public safety, provide for the special needs of the handicapped, and where appropriate, insulate surrounding land uses from adverse impacts created by such parking.

### 02-12-002 GENERAL PROVISIONS FOR OFF-STREET PARKING AND LOADING

At the time any building, structure or use is changed such that there is an increase in the capacity or intensity of the use, off-street parking shall be required in compliance with this Chapter. All off-street parking and loading facilities within the City shall comply with all of the standards prescribed in this Chapter, and shall be permanently maintained in good condition for the duration of the use or uses served by the facility. All paved areas shall be maintained in good repair without broken parts, potholes or litter.

Failure to maintain required parking and landscaping in a condition substantially similar to its original approved condition shall be a class "B" misdemeanor and shall be cause for suspension of a business license if, within 10 days after the mailing of a violation notice, the violation is not brought into compliance. If, due to cold weather or other environmental condition, the violation cannot be brought into

compliance within ten (10) days, the Planning and Zoning Commission shall consider such conditions and impose a reasonable extension of time for compliance.

02-12-003 SITE PLAN REQUIRED

All applications for a building permit shall be accompanied by a detailed site plan as required in the Design and Development Plan Review chapter of this Title showing the required off-street parking spaces.

02-12-004 COMPUTATION OF OFF-STREET PARKING SPACES

The matrix on the following pages contains the minimum parking requirements for specific uses. The maximum percentage allowed for compact spaces is also given. Special requirements for each use are provided under the "Notes" column where appropriate.

If, in the application of the requirements of this Title, a fractional number is obtained, one parking space or loading space shall be required for each fraction.

If more than one use is located on a site, the number of off-street parking and loading spaces to be provided shall be equal to the sum of the requirements of each use.

The number of parking spaces required by these schedules may be reduced or increased as a condition of the development review by the Planning Commission if it can be demonstrated through a parking study that the proposed use(s) would have a parking demand less than or in excess of the requirements stated in this Chapter.

**Off-Street Parking Requirements**

Use	Minimum Off-Street Parking Requirements	Maximum % Compact Spaces Allowed	Notes
<b>Residential</b>			
1. Single Family Dwelling Two Family Dwelling Three Family Dwelling Four Family Dwelling Multiple Family Dwelling	2 spaces per unit	None	Parking one behind the other arrangements for all required parking is prohibited. Minimum off-street parking shall not be located within the minimum required front yard setback.

2. Multiple Family Units: Studio Units One Bedroom Units Two Bedroom Units Three Bedroom Units	1.3 spaces per unit 1.5 spaces per unit 1.75 spaces per unit 2.0 spaces per unit	25%	If the Planning Commission finds that reducing the two parking spaces per unit ratio is not detrimental to the surrounding area and will enhance the proposed development, it may reduce the parking ratio to these minimums.
3. Mobile Home Dwelling	2 spaces per unit	None	Parking one behind the other is permitted provided sufficient visitor parking is located within the park.
4. Handicapped or Group Home Housing	A minimum of 2 parking spaces plus 1 parking space for every 4 handicapped persons	None	The Planning Commission may vary off-street parking needs in relation to the number of staff/employees required and the special needs of the residents
<b>Health Services</b>			
5. Nursing Homes	1 spaced per 2.5 beds for nursing and convalescent homes	None	
6. Hospitals	2 spaces per bed in the total facility	25%	
7. Medical, Dental Offices and Clinics	1 space per 200 square foot of gross floor area	25%	
8. Veterinarians and Veterinary Hospitals	1 space per 200 square feet of gross floor area	25%	
9. Churches, Auditoriums, Assembly Halls, Mortuaries and other places of public assembly	1 space for each 6-1/2 feet of linear pew or 3-1/2 seats in an auditorium provided, however, that where a church building is designed or intended to be used by 2 congregations at the same time, 1-1/2 parking spaces shall be provided for each 3-1/2 seats in the auditorium	25%	

10. Day Care, Preschool and Nursery Schools	1 space per 300 square feet of gross floor area	25%	If drop-off facilities are contemplated, it shall be designed to provide a continuous flow of vehicles to safely load and unload children without stacking on public streets.
11. Professional Business or Trade Schools	1 space per 75 square feet of gross classroom area plus 1 space for each 250 square feet of office area.	25%	A parking study may be required by the Planning Commission
<b>Entertainment and Recreation</b>			
12. Amusement Center (Arcade)	1 space per 100 square feet of floor space		
13. Bowling Alleys and Billiard Halls	5 parking spaces per alley and 2 spaces per billiard table	25%	Ancillary uses such as restaurants shall comply with the specific requirements outlined in this chapter
14. Commercial Riding Stables	1 space per 5 horses boarded on site	None	
15. Golf Courses Miniature Golf Courses Driving Ranges	6 spaces per hole 3 spaces per hole 1 space per tee	25%	Ancillary uses such as commercial pro shops and restaurants shall provide sufficient parking as required in this chapter
16. Tennis, Handball and Racquetball Facilities	3 spaces per court	25%	Ancillary uses to provide sufficient additional parking as required by this chapter.
17. Movie Theaters	1 space per 3 seats	25%	
18. Health Spas and Sports Complexes	1 space per 200 square feet of gross floor area	25%	Ancillary uses such as restaurants to provide parking as required by this chapter.
<b>Commercial</b>			
19. Auto Repair, Service and Auto Parts Sales	3spaces for each service bay plus 1 space for every 300 square feet of retail sales area	25%	If towing service is provided, sufficient area shall be located on-site for temporary storage of vehicles and the tow truck.

20. Auto Sales	1 customer parking space per 400 square feet of gross floor area in the automobile sales area or 5 parking spaces, whichever requirement is greater	25%	
21. Hotels and Motels	1 space per room where no cooking facilities are provided. Living units with cooking facilities shall provide 2 parking spaces per unit	25%	Ancillary uses such as restaurants or retail shops shall provide additional parking as identified for the specific use as required by this chapter.
22. Lumber Yards and Plant Nurseries	1 space per 300 square feet of indoor floor sales area	25%	
23. Professional Offices and Banks	1 space per 250 square feet of gross floor area	25%	Drive up windows shall provide sufficient stacking room and sufficient area for 4 spaces from teller window
24. Restaurants and Fast Food Establishments	1 space per 100 square feet of gross floor area or 1 space for each 2 seats, whichever is greater, plus .5 space for each employee on the highest employment shift with a <i>minimum of 5</i> spaces for employee parking.	25%	Drive-up windows shall provide sufficient stacking room and sufficient area for 4 spaces from place of order and 4 spaces from pick-up window
25. Intensive Retail, General Merchandising which is not located in a shopping center	1 space per 250 square feet of gross floor area	25%	
26. Less Intensive Retail Furniture, Carpet	1 space per 300 square feet of gross floor area	25%	

27. Shopping Centers	1 space per 250 square feet of gross floor area	25%	The following additional parking spaces are required where those described uses are located in shopping centers. Cinemas - for cinemas occupying over 10% of the total gross floor area in a center with less than 100,000 square feet, add 3 additional parking spaces for every 100 cinema seats.
28. Sports Stadiums and Arenas, Auditoriums (including school auditoriums), other places of public assembly and clubs and lodges having no sleeping facilities	1 space for every 4 seats and/or 1.3 spaces for each 100 square feet of gross floor area used for assembly and not containing fixed seats	25%	
29. Swimming Pools (Commercial and Public)	1 space for each 10 persons based on capacity load	15%	
<b>Industrial Uses</b>			
30. Manufacturing	1 space per 500 square feet of gross floor area devoted to manufacturing plus required parking for business vehicles	30%	Ancillary uses such as offices are to provide parking as required by this chapter.
31. Research and Development	1 space per 350 square feet of gross floor area plus the required parking for business vehicles	30%	
32. Truck Transfer Companies	1 space for each 2 employees plus parking for each truck associated with the business		

33. Warehousing	<p>1 space per 1,000 square feet of gross floor area for the first 20,000 square feet devoted to warehouse plus the required parking for square footage devoted to other uses</p> <p>1 space per 2,000 square feet for the second 20,000 square feet</p> <p>1 space per 2,500 square feet of floor area in excess of 40,000 square feet</p>		No conversions of any portion of a warehouse use to any other use shall be permitted unless the parking requirement for such other uses are met.
34. Open Storage Uses in an approved industrial area	1 space per 5,000 sq feet of open area being utilized for storage exclusive of access, landscaping, etc.		
35. Parking Spaces for Uses Not Specified			The number of parking spaces for uses not specified herein shall be determined by the Zoning Administrator being guided, where appropriate, by the requirements set forth herein for uses which are similar to the use not specified. Appeals to the decision of the Zoning Administrator are made to the Board of Adjustment as designated in Section 02-04.

02-12-005 DESIGN STANDARDS FOR OFF-STREET PARKING AND LOADING SPACES

All parking spaces shall be accessible from a street, provided that no parking space shall be designed to require vehicles to back onto a street except of parking spaces that serve a one or two-family dwelling.

02-12-006 PARKING LOT ACCESS

Entrances and exits for parking facilities shall be designed to reduce traffic congestion on public streets and minimize conflicts with neighboring uses. Adequate ingress and egress to the parking facilities shall be provided as follows:

1. Access drives for one and two-family dwellings shall be a minimum of ten (10) feet wide and a maximum of twenty (20) feet at the property line. On corner lots, the access to the property shall be setback a minimum of 40 feet from the point of intersection curb lines.
2. Access drives for multiple-family dwellings, commercial and industrial uses shall generally be a maximum of thirty (30) feet wide at the property line and shall conform to the standards outlined in each zone.
3. The Zoning Administrator or his designee may allow an increase in driveway width if sufficient proof is provided that the increase will be necessary for traffic movement. The maximum driveway width shall be fifty (50) feet.

02-12-007 STACKING

Adequate stacking or waiting lanes for those uses requiring such stacking areas shall be designed so that no obstruction shall occur at the public right-of-way. A 72-foot minimum stacking area from the service point shall be provided for waiting areas which do not conflict with access to other required facilities.

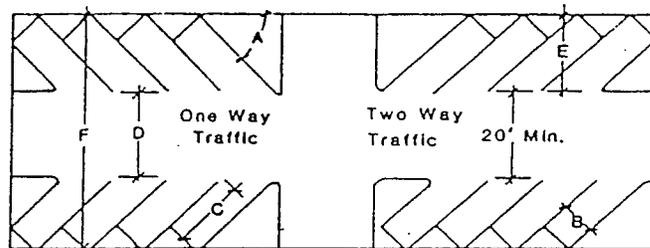
02-12-008 PARKING LOT LAYOUT

Parking lots shall be designed to provide for internal circulation so that each parking space is accessible to all other parking spaces without using a public street. All properties shall provide attractive, direct and safe pedestrian access to parking. The layout of the parking areas shall relate to building entrances. The following tables shall be used to provide the minimum design standards for parking lot layout:

Standard Vehicle Width - 9'      Depth - 18"					
A	B	C	D	E	F
0 Degree	10'	22'	*12'	10'	32'
30 Degree	9'	18'	*15'	18'	51'
45 Degree	9'	18'	*15'	21'	57'
60 Degree	9'	18'	*20'	22'	64'
90 Degree	9'	18'	24'	18'	60'
* One way traffic only					

Compact Vehicle Width - 9'      Depth - 16"					
A	B	C	D	E	F
0 Degree	10'	20'	*12'	10'	32'
30 Degree	9'	16'	*15'	15'	45'
45 Degree	9'	16'	*15'	17'	49'
60 Degree	9'	16'	*20'	18'	56'
90 Degree	9'	16'	24'	16'	56'
* One way traffic only					

### PARKING LOT REQUIREMENTS



- A = Parking Angle
- B = Stall Width
- C = Stall Length
- D = Aisle Width
- E = Stall to Curb
- F = Curb to Curb

02-12-009 COMPACT CAR DESIGN

Each compact space approved herein shall be individually designated as a compact space with either signage or painted letters on pavement of at least 12 inches high and seven inches wide stating "Compact". All compact parking spaces shall be approved by the City and shall be located throughout the required parking lot areas in groups as to allow appropriate design transition.

02-12-010 HANDICAPPED PARKING

Handicapped parking spaces shall be provided in off-street parking lots and shall count towards fulfilling the minimum automobile required parking. The number of handicapped parking spaces required shall be one space per each 60 parking spaces up to 300 parking spaces. One additional handicapped parking space shall be designated for each 200 additional parking spaces within the parking lot. Wherever the number of spaces required is a fraction, one handicapped space shall be added if the fraction is .5 or greater.

Physically handicapped parking spaces shall be located as near as practical to a primary building entrance with access ramps negotiable for all handicapped equipment. Each parking space shall be identified by a permanently affixed reflectorized sign and/or surface identification painting depicting the standard symbol for handicap parking.

02-12-011 LANDSCAPING AND SCREENING

Parking lots with five or more spaces must have a minimum of a 10-foot wide landscape strip adjacent to any street. Exterior perimeters of the parking lot shall have a minimum of a five-foot wide landscaping strip. Parking lots with more than twenty spaces must have a minimum of five percent interior landscaping. All landscaped areas shall consist of live plant materials and be serviced by a permanent underground water system. Trees shall be planted in the landscape areas at a ratio of one tree per 300 square feet of gross landscape area. Parking lots of five or more spaces shall provide a masonry wall six feet in height when parking lots are adjacent to a residential use. This solid barrier shall be maintained in good condition without any advertising thereon.

02-12-012 LIGHTING

Lighting used to illuminate any off-street parking area shall be arranged as to reflect the light away from adjacent properties and street traffic.

02-12-013 SURFACING

All off-street parking spaces and maneuvering area shall be paved and permanently maintained with asphalt, concrete or any other all-weather dustless surface approved by the Zoning Administrator of Naples City.

Agricultural and heavy equipment uses will be evaluated as to their impact on City streets with appropriate surfacing to be determined by the Zoning Administrator.

02-12-014 GRADING

Parking lots shall be properly graded to allow for drainage of surface water in an approved manner as to keep the parking area free of water and ice. Drainage plans are to be approved by the Zoning Administrator prior to issuance of a building permit.

02-12-015 STORAGE

All areas designated for off-street parking, maneuvering, loading or site landscaping shall not be used for outdoor storage of materials.

02-12-016 OFF-STREET LOADING SPACE DESIGN STANDARDS

Where necessary, there shall be provided and maintained adequate space for loading and unloading services. All loading areas or docks shall be located so that no vehicle shall be parked, or require maneuvering room within a public street.

Each loading facility shall not be less than 45 feet in length and 12 feet in width and shall have an overhead clearance of not less than 14 feet.

Sufficient room for turning and maneuvering vehicles shall be provided on the site.

Off-street loading facilities for one use shall not be considered as providing required off-street loading or parking facilities for any other use.

All truck loading spaces shall be separated from adjoining residential districts by a masonry wall not less than 6 feet in height.



Chapter 02-13 - Sign Regulations

Section	02-13-001	Signs.
	02-13-002	Signs in Residential Zones
	02-13-003	Clearance
	02-13-004	Lighting of Signs
	02-13-005	Location of Signs
	02-13-006	Height of Sign
	02-13-007	Sign Area
	02-13-008	Temporary Signs
	02-13-009	Sign Removal
	02-13-010	Permit Required

02-13-001 SIGNS

Advertising signs shall be regulated as follows:

02-13-002 SIGNS IN RESIDENTIAL AREAS:

No advertising signs of any kind shall be allowed in any residential zone, except signs pertaining to the sale or lease of residential property, and except for the name plates or signs indicating the property, and except for the name plates or signs indicating the existence of any office of a professional person and a home occupation.

02-13-003 CLEARANCE

For free-standing and projecting signs attached to a building, there shall be a minimum height of ten (10) feet between the ground or sidewalk and any part of projecting sign. Public necessity signs and monument signs (signs which are permanently anchored and are no more than five (5) feet in height) may be exempt from this requirement, with conditional use approval through the Planning and Zoning Commission, prior to installation of the monument or public necessity sign.

02-13-004 LIGHTING REQUIREMENTS

No lighting shall be installed which will permit rays of such light to penetrate onto any adjoining property used for residential purposes in such a way as could constitute a nuisance.

02-13-005 LOCATION OF SIGNS

1. Off-premise signs shall not be considered for use in the commercial and industrial zones and not permitted in residential zones.
2. No part of any sign shall be permitted to extend across any property line, except as provided for below in the C-1 zone.
3. All advertising and business signs shall be set back from the front property line or street right of way as follows:
  - A. C-1 Zone: none, except as may be required by the Planning Commission. Support structures for free-standing signs shall be placed behind the property line and not in the public right-of-way. Signs may project into the public right-of-way to within eighteen, (18) inches of the sidewalk..
  - B. MH, I-1 zones: ten (10) feet for sign support structure with a maximum allowed projection to within seven (7) feet of the property line or public right-of-way.

02-13-006 HEIGHT OF SIGN:

The maximum height shall not exceed fifty (50) feet.

02-13-007 SIGN AREA

The maximum allowed sign area for one (1) sign is as follows:

1. For free-standing signs: Three (3) square feet of sign area (not including support structure) per lineal foot of street frontage up to a maximum of three hundred <sup>150</sup>~~(300)~~ square feet for commercial zones and five hundred <sup>250</sup>~~(500)~~ square feet for industrial zones.
2. Flat signs: For flat signs that are either painted or attached to the building and do not project more than eighteen (18) inches from the building wall, a maximum of twenty-five percent (25%) of a wall area shall be considered a conditional use, and as such, shall require the approval of the Planning Commission prior to installation of the sign.
3. Both free standing and attached flat signs may be utilized by a business provided that each sign type conforms to the above limitations. In determining the sign area, the blocked area of the sign, including the area between the letters, shall be counted as part of the sign area.

02-13-008      **TEMPORARY SIGNS:**

Temporary advertising in industrial and commercial zones may be permitted by the building inspector for up to seven (7) days use, provided that such sign is not placed in a public right-of-way and will not create a safety hazard to the public.

02-13-009      **SIGN REMOVAL - CITY OFFICIAL AUTHORITY**

If a sign not legal in existence at the time this chapter is adopted does not conform with the requirements of this chapter, or if the construction, design, manner or use, or method of anchoring or supporting any sign makes such sign unsafe, the City Building Official shall proceed in any manner he/she deems necessary to cause the removal of the sign or the rebuilding of the sign to conform with the requirements of this chapter and the uniform building code.

02-13-010      **PERMITS REQUIRED**

Regardless of cost, no sign shall be erected or placed within the City of Naples without first making application for and obtaining a building permit therefore, except temporary window and political posters, temporary signs pertaining to the sale of adjacent property, and name plates or identification signs indicating the existence of an approved home occupation or professional office. In addition to the requirements of this chapter all pre-existing off-premise signs designed to be read or comprehended from U.S. Highway 40 or 44 shall comply with the regulations established by the State of Utah. Any building permit herein required and construction or placement of a sign, shall not commence until all approvals have been obtained.

All signs will have a stamped engineered set-up and placement plan. The plans are part of the building permit requirements.



## Chapter 02-22 Planned Commercial Zone - C-PUD

Section	02-23-001	Purpose and Intent
	02-23-002	Sign Regulations
	02-23-003	Special Regulations
	02-23-004	Permitted Uses
	02-23-005	Site Development Standards
	02-23-006	Protection of Adjoining Residential Properties
	02-23-007	Special Sign Limitations
	02-23-008	General Regulations
	02-23-009	Submission of Application
	02-23-010	Planning Commission Action
	02-23-011	City Council Action
	02-23-012	Final Development Plan
	02-23-013	Building Permit Issuance and Time Limitation

### 02-22-001 PURPOSE AND INTENT

The intent of the planned commercial zone is to permit the establishment of a well-designed complex of retail commercial facilities and associated services, which will provide goods and services for the people to be served, minimize traffic congestion of public streets in the vicinity, and which shall best fit the general environment and land use pattern of the area. The protective standards contained in this chapter are intended to minimize any adverse effect of the planned commercial zone on nearby property values, by achieving maximum compatible integration of land uses, by preserving the aesthetic qualities of the area, and to provide for safe and efficient use of the planned commercial zone itself.

### 02-22-002 SIGN REGULATIONS

The height, size, and location of the permitted signs shall be in accordance with the regulations set forth in Chapter 13 of this ordinance.

### 02-22-003 SPECIAL REGULATIONS

Since it is intended that the establishment within this zone will serve the entire city and surrounding area, this zone is located in the city in a location that will best serve the population of the area.

It is characterized by the co-mingling of commercial uses and dwellings. However, primacy is given to commercial uses within the zone. Existing structures will be allowed to continue with their designed intent such as apartments, homes, student housing, etc. as stipulated in "non-conforming use of land" section. In an effort to give some protection to the surrounding residential zones and to promote a

progressive, well kept business area, no storage of merchandise, material or junk, except vehicles in running order, is permitted in this zone outside of enclosed buildings nor shall any dust, noise, odor, smoke, fumes, vibration, or intermittent glare be emitted from the premises. Owners and developers of property should bear in mind that premise is given to commercial uses and should develop and maintain their property in recognition thereof.

Where a commercial development adjoins any lot or parcel of ground in any residential zone, there shall be provided along the adjoining property line a decorative, sight obscuring fence, a ten (10) foot wide planting strip or any combination of fencing and landscaping which, in the opinion of the city planner, adequately protects the adjoining residential property and is properly maintained.

All materials and merchandise, except vehicles in running order, shall be stored in an enclosed building or within an enclosure surrounded by a solid sight-obscuring fence or wall of not less than six (6) feet in height, of a neutral color and no material or merchandise shall be stored to a height of more than the height of the enclosing fence or wall. Chain link fencing does not qualify.

No trash, rubbish, weeds or other combustible material shall be allowed to remain on any lot outside of approved containers in any commercial zone. No junk, debris, abandoned or dismantled automobile or automobile parts or similar material shall be stored or allowed to remain on any lot in any commercial zone.

In addition to the five percent (5%) landscaping required on the private lot area, all road right-of-way not utilized for pavement, curb or sidewalk shall be planted and maintained as landscaped area.

All solid waste storage facilities shall 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.

Hereinafter, specified permitted and conditional uses shall be permitted only when the following conditions are complied with:

1. All manufacturing shall be done within a completely enclosed building.
2. All uses shall be free from objection because of odor, dust, smoke or noise.

#### 02-22-004 PERMITTED USES

In the following list of possible uses, those designated in any zone as "P" will be a permitted uses. Uses designated as "C" will be allowed only when authorized by a conditional use permit obtained, as provided in Chapter 6 of this title.

Use	Zone C-PUD
1. Air conditioning, sales and service	P
Altering, pressing, and repairing of wearing apparel	P
Amusement enterprises	P
Animal hospital, small animals only, and provided conducted within completely enclosed building	P
Antique, import or souvenir shop	P
Archery shop and range, provided conducted within completely enclosed building	P
Art and artists supply store	P
Athletic and sporting goods store, excluding sale or repair of motor vehicles, motor boats or motors	P
Athletic club	P
Automobile parts sales - within completely enclosed building	P
Automobile, new or used, sales and service	C
Awning sales and service	P
2. Baby formula service	P
Bakery manufacture limited to goods retailed on premises	P
Bakery goods manufacturing	P
Bank or financial institution	P
Barber shop	P
Bath and massage establishment	C

	Beauty culture school	P
	Beauty parlor for cats and dogs	P
	Beauty shop	P
	Bicycle sales and service	C
	Billiard parlor	C
	Blueprinting or photostating	P
	Boat sales and service	C
	Bookbinding	P
	Book store, retail	P
	Bowling alley	C
	Boxing arena	C
	Building materials sales or yard	C
3.	Cafe or cafeteria	P
	Candy manufacture	P
	Candy store, confectionery	P
	Carbonated water sales	P
	Carpenter and cabinet shop	P
	Carpet and rug cleaner	C
	Carpet, rug, and linoleum service	P
	Car wash, laundry type	C
	Car wash, manual spray	P
	Cash register sales and service	P
	Catering establishment	P

	China, crystal and silver shop	P
	Christmas tree sales	P
	Church	P
	Church, temporary revival	C
	Cleaning and dyeing establishment	P
	Clinics, medical or dental	P
	Clothing and accessory store	P
	Communication equipment building	P
	Contractor shop, provided work conducted within a completely enclosed building	C
	Costume rental	P
4.	Dairy products store	P
	Dance hall	C
	Data processing service and supplies	P
	Delicatessen	P
	Department store	P
	Detective agency	P
	Diaper service, including cleaning	P
	Drapery and curtain store	P
	Drugstore	P
5.	Educational institution	P
	Egg and poultry store, providing no live bird slaughtering or eviscerating permitted	P
	Electrical and heating appliances and fixtures sales and service	P

	Electronic equipment sales and service	P
	Employment agency	P
	Express and transfer service	C
6.	Fabric and textile sales	P
	Farm implement sales	C
	Film exchange establishment	P
	Five and ten-cent store	P
	Florist shop	P
	Frozen food lockers, incidental to a grocery store or food business	P
	Fruit store or stand	P
	Furniture sales and repair	P
	Fur apparel sales, storage or repair	P
7.	Garden supplies and plant material sales	P
	Gift store	P
	Glass sales and service	P
	Government buildings or uses, non-industrial	P
	Greenhouse and nursery; soil and lawn service	P
	Grocery store	P
	Gun smith	P
	Gymnasium	P
8.	Hardware stores	P
	Health club	P
	Hobby and grafts store	P

	Hospital supplies	P
	Hotel	P
	House cleaning and repair	P
	House equipment display	P
	Household appliance sales and incidental services	P
9.	Ice cream parlor	P
	Ice store or vending station	P
	Insulation sales	P
	Insurance agency	P
	Interior decorating and designing establishment	P
10.	Janitor service and supply	P
	Jewelry store, sales and service	P
11.	Knitting mills	P
12.	Laboratory, dental or medical	P
	Laundry or dry cleaning, Laundromat type	P
	Laundry or dry cleaning, collection station	P
	Laundry or dry cleaning establishment	C
	Launderette or Laundromat	P
	Lawn mower sales and service	P
	Leather goods, sales and service	P
	Legal office	P
	Linen store	P
	Linen supply service	P

	Locksmith	P
	Lodge or social hall	P
	Luggage store	P
	Lumber yard	C
13.	Manufacture of goods retailed on premises	C
	Meat, fish, and seafood store	P
	Medical office	P
	Millinery	P
	Miniature golf	C
	Monument works and sales	P
	Mortuary	P
	Motel	P
	Motorboat sales and service	P
	Motorcycle and motor scooter sales and service	P
	Music store	P
14.	Needlework, embroidery or knitting store	P
	Newsstand	P
	Notions store	P
	Novelty store	P
15.	Office in which goods or merchandise are not commercially created, exchanged or sold	P
	Office supply	P
	Office machines, sales and service	P
	Optometrist, optical or oculist	P

16.	Paint or wallpaper store	P
	Paperhanger shop	P
	Park and playground	P
	Parking lot or garage for passenger automobiles	P
	Pawnshops	P
	Penny arcade	C
	Pest control and extermination	P
	Pet and pet supply store	P
	Pharmacy	P
	Photographic supplies	P
	Photo studio	P
	Physician or surgeon	P
	Pie manufacture	P
	Plumbing shop	C
	Popcorn or nut shop	P
	Post office	P
	Printing, lithographing, publishing or reproduction sales and service	P
	Professional office	P
17.	Radio and television sales and service	P
	Radio, television or FM broadcasting Station	P
	Real estate agency	P
	Reception center or wedding chapel	P
	Recreation center	C

	Restaurant, drive-in	P
	Roofing sales or shop	P
18.	Second-hand store	P
	Seed and feed store, retail	P
	Service station, automobile with rotating brush car wash as accessory use	P
	Sewing machine sales and service	P
	Shoe repair or shoe shine shop	P
	Shoe store	P
	Shooting gallery	C
	Sign manufacture or sign painting	C
	Sign, animated	P
	Sign, business	P
	Sign, construction project	P
	Sign, directional	P
	Sign, flat	P
	Sign, free-standing	P
	Sign, identification and information	P
	Sign, marquee	P
	Sign, nameplate	P
	Sign, projecting	P
	Sign, temporary	P
	Sign, wall	P
	Supermarket	P

- |     |   |   |
|-----|---|---|
| 19. | Tailor shop   | P |
|     | Taxi-cab stand  | P |
|     | Taxidermist   | P |
|     | Telegraph office  | P |
|     | Temporary building for uses incidental to construction work. Such shall be removed upon the construction work | P |
|     | Temporary permits for bazaars and carnivals   | C |
|     | Theater, indoor   | P |
|     | Toy store, retail   | P |
|     | Trailer sales and service   | C |
|     | Travel agency   | P |
|     | Travel-trailer courts   | C |
| 20. | Used car lot  | C |
| 21. | Variety store or stand  | P |
|     | Ventilation equipment, sales and service  | P |
| 22. | Weather stripping shop  | P |
|     | Window washing establishment  | P |
| 23. | Other uses not mentioned above, but ruled by the Planning Commission to be similar to uses permitted above.   | C |

02-22-005 SITE DEVELOPMENT STANDARDS

1. C-PUD Zone
  - A. Minimum lot area - one (1) acre
  - B. Maximum lot width - one hundred (100) feet

C. Minimum yard setbacks

1. Front -- thirty (30) feet
2. Side - none, except ten (10) feet adjoining a residential zone, or where required by the uniform building code
3. Side facing street on corner lot - twenty (20) feet
4. Rear - none, except thirty (30) feet adjoining a residential zone

D. Building height

1. Minimum - one story
2. Maximum - Thirty-five (35) feet

E. Lot coverage - the aggregate of all buildings shall not exceed sixty percent (60%) of the entire lot area

02-22-006 PROTECTION OF ADJOINING RESIDENTIAL PROPERTIES

Where a planned commercial development adjoining any lot in any residential zone, there shall be provided and maintained along such property line an ornamental masonry opaque fence of not less than six feet (6) in height, provided, however, that such fence shall be four (4) feet in height along the property line, which bounds the front yard of adjoining residential lots.

02-22-007 SPECIAL SIGN LIMITATIONS

Off-premise or billboard advertising signs shall not be permitted in the planned commercial zone.

02-22-008 GENERAL REGULATIONS

1. A C-PUD zone may be established only upon land held in single ownership, or under unified control, or where the Planning Commission determines that commercial development on separate adjoining properties should be coordinated for a physically unified commercial facility, which will be compatible with the surrounding land uses.

2. The location of the C-PUD zone shall have an acceptable relationship to and further the purposes of the comprehensive plan for the city, as determined by the Planning Commission.

02-22-009 SUBMISSION OF APPLICATION

A rezoning petition for a planned commercial zone shall be submitted to the Planning Commission, and shall be accompanied by a preliminary development plan for the commercial center showing a unified and organized arrangement of buildings and structures and their proposed uses, off-street parking, internal and external traffic circulation, and service facilities, architectural sketch drawings, landscaping plans, and sketches demonstrating the design and character of the proposed development. The developer shall submit all evidence deemed necessary by the City Council and/or Planning Commission of his ability to undertake and complete the proposed project.

02-22-010 PLANNING COMMISSION ACTION

The Planning Commission shall recommend approval or denial of the zoning petition and preliminary development plan to the City Council. The recommendation of the Planning Commission may contain conditions, limitations, or amendments to the preliminary development plan to insure that the planned commercial development is integrated into its surroundings, and serves the public interest to the greatest extent possible. The Planning Commission may also require a reasonable financial guarantee, to be provided by the developer, in the form of a cash deposit or bond, to insure the completion of the landscaping, and other improvements for the entire plan, or phase thereof.

02-22-011 CITY COUNCIL ACTION

The City Council, after holding a public hearing thereon, may approve or disapprove a petition for planned commercial zone. In approving a zoning petition, the City Council may concurrently approve a preliminary development plan, together with whatever amendments, conditions, or requirements, as it may deem necessary to secure the purpose of this chapter.

02-22-012 FINAL DEVELOPMENT PLAN

After the rezoning of a site to a C-PUD zone, a final development plan for the entire project, or for the initial phase if a stage development plan has been approved, shall be submitted to and approved by the Planning Commission, as complying with the regulations and requirements attached thereto, prior to the issuance of any building permits. The final development plan shall show in detail the proposed areas and

locations of buildings, off street parking, internal and external traffic circulation, improvements, landscaping, signs and service facilities. No changes shall be made in the final development plan during the course of construction, pursuant there, without first obtaining the approval of the Planning Commission. Copies of the approved final development plan shall be kept on file in the office of the Planning Commission, or building inspector, and only changes which may be subsequently approved shall be added thereto.

02-22-013 BUILDING PERMIT ISSUANCE AND TIME LIMITATION

1. A building permit shall be secured and construction begun, in accordance with the approved final development plan, within eighteen (18) months from the date of final approval. Application may be made for not more than twelve (12) months extension of the time limit for commencement of construction. Building permits shall be issued only for those uses and building indicated on the approved final development plan. Building permits shall not be issued until a financial guarantee guaranteeing the installation of improvements and landscaping has been accepted by the city.
2. In the event construction is not started within the specified time limits, the Planning Commission shall review the classification of the zone, and the progress which has taken place, and, if deemed necessary, revoke the plan approval and initiate proceedings to rezone said property to its prior classification, or to a zone consistent with the comprehensive plan.

## Chapter 02-23 Industrial Zones I-PUD

I-1	Light Industry
I-2	Heavy Industry

Section	02-23-001	Objectives and Characteristics of Zones
	02-23-002	I-1 Zone, Purpose and Intent
	02-23-003	I-1 Zone, Permitted Uses
	02-23-004	I-1 Zone, Conditional Uses
	02-23-005	Special Provisions
	02-23-006	I-2 Zone, Purpose and Intent
	02-23-007	I-2 Zone, Permitted Uses
	02-23-008	I-2 Zone, Conditional Uses
	02-23-009	Area, Frontage, Location and Height Requirements

### 02-23-001 OBJECTIVES AND CHARACTERISTICS OF ZONES

The I-1 industrial zone covers that portion of the city which is suited for light and medium intensity industrial development. In an effort to give some protection to nearby residential and commercial zones, certain types of industrial uses are not permitted in the I-1 zone, such as industries which are hazardous, or are offensive, due to excessive odors, noise, vibration, dust, or other emissions.

The I-2 heavy industrial zone, is that area of the city better suited for heavy industrial use. Heavy industrial uses are of more intense nature than those uses permitted in the I-1 zone, and often are accompanied by noise, odors, and other factors, which make the uses objectionable near residential and commercial zones.

Because of the adverse effects which occur when permitted to co-mingle, hotels, motels, schools, churches, and residential dwellings (except caretaker's dwellings) are not permitted in the I-1 zone and I-2 zone.

### 02-23-002 I-1 ZONE - PURPOSE AND INTENT

The objective in establishing the I-1 industrial zone is for the purpose of providing space for light manufacturing and fabrication of goods in a controlled and aesthetically desirable environment. To provide areas for the promotion of new industry for the city is to accommodate basic industries which tend to increase the employment and economic base and which market their products on a wholesale basis, primarily outside of the local economy. The zone is characterized by attractively designed buildings, landscaping, and off-street parking. Developments in these areas shall have a park-like appearance which lends the buildings and manufacturing areas into the landscaped areas.

02-23-003 I-1 ZONE - PERMITTED USES

The following buildings and uses of land shall be permitted in the I-1 zone, upon compliance with the requirements of this ordinance:

Agriculture, livestock, and buildings and structures related to agriculture and the raising of livestock, except livestock feed yards containing more than one hundred (100) head, and hog farms containing more than thirty (30) hogs.

All industrial, manufacturing, and processing establishments, except the following:

Animal by-products, manufacture of explosives, acetylene, acid, alcohol and ammonia.

Automobile repair shop

Caretakers dwelling, incidental to the use of the land for industrial purposes

Carpenter, electrical, plumbing or heating shops

Concrete mixing and batching plants

Cesspool cleaning equipment and storage

Dry Cleaning plant

Farm and construction equipment - sales, rental and service establishments

Fertilizer and soil conditioner manufacture and processing and sales of animal products

Feed, cereal and flour mill

Food processing, wholesale, excluding fish, meat, vinegar, yeast and fat

Foundry, light weight casting, nonferrous without causing odors or fumes

Furniture upholstery shop

Honey extraction and processing

Ice manufacture and storage

Insulation sales and services

Knitting mill

Manufacturing establishments

Machine shop, general

Pest control and extermination

Planing mill

Plumbing shop

Printing

Publishing or lithography shops

Rubber welding

Sand blasting

Seed and feed store - retail

Sheet metal shop and retinning, provided all operations are conducted within a completely enclosed building

Sign manufacture or sign painting

Storage of merchandise, materials, equipment, either inside or outside of buildings

Storage rental units

02-23-004 I-1 ZONE, CONDITIONAL USES

The following uses may be permitted, when a conditional use permit has been granted, in accordance with Chapter 6 of this ordinance:

1. Livestock feed yards and hog farms
2. Asphalt mixing plants, coal yards
3. Automobile wrecking and salvage yards, when surrounded by a sight-obscuring fence so that the material stored in the enclosure cannot be seen from any public street adjacent to the yard .

4. Temporary dwellings for employees up to two (2) structures housing no more than six (6) persons for a period not to exceed one (1) year.
5. Motels, hotels

02-23-005 SPECIAL PROVISIONS

Solid waste storage facilities shall be located so that it is screened from all public streets.

Where any industrial zone adjoins any lot in a residential zone, there shall be provided and maintained along such property line a six (6) foot wooden or ornamental masonry or other decorative solid fence or wall of a neutral color, and/or landscaping which, in the opinion of the city will adequately protect the adjoining residential property

All outside parking area shall be lighted during the evening business hours. All lights shall be directed away from adjacent residential areas.

1. Any use listed as a permitted or conditional use in the C-PUD commercial zone, shall be a permitted use in the I-1 industrial zone, except for the following uses, which are not permitted:  
  
Churches, schools, travel-trailer courts, day-care nurseries, and residential dwellings, except caretaker dwellings. Motels and hotels shall be a conditional use.
2. Agriculture, livestock, and buildings and structures related to agriculture and the raising of livestock, except livestock feed yards containing more than one hundred (100) head, and hog farms containing more than thirty (30) hogs.
3. All industrial, manufacturing, and processing establishments, except the following:  
  
Animal by-products, manufacture of explosives, acetylene, acid, alcohol, and ammonia.
4. Storage of merchandise, materials, equipment, either inside or outside of buildings.
5. Meaningful landscaping of not less than five percent (5%) of the lot frontage area shall be required in the I-1 zone.

02-23-006 I-2 ZONE, PURPOSE AND INTENT

02-23-007 I-2 ZONE, PERMITTED USES

The following uses shall be permitted in the I-2, heavy industrial zone:

1. Any use listed as permitted or conditional use in the C-1 and I-1 zones shall be permitted in the I-2 zone, except for the following uses, which are not permitted:

Motels, hotels, churches, schools, travel-trailer courts, day-care nurseries, and residential dwellings, except caretaker dwellings.

2. Petroleum refining and petroleum storage
3. Rock crushing

02-23-008 I-2 ZONE, CONDITIONAL USES

The following uses may be permitted, in accordance with Chapter 6 of this ordinance:

1. Manufacture of explosives, and other chemical and products of an objectionable or dangerous nature, including insecticides.
2. Ore smelting and refining; sewage treatment facilities and lagoons .
3. Other uses which create a substantial amount of odor and noise, in excess of those levels customary to most industrial operations.

02-23-009 AREA, FRONTAGE, LOCATION, AND HEIGHT REQUIREMENTS

There shall be no area, frontage, or height requirements in the I-1 and I-2 zones, except that an area sufficient to accommodate setbacks, off- street parking, loading and unloading, and vehicular access shall be provided.

Location requirements:

All buildings and structures shall be set back at least thirty (30) feet from the right-of-way line of public streets, and from all residential zone boundaries.



Chapter 02-24 Highway CI PUD Overlay Zone - Landscaping

Section	02-24-001	Purpose and Intent
	02-24-002	Landscaping Standards
	02-24-003	Appeals

02-24-001 PURPOSE AND INTENT

The purpose is to establish landscaping standards designed to enhance the aesthetic perception of Naples City Highway 40 by improving the visual image. Pursuant to the recommendations of the Naples General Plan, specific landscaping standards shall be required.

02-24-002 LANDSCAPING STANDARDS

All properties with frontage on Highway 40 shall provide a minimum 20 foot landscaped buffer along the entire frontage between the back of the curb and the parking area. No parking, outside storage or temporary signage shall be allowed within the landscape buffer. This requirement shall take effect when building permits are required in the following situations:

1. All new construction on vacant parcels.
2. All new construction within 200 feet of Highway 40.
3. Any substantial modification to an existing site or structure in which the estimated construction cost exceeds \$50,000.

Fifty percent of the area of the landscaped buffer shall be planted with shade and/or large conifer trees. The remaining 50% of the area shall include, but are not limited to, sidewalk, vehicular access drives, specialty paving, street furniture, outdoor seating areas, out door pedestrian lighting. There will be a minimum of one tree planted for each 600 square feet of the grass area of the landscaped buffer. There will be a minimum of one pedestrian light for every 150 running feet of frontage along Highway 40.

Trees to be planted in the landscaped buffer shall be selected from the following list:

The pedestrian lighting type will be selected from the following list:

Deciduous trees shall be a minimum size of 2" caliper and not less than eight feet high. Conifer trees shall be not less than six feet in height.

The landscaped buffer shall be bermed to facilitate drainage and aid in the survival of planting's. Berming shall have a minimum slope of 1:4.

All landscaping shall include an irrigation system and shall be perpetually maintained. Failure to maintain the landscaped buffer in a condition substantially similar to its original approved condition shall be an infraction punishable by a fine up to \$299 for each day of non-compliance after receiving written notice giving ten (10) days to comply.

02-24-003 APPEALS:

Appeals may be made from the requirements of this section only if one of the following situations apply:

1. If it is new construction and the property owner can demonstrate that full compliance will render his property unusable for development.
2. If it is remodeling of an existing structure and full compliance is not possible due to location of existing buildings or because compliance would necessitate elimination of improvements required by other ordinances which could not be relocated elsewhere on the site.

If one of the conditions listed above applies, the property owner may apply for a hearing before the Planning Commission to request a modification to the requirements of this Chapter. If the Planning Commission finds that no modifications is warranted, that finding may be appealed as provided below.

Appeal may be made to the City Council from any decision, determination or requirement of the Planning Commission by filing with the City Recorder a notice thereof in writing within ten (10) days after such a decision or determination or requirement is made. Such notice shall set forth in detail the action and grounds upon which the appellant deems himself aggrieved.

The City Recorder shall set the appeal for hearing before the City Council to be held within 45 days from the date of receipt of the appeal. Such hearing may, for good

cause, be continued by order of the City Council. Written notice of the date set for hearing the appeal shall be mailed to the appellant at least ten (10) days before the appeal hearing date. After hearing the appeal, the City council may affirm, modify, or overrule the decision, determination or requirement appealed and enter any such order or orders as are in harmony with the spirit and purpose of the Chapter. The filing of an appeal shall stay all proceeding and actions in furtherance of the matter appealed, pending a decision of the City Council.

The appellant may appeal any decision of the City Council to the District Court. Such appeal shall be made within thirty (30) days of the rendering of a decision by the City Council.

# **Naples City Planning and Zoning Commission Minutes August 14, 2001**

This regular meeting of the Naples City Planning and Zoning Commission was called to order at 7:20 p.m.

**Commission Present:** Chairman Holt Harrison, Vice-Chairman Robin Bemis, Arnold Baker and Brent Cooper

**Commission Absent:** Loa Kay Bowthorpe, Jim Richards

**Council Representative:** Everett Coon, absent

**Others Present:** Craig Blunt

## **Welcome/Disclosures**

Chairman Harrison welcomed the Commission members. He asked if there were any disclosures. There were none. He also asked if there were any additions or changes to the agenda. There were none. Arnold Baker moved to approve the agenda. Robin Bemis seconded. All voted aye.

## **Approval of July 10, 2001 Minutes**

Robin Bemis moved to approve the minutes of the July 10, 2001 meeting. Arnold Baker seconded. All voted aye.

## **Ordinance Review:**

The Commission reviewed the Sign Ordinance, Commercial Zone Ordinance, Industrial Zone Ordinance, and the Highway CPUD overlay ordinance.

## **Next Meeting Agenda Items:**

At the next regular meeting of the Planning and Zoning Commission they will develop the RA-1, RA-2 (PUD), R-1, R-2 and A-1 Zones.

## **Adjourn:**

Arnold Baker moved that the meeting be adjourned. It was seconded by Robin Bemis. All voted aye.

**Naples City Planning and Zoning Commission**  
**Minutes**  
**September 11, 2001**

The regularly scheduled meeting of the Naples City Planning and Zoning Commission was cancelled due to the terrorist bombings that occurred in our nation this date.

# Naples City Planning and Zoning Commission

## Minutes

### October 9, 2001

This regular meeting of the Naples Planning and Zoning Commission was held at the Naples City office at 1420 East 2850 South. The meeting was called to order at 7:50 p.m.

Commission attendance: Chairman Holt Harrison, Vice-chairman Robin Bemis, Jim Richards and Brent Cooper.

Commission absent: Loa Kay Bowthorpe, Charles Baker

Council representative: Everett Coon, present

Others attending: Craig Blunt

#### **Welcome and Disclosures:**

Chairman Harrison welcomed the commission to the meeting and asked if there were any additions or deletions or conflicts to the agenda. There were none. Everett Coon moved to approve the agenda. Jim Richard's seconded. The motion passed with all voting aye.

#### **Approval of Minutes:**

Robin Bemis moved to accept the minutes of August 14, 2001 and September 11, 2001. Brent Cooper seconded and all voted aye.

#### **Review of Vernal City Annexation Plan:**

The commission reviewed the annexation plan of Vernal City. Vernal City is squaring up their boundaries to the South and East.

#### **Ironwood Subdivision - Phase II:**

Craig Blunt reported that Cliff Grua would like to revise his infrastructure cost estimate as shown on the engineer infrastructure work sheet (attached). Mr. Grua has put in the water and sewer. The costs associated with this was subtracted from the cost estimate sheet. The commission agreed with the adjustment.

## **Intersection of 2500 South Highway 40:**

The commission discussed the need for a stoplight at the intersection of 2500 South and 1500 East Highway 40. The commission discussed roundabouts as an alternative.

## **ZJ Auction:**

This item was tabled due to lack of site plan.

## **Ordinance Development Continued:**

### **Agriculture Zone (A-1)**

The A-1 Agricultural Zone is established to provide areas in which agricultural pursuits can be continued within the City of Naples.

Naples City residents identify “quality of life” and “rural atmosphere” as the primary reasons they enjoy living in the area. Many associate the small-town sense of place and lifestyle with the surrounding agricultural environment. As Naples City continues to grow, it will become increasingly difficult to maintain the existing rural character unless measures are taken to preserve agricultural areas.

The intent is to protect agricultural uses from being encroached upon by urban development until such a time as residential or commercial development becomes necessary or desirable. The basic agricultural character will be protected or take priority, if such a time as residential or commercial development becomes necessary or desirable.

The character of agriculture is defined as, but not limited to, raising of crops, grains, fruits, livestock, fowl and the building incidental to farming and ranching uses.

### **Permitted Uses:**

1. No farm animal shall be kept on lots containing less than 20,000 square feet, which does not include the square footage of residential structures.
2. The keeping and raising of not more than eight (8) hogs for each one acre of farmland, provided that no person shall feed any such hog any dead animal parts, or offal, other than that produced on the premises.
3. Barns, corrals, pens, coops and feed storage building for the keeping of animals and fowl, provided such structures are for the care and keeping of livestock and

fowl are to be located at least 200 feet in distance from any dwelling and public or semi-public building on an adjoining parcel of land.

4. One and two family dwellings and buildings accessory thereto.
5. Public utilities, buildings and facilities.
6. Schools and churches, parks and golf courses, plant nurseries, veterinarian hospitals, hospitals and medical clinics.
7. Home occupation in accordance with this ordinance.
8. Planned Unit Development (PUD) in accordance with this ordinance.

Naples City continues to support property owner-initiated agricultural protection areas as outlined in the Utah State Code and also continues to encourage wildlife management practices sensitive to agricultural land uses.

**Conditional Uses:**

1. Commercial land uses may be allowed within an agricultural zone on a conditional basis provided that they are agricultural based and determined compatible with the adjacent agricultural land uses. Non-agricultural development will be encouraged to locate in more appropriate zones.
2. Cluster and perimeter-type residential development are encouraged on a case-by-case basis within the agricultural zones. These types of development will be allowed as a conditional use on marginal agricultural grounds and on prime agricultural grounds, to be determined on a case-by-case basis.
3. Oil and gas wells
4. Kennel
5. Gravel and sand pit
6. Private airport

**Area Requirements:**

Each one-family dwelling shall be located on a lot containing at least 16,000 square feet of land, and a two-family dwelling on a lot containing at least 24,000 square feet of land.

### Width Requirements:

The minimum width of any building site for a dwelling shall be one hundred (100) feet measured at a distance of thirty (30) feet back from the front lot line.

### Location Requirements:

1. Front setback - all buildings and structures shall be set back at least thirty (30) feet from the front lot line.
2. Side setback - all dwellings and other main buildings shall be set back from the side property line a distance of at least eight (8) feet, and the total distance of the two side setbacks shall be at least twenty (20) feet.

The minimum side setback for accessory buildings shall be the same as for main buildings, except that no side setback shall be required for accessory buildings located twelve (12) feet or more in back of the dwelling.

On corner lots, the side setback from the street for any dwelling, accessory building or other main building, shall not be less than twenty (20) feet.

3. Rear setback - for interior lots, all dwellings and other main buildings shall be set back from the rear property line a distance of at least thirty (30) feet. Accessory buildings shall be set back at least one (1) foot from the rear property line.

For corner lots, all dwellings and other main buildings shall be set back from the rear property line a distance of at least thirty (30) feet, except that for dwellings having an attached garage or carport, the setback shall not be less than twenty (20) feet. Accessory buildings on corner lots shall be set back from the rear property line a distance of not less than eight (8) feet, except in the interior rear lot corner where the setback may be one (1) foot.

Work in progress:

Commission members will work on the following zones:

Holt Harrison:	R1 and R2
Jim Richardson:	RA-1
Brent Cooper:	RA-2 PUD

Craig will work on annexation.

The next meeting is scheduled for November 7, 2001, at 7:00 p.m.

With no further business Robin Bemis moved to adjourn. Jim Richards seconded. All voted aye.

# Naples Planning and Zoning Commission

## November 7, 2001

### Minutes

This meeting of the Naples Planning and Zoning Commission was held at the Naples City offices, 1420 East 2850 south, Naples, Utah. The meeting was called to order at 7:05 p.m.

**Commission Present:** Chairman Holt Harrison, Vice-Chairman Robin Bemis, Jim Richards and Loa Kay Bowthorpe.

**Commission Absent:** Brent Cooper, Charles Baker

**Council Representative:** Everett Coon, present

**Others Present:** Craig Blunt

#### **WELCOME/DISCLOSURES:**

Chairman Harrison welcomed the Commission and visitors to the meeting. He asked if there were any changes or additions to the agenda. There were none. He asked if there were any conflicts with the agenda. There were none.

Everett Coon moved to approve the agenda. Jim Richards seconded. The motion passed with all voting aye.

#### **APPROVAL OF MINUTES:**

Robin Bemis moved to approve the minutes of October 9, 2001, with the following corrections:

- 1) page 2 of 4, zone A-1, #2 - removed market refuse and garbage and replace it with "dead animal parts".
- 2) page 3, zone A-1, #6 - add hospital and medical clinics.

Jim Richards seconded. The motion passed with all voting aye.

#### **SITE PLAN REVIEW - BILL JR. RATHOLE DRILLING - Business expansion at 1500 South 1430 East:**

Bill Martin handed out a site plan for the commission's review. Mr. Martin explained the additions and expansions of the rathole business as illustrated on the site plan. The Commission discussed the site plan. Following the discussion Everett Coon moved to approve the site plan and recommended it for approval to the City Council at their next meeting. Robin Bemis seconded, the motion passed with all voting aye.

**CONDITIONAL USE - SITE PLAN REVIEW - ZJ BOAT AND STORAGE - 2368 South 1500 East:**

Mr. and Mrs. Zander McIntyre could not make the meeting. The Commission reviewed the information they had. The site plan showed storage of boats and RV's. There are open buildings on the south end for some sort of storage. The following items are ones the commission would like added to the plan:

- 1) Grass/weeds kept mowed to 6 inches or less in length
- 2) Boats kept parked in an orderly manner - in neat, orderly rows.
- 3) Access for emergency vehicles. Emergency vehicles shall have access to all areas.
- 4) Provide a six foot high non-see-through buffer to adequately shield the storage area from outside view - ordinance Chapter 02-22, Commercial zone.

**HWY. 40 1500 SOUTH ACCESS - UDOT PERMIT - MARK CALDWELL - WESTERN PETROLEUM:**

Following review of the UDOT Hwy. 40 access permit request for Western Petroleum to widen their access from 30 feet to 50 feet, Robin Bemis moved to approve the proposal, and recommended the proposal for approval to the City Council at their next meeting. Jim Richards seconded the motion. The vote is as follows:

Robin Bemis	Aye
Jim Richards	Aye
Holt Harrison	Aye
Everett Coon	Abstain
Loa Kay Bowthorpe	Abstain

**1300 SOUTH AND 1300 EAST FUTURE ROAD PROPOSAL:**

Craig Blunt presented a proposal to build 1300 South from Hwy. 40 to 1200 East and 1300 East from 1100 South to 1300 South. The property owners had petitioned the city to consider these roads for their next project. They would open access for additional property to be developed. It would also give a second access to the P&W Industrial area and the One Industrial area.

The Commission reviewed the road map and recommended that the minimum easement should be 60 feet. The width of the asphalt should be 40 feet, the same as the streets that the proposed roads would join. Drainage was discussed and the engineer who would be assigned to this project would review the master drainage plan and make recommendations.

**MASTER DOWNTOWN PLAN:**

The draft of the downtown plan was reviewed. Everett Coon recommended that in the general plan, page 3.2 - 8a, that the street median be removed and the location of downtown, 8b, be changed to 2500 South to 3000 South. The Commission agreed to these changes. The Commission would like more time to review and make additional proposals at the next meeting on December 11, 2001.

## ZONING ORDINANCE UPDATE AND REVIEW:

RA-1:

Jim Richards presented the RA-1 Zone for the Commission's review and update. After discussion the following was accepted:

### Chapter 02-18 RESIDENTIAL-AGRICULTURAL ZONE RA-1

Section	02-18-001.	Objectives and Characteristics of Zone
	02-18-002.	Use Requirements
	02-18-003.	Area Requirements
	02-18-004.	Width Requirements
	02-18-005.	Location Requirements
	02-18-006.	Height Requirements
	02-18-007.	Size of Dwelling
	02-18-008.	Special Provisions

#### 02-18-001. OBJECTIVES AND CHARACTERISTICS OF ZONE

The RA-1 Residential-Agricultural Zone has been established for the primary purposes of providing a location where residential development associated with limited numbers of livestock can be maintained. This zone is currently characterized by large lots or tracts of land interspersed by dwellings, barns, corrals, and agricultural service buildings used in connection with farming operations.

In order to accomplish the objectives and purposes of this ordinance, and to stabilize and protect the essential characteristics of this zone, the following regulations shall apply in the RA-1 Residential-Agricultural Zone:

#### 02-18-002. PERMITTED USES

The following buildings, structures and uses of land shall be permitted in the RA-1 zone, upon compliance with requirements, as set forth in this ordinance:

1. One and two family dwellings.
2. The raising, care, and keeping of animals and fowl, in limited numbers as follows: three hogs, or two cows, or two horses, or five sheep, and their suckling offspring, may be kept for each 20,000 square feet. The 20,000 square feet shall not include the primary residence. Fifty fowl may be kept for every 20,000 square feet. Other domestic animals not otherwise mentioned may be kept, subject to limitations of number and conditions of location, as may be determined by the Planning Commission to be in harmony with the objectives and purposes of this ordinance and in keeping

with the characteristics of this zone. All animals and facilities for their care and keeping shall be subject to the rules and regulations of the Uintah County Board of Health.

3. Schools, churches, public parks and recreation areas, not including privately owned commercial recreation enterprises (which would be a conditional use).
4. Planned Unit Developments (PUD) in accordance with chapter 7.
5. Machinery sheds for the storage of farm machinery, farm produce sheds, buildings, and cellars.
6. Barns, corrals, pens, coops, and feed storage for the keeping of animals and fowl, and the storage of farm products, provided uses for the care and keeping of livestock and fowl are located at least two hundred feet distance from any existing dwelling, public, or private building used for human occupancy.
7. Day-care nurseries, which have been approved by the State Health and Welfare Department.
8. Clubs, lodges (which are compatible with agricultural characteristics, except those in which the chief activity is a business).
9. Rest homes, public utility substations, veterinary clinics, hospitals and medical clinics.
10. Home occupation, in accordance with Chapter 10 of this ordinance.

02-18-003. MINIMUM AREA REQUIREMENTS

1. Utilizing septic systems
  - A. One family dwelling 16,000 sq. ft.
  - B. Two family dwelling 24,000 sq. ft.
2. Connected to public sewer system
  - A. One family dwelling 8,000 sq. Ft.
  - B. Two family dwelling 10,000 sq. Ft. lots upon which animals and fowl, except household pets, are kept or upon which barns, corrals, pens, and coops, for the keeping of such animals or fowl are maintained, shall contain at least twenty thousand square feet.

Rest homes, schools, and churches, shall be located upon a lot containing at least one acre. Except as may otherwise be provided, for other uses, there shall be no area requirements.

02-18-004. MINIMUM WIDTH REQUIREMENTS, MEASURED AT 30' SETBACK LINE

1. Utilizing septic systems
  - A. One and two family dwellings 100 feet
2. Connected to public sewer
  - A. One-family dwelling 80 feet
  - B. Two family dwelling 100 feet

For schools, churches, hospitals, medical clinics and rest homes, the minimum width shall be one hundred feet. Width requirements shall be measured at a distance of thirty feet back from the front lot line. For other uses, there shall be no minimum width size.

02-18-005. LOCATION REQUIREMENTS

1. Front setback - all buildings and structures shall be set back at least thirty feet from the front lot line.
2. Side setback - all dwellings and other main buildings shall be set back from the side property line a distance of at least eight feet, and the total distance of the two side setbacks shall be at least twenty feet.

The minimum side setback for accessory buildings shall be the same as for main buildings, except that a 5 foot setback shall be required for accessory buildings located twelve or more feet in back of the dwelling.

On corner lots, the side setback from the street for any dwelling, accessory building, or other main building, shall not be less than twenty feet.

3. Rear setback - for interior lots, all dwellings and other main buildings shall be set back from the rear property line a distance of at least thirty feet. (Accessory buildings shall be set back not less than five feet from the rear property line.) For corner lots, all dwellings and other main buildings shall be set back from the rear property line a distance of at least thirty feet, except that for dwellings having an attached garage or carport, the setback

from the rear property line a distance of not less than eight feet, except for interior rear lot corner where the setback may be five feet.

02-18-006. HEIGHT REQUIREMENTS.

No minimum height requirements.

02-18-007. SIZE OF DWELLING

The total floor area of any one family dwelling shall not be less than seven hundred fifty square feet.

02~18--008. SPECIAL PROVISIONS

1. For the purpose of determining front, side, and rear setback requirements, any separate building situated within twelve feet of a dwelling, or other main building, shall be considered as a part of the main building, and not act as an accessory building.
2. The lot area around the buildings and structures shall be kept free from refuse and debris. (See ordinance number 2000-87)
3. All dwellings shall be supplied with potable water, and plumbed in accordance with the current edition of International Plumbing Code in Utah.

(End of ordinance)

At the next regular meeting of the Naples Planning and Zoning Commission on December 11, 2001, R-1, R-2 and RA-2 PUD will be reviewed.

Robin Bemis moved to adjourn the meeting. Everett Coon seconded. The motion passed with all voting aye.

Note: Jim Richards will be excused from the December and January meetings.

# **Naples Planning and Zoning Commission**

## **Minutes**

### **December 11, 2001**

This meeting of the Naples Planning and Zoning Commission met at the Naples City office, 1420 East 2850 South, Naples, Utah. The meeting was called to order at 7:05 p.m.

Commission present: Chairman Holt Harrison, Vice-Chairman Robin Bemis, Arnold Baker and Loa Kay Bowthorpe

Commission absent: Jim Richards (excused), Brent Cooper

Council Representative: Everett Coon, present

Others present: Weston Serrano, Dustin Dietz, Craig Blunt, Dean Baker, Bruce Cook

#### **Downtown Master Plan:**

Dustin Dietz with GDA, out of Cody, Wyoming, presented his draft for the downtown master plan for review and questions.

The character and practical benefit of the City was discussed:

#### **Community Lifestyle and Character:**

Naples City residents enjoy a "quality of life" unique in today's society. The area's rural character and small-town atmosphere provide a lifestyle vastly different than that found in larger urban areas. Residents often mention "community pride", "family orientation", "neighborly atmosphere", "solid moral climate", "low crime rate" and "accessible government" when describing their community. As residents of the larger Ashley Valley, Naples City residents also enjoy quality human and community services and a strong economic base. Maintaining these "quality-of-life" characteristics is a top community priority.

As growth in the State continues, Naples City will experience additional development pressure. City residents support continued economic and community growth and feel that if the community's development objectives are clearly articulated through community-based policies and plans, future growth will enhance rather than detract from the area's unique lifestyle and character.

#### **Practical benefits:**

1. A direction to go to establish a community core and positive community identity.

2. Protect the surrounding agricultural character of the community.
3. Require new development to meet adopted design standards (architecture)

The issue of growth of population was discussed. Some present stated there would be none. Those who worked on the general plan reminded those present that the population projections for Naples, by the year 2020, is that 200 new housing units would be added. Vernal would receive 1,000 units and the unincorporated county would receive 2,000. The question asked was "where are we going to put these 200 new housing units?". We could just leave it to chance and hope that the agricultural land and open areas throughout the city would not be divided up for housing or we could plan for the area the housing could be located.

Craig explained to the Commission that for the last four years the City has averaged eleven new houses per year. The growth issue is real. The studies and past years' work with Bear West and Bonneville Research, and the building permits issued support the general plans' community growth and development plan for orderly growth. The industrial area was discussed - it's image, benefits and tax base to the community.

The commission and visitors discussed whether the City should pursue a commercial center. The discussion was as follows:

If shopping opportunities were developed in such a way that they were convenient for the residents of Naples, Jensen, Davis, Glines and tourists traveling U.S. 40, in a conceptual plan like this draft, should we as a City encourage and support a plan like this?

1. Concerns with loss of open space at the location of the plan - no solution to prevent loss of open space was given.
2. Naples City will not grow or need additional housing - the studies showed the opposite.
3. Curving streets verses linear streets
4. The City should remain rural - no solution to how to stop growth was given
5. If the airport is moved, Vernal City is planning for High Tech businesses as the land use.
6. The need to plan for the community's needs.

Following the discussion the chairman asked the Commission present to vote on the following question: "Should the City develop a basic plan for a commercial center?" The vote was as follows:

Robin Bemis	yes
Holt Harrison	yes
Arnold Baker	no
Loa Kay Bowthorpe	no
Everett Coon	no

The council members and Commission thanked Mr. Dietz for his presentation.

## **Approval of Agenda:**

Arnold Baker moved to approve the agenda. Robin Bemis seconded. The motion passed with all voting aye.

## **Approval of November 7, 2001 minutes:**

Following a review of the minutes Robin Bemis moved to approve the November 14, 2001 minutes, with corrections. The motion passed with all voting aye.

## **Site Plan Review - 2850 South 1400 East - Zone CI PUD:**

Weston Serrano handed out a hand drawn plan, showing the placement of storage sheds and a shop for a roustabout service business. The area would be fenced with a barbed wire fence (cattle fence). Note: the site plan was brought to the meeting, no application was filled out.

Arnold Baker moved to table the site plan review to the next meeting, to give the Commission time to review the ordinance for CI PUD, Chapter 22, and to visit the site. Robin Bemis seconded, the motion passed with all voting aye.

## **Site Plan Review - 1000 East 1500 South - Vance Norton:**

The revised site plan was reviewed by the Commission for the storage buildings and pipe racks, Zone I-1. Following the review Everett Coon moved to approve the site plan as presented. Arnold Baker seconded. The motion passed with all voting aye.

## **Zoning Ordinance Review:**

Residential 1 and Residential 2 zones were reviewed, corrected and changed. Holt Harrison read and conducted the review.

### **R1:**

#### **Chapter 02-18 Residential Zone R-1**

Section	02-18-001.	Objectives and Characteristics of Zone
	02-18-002.	Permitted Uses
	02-18-003.	Conditional Uses
	02-18-004.	Minimum Area
	02-18-005.	Minimum Width
	02-18-006.	Location Requirements
	02-18-007.	Height Requirements
	02-18-008.	Special Provisions

02-18-001. OBJECTIVES AND CHARACTERISTICS OF ZONE

The R-1 Residential Zone covers the portion of Naples which is primarily suited for residential development, represented by a co-mingling of one-family, two-family, and multiple-family dwellings, plus parks, playgrounds, schools churches, and other community facilities designed to serve the residents of the zone. This zone is characterized by a more compact and somewhat denser residential development than is the RA-2 Zone. Owners and developers of property within this zone should bear in mind that primacy is given to multiple-unit housing development, and maintain their properties in recognition thereof.

In order to accomplish the objectives and purposes of this ordinance and to stabilize and protect the essential characteristics of this zone, the following regulations shall apply in the R-1 Residential Zone:

02-18-002. PERMITTED USES

The following buildings, structures, and uses of land shall be permitted upon compliance with the requirements set forth in this ordinance:

1. One, two, three, and four family dwellings; Planned Unit Developments, in accordance with Chapter 7 of this ordinance.
2. Schools, churches, public parks, and public recreation areas.
3. Rest homes, public utility substations.
4. Clubs and lodges, except those in which the chief activity is a business.
5. Day-care nurseries, which have been approved by the state health and welfare department.
6. Group dwellings, in accordance with chapter 9 of this ordinance.
7. Home occupations, in accordance with chapter 10 this ordinance.

02-18-003. CONDITIONAL USES (SEE CHAPTER 6)

1. Hospitals and clinics.
2. Bachelor dwellings, boarding houses.
3. Mortuary or wedding chapel.

02-18-004. MINIMUM AREA REQUIREMENTS

- |    |  |             |
|----|--|-------------|
| A. | One family dwelling                            | 8,000 feet  |
| B. | One family dwelling (Single unit in twin home) | 4,500 feet  |
| C. | Two family dwelling                            | 9,000 feet  |
| D. | Three family dwelling                          | 10,000 feet |
| E. | Four family dwelling                           | 11,000 feet |

For one and two family dwellings utilizing septic systems, the area requirements shall be the same as in the RA-1 Zone.

02-18-005. MINIMUM WIDTH REQUIREMENTS (MEASURED AT 30 FOOT SETBACK LINE)

- |    |                              |          |
|----|------------------------------|----------|
| A. | one-family dwelling          | 80 feet  |
| B. | one family attached dwelling | 45 feet  |
| C. | two family dwelling          | 90 feet  |
| D. | three family dwelling        | 110 feet |
| E. | Four-family dwelling         | 110 feet |

02-18-006. LOCATION REQUIREMENTS

Same as required in the RA-1 residential zone.

02-18-007. HEIGHT REQUIREMENTS

Minimum height for any dwelling - none

Maximum height for any dwelling, or other main structure - 35 feet

02-18-008. SPECIAL PROVISIONS

1. Same as required in RA-1 residential zone.

2. Plans showing proposed off-street parking layout and landscaping shall be submitted to and approved by the building inspector for buildings containing three or more dwelling units, rest homes, clubs, lodges, churches schools, and similar uses, prior to the issuance of a building permit. Said plans shall provide that all land not covered by buildings or by off street parking space shall be planted to lawn, trees, shrubs, or ground cover and otherwise landscaped and maintained in accordance with good landscaping practice. Only twenty-five percent (25%) of the required front yard setback space shall be used for automobile parking, and the rest shall be landscaped and maintained with lawn, trees, shrubs, or group cover.
3. At least eighty percent of the lot area shall be maintained as open space.
4. Dwelling structures containing more than two (2) dwelling units shall be connected to a public sewer system.

**R-2:**

Chapter 02-19 Residential Zone R-2

Section	02-19-001.	Objectives and Characteristics of Zone
	02-19-002.	Use Requirements
	02-19-003.	Conditional Uses
	02-19-004.	Area Requirements
	02-19-005.	Width Requirements
	02-19-006.	Location Requirements
	02-19-007.	Height Requirements
	02-19-008.	Special Provisions

02-19-001. OBJECTIVES AND CHARACTERISTICS OF ZONE

The R-2 Residential Zone has been established as a district which the primary use of the land is for multi-family residential purposes, but in which office buildings and certain other uses of a semi-commercial as a transitional zone between the commercial zone and the residential zones surrounding the commercial zone. Since this zone is essentially residential in character, office buildings, rest homes, mortuaries, parking lots, and other transitional uses, must be developed and maintained in harmony with the residential uses. While a greater amount of automobile traffic and automobile parking is characteristic of this zone, attractive lawns, trees, shrubs, both on the street and around the buildings, is also characteristic of this zone.

In order to accomplish the objectives and purposes of this ordinance, and to stabilize and protect the essential characteristics of the zone, the following regulations shall apply in the R-2 Residential Zone:

02-19-002. PERMITTED USES

The following buildings, structures, and uses of land shall be permitted, upon compliance with the requirements set forth in this ordinance:

1. Any use permitted in the R-1 Residential Zone.
2. Multiple family dwellings containing thirty or less dwelling units.
3. Office buildings, or a group of office buildings on one lot, but not including retail or wholesale commercial establishments.
4. Hospitals and clinics.
5. Public parking lots.
6. Non-flashing sign advertising the services performed within the building, and signs designating the name of a building, provided such signs shall be attached to and placed flat against the wall of the building, and provided no part of such signs shall extend more than five feet from the building wall and provided that any lights used to illuminate such signs shall be shielded or diffused.
7. Mortuaries and wedding chapels.

02-19-003. CONDITIONAL USES

The following uses shall be permitted only when authorized by a conditional use permit, as provided in chapter 6 of this ordinance.

1. Multiple family dwelling containing more than thirty dwelling units.
2. Bachelor dwellings, boarding house.

02-19-004. MINIMUM AREA REQUIREMENTS

- A. For each residential building - 7,500 square feet, plus 1,000 square feet for each dwelling unit in excess of one in each building.

B. For other main buildings - 7,500 square feet

02-19-005. MINIMUM WIDTH REQUIREMENTS (MEASURED AT FRONT SETBACK LINE)

The minimum width of any building site for a one family dwelling or other main building shall be one hundred (100) feet plus five additional feet for each additional dwelling unit up to one hundred fifty (150) feet.

02-20-005. LOCATION REQUIREMENTS

Same as required in the RA-1 Residential Zone.

02-20-006. HEIGHT REQUIREMENTS

Minimum - none

Maximum - none for residential dwellings, thirty five feet for other main buildings, except churches and schools. For buildings within 1,320 feet of airport property, the building plans shall be approved by the Federal Aviation Administration prior to issuance of a building permit.

02-20-008. SPECIAL PROVISIONS

1. Same as required in the R-1 Residential Zone, except that off-street parking and landscape plans shall also be required for office buildings, clinics, mortuaries, and similar structures.
2. At least thirty percent of the residential lot area shall be maintained in open space. At least twenty percent of the nonresidential lot area shall be maintained in open space.
3. Mobile homes shall not be allowed in the R-2 zone.

Loa Kay Bowthorpe moved to adjourn the meeting at 10:30 p.m.. Everett Coon seconded. The motion passed.

