

108.0 DEVELOPMENT STANDARDS FOR COMMERCIAL AND FUTURE INDUSTRIAL ZONES

108.1 Lot Coverage

Maximum building coverage	40%
Maximum parking or paved areas	40%
Minimum landscaped areas	<u>20%</u>

100%

108.2 Building Design

1. A unified architectural style shall be used for all, buildings on the site. Architectural drawings shall be submitted to the Planning Commission together with the application for a Conditional Use Permit.

2. Buildings shall receive design considerations on all sides. Backsides will be visible from areas of Portage and must be as well designed as the front.

3. Objects such as water and cooling towers, storage tanks, processing equipment, fans, vents and other structures and equipment must be architecturally compatible or shielded from public view. Flues, vents, gutters, downspouts and other projections shall be painted or treated to coordinate with the design of the building.

108.3 Drainage

1. Site grading shall be designed to retain runoff on site from one-inch rainfall.

2. Drainage for anything over a one-inch rainfall shall flow into an approved drainage channel.

108.4 Landscaping Requirements

1. Twenty-five trees shall be planted for each gross project acre. At least 40% of the trees shall be at least 2' Caliper and 15' tall; the remaining trees shall be no less than 1 1/2" caliper and 8' tall.

2. All trees must be nursery grown, in containers or balled and burlapped. Tree species shall be approved by the Box

Elder County Extension Service as specie hardy in northern Box Elder County.

3. A site plan and planting plan shall be prepared by a qualified landscape architect and submitted to the Planning Commission together with the application for a Conditional Use Permit.

4. An automatic irrigation system shall be installed before completion of the main building.

5. All landscaping shall be completed within 30 days of completion of the main building or as soon as weather permits.

108.5 Loading and Storage

1. Loading docks and storage areas shall be located behind the main building.

2. Loading docks shall be accessible for loading and turn-around from within the lot. No loading or turn-around shall be made from the public rights-of-way.

3. Storage areas shall be screened from adjacent properties.

4. Trash dumpsters and other related facilities shall be located behind the main building and screened.

108.6 Parking Areas

1. Two hundred feet of landscaped area shall be included in the parking lots for every 10 parking stalls. The landscaped area shall include at least one 2" caliper tree for every 10 parking stalls.

2. A landscaped median of a minimum 10' wide shall be provided for every two contiguous double-loaded parking aisles.

3. Parking rows shall not exceed 20 parking spaces.

108.7 Prohibited Uses

1. No use shall be permitted on any site that constitutes a nuisance, causes the emission of odors, fumes, dust, smoke, or which is hazardous by reason of excessive danger of fire or explosion, or injures the reputation of any site or neighboring property, or is in violation of the laws of the United States or the State of Utah or any sub-division thereof.

2. Buildings are limited to uses, which produce no adverse effects discernible at property line or affecting adjacent property. These adverse effects include noise, Smoke, noxious odors, dust, fumes, and fire hazards.

3. Nuisance and Hazardous Uses

a. Products shall not be manufactured, stored, distributed or sold in a manner, which creates a fire hazard on the site or to adjoining properties.

4. Smoke and Air Pollution

a. Processes, installations, or facilities which produce smoke, fog, mist, or any obscuring or polluting of the clearness or purity of the air will not be permitted.

b. Ground area conditions, which will produce dust, will not be permitted and shall either be paved or planted with grass.

c. Visible emissions of smoke will not be permitted (outside any building), other than the exhausts emitted by motor vehicles or other transportation facilities. This requirement shall also be applicable to the disposal of trash and waste materials. Wind-borne dust, sprays, and mists originating in manufacturing plants will not be permitted.

d. No fumes, odors, gases, vapors, acids, or other substances shall be permitted to escape or to be discharged into the atmosphere which may be detrimental to health, safety, or welfare of persons, or may interfere with the comfort of persons within the area, or which may be harmful to property or vegetation.

5. Water Pollution

a. No refuse, trash, sewage, gray water, industrial, and commercial waste water, or other liquid or solid waste shall be deposited or discharged or allowed to enter any open waterway or infiltrate into the groundwater.

6. Vibration

a. Buildings and other structures shall be constructed and machinery and equipment installed and insulated on each site so that the ground vibration inherently and recurrently generated is not perceptible with instruments at any point along any of the exterior site lines.

7. Glare and Heat

a. Any operation producing intense glare or heat shall be performed only within an enclosed or screened area and

then only in such manner that the glare or heat emitted will not be discernible from any exterior site line.

8. Noise

a. At no point on any exterior lot line shall the sound pressure level of any individual plant or operation (other than the operation of motor vehicles or other transportation facilities, or isolated and non-continuing sounds such as whistles, bells, or sirens) exceed the decibel levels in the designated octave bands shown below:

Octave Band Cycles Sound	Per Second	Maximum Permitted Level in Decibels
0 - 300	75	
300 - 1,200		
1,200 - 4,800		45
4,800 - and above		40

55

(Change 1-9-2019)Emergency sirens are allowed in any zone regardless of octave band, cycles or decibels.

9. Temporary Structures

a. No temporary structure shall be installed or maintained on any lot without the specific written approval of the Planning Commission. All applications for approval of any temporary structure will include its being dismantled and removed from the lot in question.

109.0 PLANNED UNIT DEVELOPMENTS