

## ORDINANCE NO. 03-04-2014

### AN ORDINANCE CREATING A PROFESSIONAL OFFICE ZONE, PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER'S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE.

**WHEREAS**, the City of Santaquin is a fifth class city of the state of Utah; and

**WHEREAS**, the City Council has been given specific authority in the Utah Code Annotated, Title 10, Chapter 9a, to adopt land use ordinances to regulate the erection, construction, reconstruction, alteration, repair and use of buildings and structures and the uses of land, which are reasonably and appropriately related to the objectives of providing for the public safety, health, morals and welfare; and

**WHEREAS**, the Santaquin City Council adopted a zoning ordinance on February 5, 2002, to establish zones for various uses of property within the City, which ordinance has been amended from time to time as necessary to more fully carry out the intent and purposes of the Land Use Element of the General Plan; and

**WHEREAS**, The General Plan contains references to professional service uses being part of the City's economic plan and the proposed ordinance will create a Professional Office Zone under Section 10-7 Article F, Commercial Zones of the Revised Ordinances of the Santaquin City Code, Title 10 (The Land Development Code); and

**WHEREAS**, the Santaquin City Planning Commission held public hearings on June 27, 2013 and on August 8, 2013 as well as discussed the matter during their June 13, 2013 and May 23, 2013 meetings. The first noted public hearing was preceded by the posting of public notice in at least 3 places within the City Limits of Santaquin City and which notice was published in the Payson Chronicle Newspaper in accordance with Section 10-9a-205 of the Utah State Code, and;

**WHEREAS**, The Planning Commission has forwarded its recommendations for the proposed amendment to the City Council with a positive recommendation.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SANTAQUIN, UTAH, AS FOLLOWS:**

#### **Section I.**

Section 10-7 Article F, Commercial Zone shall be amended as shown in Exhibit A of this Ordinance and which by this reference is made part hereof.

**Section II.** Contrary Provisions Repealed. Any and all other provisions of the Santaquin City Code that are contrary to the provisions of this Ordinance are hereby repealed.

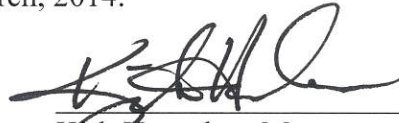
**Section III.** Codification, Inclusion in the Code, and Scrivener's Errors. It is the intent of the City Council that the provisions of this ordinance be made part of the Santaquin City Code as adopted, that sections of this ordinance may be re-numbered or re-lettered, and that the word ordinance may be changed to section, chapter, or other such appropriate word or phrase in order

to accomplish such intent regardless of whether such inclusion in a code is accomplished. Sections of the ordinance may be re-numbered or re-lettered. Typographical errors which do not affect the intent of this ordinance may be authorized by the City without need of public hearing by its filing a corrected or re-codified copy of the same with the City Recorder.

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


**Section V.** Posting and Effective Date. This ordinance shall become effective at 5:00 p.m. on Thursday, March 20, 2014. Prior to that time, the City Recorder shall deposit a copy of this ordinance in the official records of the City and place a copy of this ordinance in three places within the City.

PASSED AND ADOPTED this 19th day of March, 2014.

  
Kirk Hunsaker, Mayor

Councilmember Keith Broadhead	Voted	<u>Yes</u>
Councilmember Matthew Carr	Voted	<u>Yes</u>
Councilmember David Hathaway	Voted	<u>Yes</u>
Councilmember Amanda Jeffs	Voted	<u>Yes</u>
Councilmember Nick Miller	Voted	<u>Yes</u>

ATTEST:

  
Susan Farnsworth, City Recorder





## ARTICLE F. COMMERCIAL ZONES

### 10-7F-1: OBJECTIVES AND CHARACTERISTICS:

Santaquin desires to promote and strengthen the community's quality of life, City's tax base necessary for sustaining essential government services, tourism and general commerce. Residential development does not generally provide enough tax revenue to cover the costs associated with these efforts. City revenue generators usually include job centers, retail and office development, product manufacturing and warehousing, agribusiness and high-technology industries. These economic opportunities are necessary for the City's long term financial sustainability and viability. Commercial zones are therefore appropriate to guide business activities to locations which will be advantageous to local residents, general consumers and businesses themselves while accomplishing the goals and policies of the City's General Plan.

Commercial Zones within Santaquin City should accomplish the following:

- These zones should be characterized by a harmonious grouping of a variety of stores, specialty shops, office buildings, or other permitted uses to meet the shopping needs of the community and surrounding areas.
- These zones should facilitate business retention and expansion while attracting businesses compatible with the City identity and which will further the goals and policies of the City's General Plan.
- These zones shall promote new development which is characterized by well landscaped frontages, safe access and egress, proper parking design, coordinated site planning, and building architecture.
- Emphasis within commercial zones shall be to protect the appearance of the entrances to the city and the overall image and identity of Santaquin as a Community Prospering in Country Living.
- Commercial zones should be located adjacent to major thoroughfares or collector streets which provide ease of access for automobile traffic without passing through residential areas and any impacts to existing neighborhoods should be mitigated by new development.
- Commercial uses should be widely accessible, clustered near the center of their service areas and developed compatibly with the uses and character of surrounding districts.
- Commercial areas shall have safe and convenient pedestrian access to and from shopping and service areas.

### 10-7F-2: COMMERCIAL ZONES ESTABLISHED:

The following commercial zones are established within the City. Parenthetical notations shown for each zone shall mean to represent such zone and all applicable parts where utilized within this code.

A. Interchange Commercial (C1). This zone is created for application around and near those major transportation routes and nodes which offer visitors, tourists, and residents their first impressions of Santaquin. Additionally, the area would serve to promote and facilitate travel oriented businesses. Businesses within this zone will generally stand alone but some medium size box stores with satellite commercial buildings will be allowed where such is shown to complement the identity of the City and surrounding residential neighborhoods will not be unreasonably disrupted. Special emphasis is to be placed on the properties near the Main Street freeway interchange and along Highway 198.

B Professional Office (PO). This zone is created for application around and near major and minor transportation nodes, which may function as gateways to the City's residential areas, but be conducive to professional office uses. Buildings and Uses within this zone should have limited impacts on adjacent residential uses through appropriate hours of operation, noise buffering, aesthetic considerations, and little intrusion of traffic into residential neighborhoods.

**10-7F-3: PERMITTED USES:**

General land uses within commercial zones shall complement the city's general plan for their respective areas. Those uses allowed in the City's commercial zones are listed in the following matrix.

Abbreviations and alphabetic use designations in the matrix have the following meanings:

- P The listed use is a permitted use within the represented area, based on city development standards and ordinances.
- C The listed use requires a conditional use permit within the represented area in addition to complying with all applicable development standards and ordinances.
- A The listed use is only permitted as an accessory use within the represented area.
- N The listed use is a prohibited use within the represented area.

(Note to Codifiers: The highlighted cells are for ease of identifying the added uses and are not to remain highlighted in the final codification)

Use	C1	PO
Accessory Building	A	<u>A</u>
Adult Day Care	C	<u>P</u>
Alcoholic Beverage Class A License (Store – beer only)	P	<u>N</u>
Alcoholic Beverage Class B License (Bars)	N	<u>N</u>
Alcoholic Beverage Class C License (Restaurants/clubs)	P	<u>N</u>
Alcoholic Beverage Class D License (Hotel/Conventions)	P	<u>P</u>
Alcoholic Beverage Class E License (Liquor Store, etc)	P	<u>N</u>
Arcade	C	<u>N</u>
Art Gallery	P	<u>P</u>
Auto, Truck, RV, and Equipment Sales or Rental	P	<u>N</u>
Auto, Truck, RV, and Equipment Storage	N	<u>N</u>
Automotive Service and Repair, Minor	P	<u>N</u>
Automotive Service and Repair, Major	C	<u>N</u>
Automotive Service Station	P	<u>N</u>
Bakery, commercial	P	<u>N</u>
Brew Pub	C	<u>N</u>
Caretaker facilities associated with a permitted or conditional use	P	<u>P</u>
Churches	N	<u>P</u>
Clinic	P	<u>P</u>
Commercial Parking Lot or Garage	N	<u>N</u>
Commercial, Ancillary	P	<u>N</u>
Commercial, Convenience Store	P	<u>N</u>
Commercial, Repair Services	P	<u>N</u>
Commercial, Retail Sales and Services	P	<u>N</u>
Convalescent Home, Rest Home, or Nursing Home	N	<u>P</u>
Day Care Center	A	<u>P</u>
<u>Day Treatment</u>	<u>N</u>	<u>C</u>
Drive-in-retail	P	<u>N</u>
Dwelling, Multiple-Family	N	<u>N</u>
Engraving, publishing, and printing	P	<u>C</u>



Financial, insurance, and real estate offices	<u>P</u>	<u>P</u>
Fraternity buildings, clubs, and lodges	<u>C</u>	<u>C</u>
Furniture and appliance stores	<u>P</u>	<u>N</u>
Healthcare Facility ( <u>Large</u> )	<u>P</u>	<u>C</u>
<u>Healthcare Facility (Small)</u>	<u>P</u>	<u>P</u>
Hotels	<u>P</u>	<u>N</u>
<u>Institutions</u>	<u>N</u>	<u>P</u>
Motels	<u>P</u>	<u>N</u>
Kennels	<u>N</u>	<u>N</u>
Mortuaries, Funeral Home	<u>N</u>	<u>P</u>
Multiple-unit dwellings as part of a mixed use development	<u>N</u>	<u>N</u>
New and used car sales.	<u>P</u>	<u>N</u>
Pawnshops.	<u>C</u>	<u>N</u>
Permanent Make-Up Establishment	<u>P</u>	<u>N</u>
Professional offices or Financial Services.	<u>P</u>	<u>P</u>
Public and quasi-public buildings.	<u>P</u>	<u>P</u>
Public safety buildings including, but not limited to, police, fire, and ambulance stations, and their associated structures	<u>P</u>	<u>P</u>
Public Park, Private Park or Playground	<u>P</u>	<u>P</u>
Recreational activity businesses	<u>P</u>	<u>C</u>
<u>Religious Center</u>	<u>P</u>	<u>P</u>
<u>Research and Development and related offices space</u>	<u>N</u>	<u>C</u>
Resident health care facility	<u>N</u>	<u>P</u>
Restaurant	<u>P</u>	<u>N</u>
Restaurant with drive-through facilities	<u>P</u>	<u>N</u>
School, Commercial (Art, Music, Hair, Massage)	<u>P</u>	<u>P</u>
Schools, Public or Quasi Public.	<u>C</u>	<u>P</u>
Seasonal businesses, subject to section <u>10-6-30</u> of this title.	<u>P</u>	<u>P</u>
Sexually Oriented Business	<u>N</u>	<u>N</u>
Stone and monument sales	<u>P</u>	<u>P</u>
Storage Unit Facilities	<u>N</u>	<u>N</u>
Social or Reception Center	<u>C</u>	<u>P</u>
Tattoo Parlor	<u>N</u>	<u>N</u>
Taxidermy shops	<u>N</u>	<u>N</u>
Telecommunications Sites	<u>A</u>	<u>A</u>
<u>Temporary Businesses, subject to the provisions of section 10-6-30 of this title</u>	<u>P</u>	<u>P</u>
Theaters.	<u>C</u>	<u>N</u>
Tire recapping.	<u>N</u>	<u>N</u>
<u>Treatment Facility (Large)</u>	<u>N</u>	<u>C</u>
<u>Treatment Facility (Small)</u>	<u>N</u>	<u>P</u>
Veterinarian Hospital, Small Animal	<u>P</u>	<u>P</u>
Wedding Chapels	<u>N</u>	<u>P</u>
Wholesale stores	<u>P</u>	<u>N</u>

**10-7F-4: APPLICABILITY OF STANDARDS:**

- A. General City Standards. Within these commercial zones, all Santaquin City ordinances, policies, regulations and plans shall apply. Where conflicts occur regarding development requirements, these standards shall supersede those of the general Santaquin development standards (e.g. Compliance with landscaping and parking standards shall be as found in the applicable sections of this code).
- B. Existing Business or Redevelopment. These standards shall be considered the minimum for all new or redevelopment within commercial zones. Any exterior changes (e.g. paint, material change, building addition, etc) to an existing business must be reviewed by the City's Architectural Review Committee for compliance with these standards on that portion of the building being modified. If a remodel or addition exceeds 40% of the exterior then the entire structure exterior shall become compliant with these standards. General maintenance of materials and building exteriors will not be required to be reviewed by the City's Architectural Review Committee.

**10-7F-5: REVIEW OF DEVELOPMENT APPLICATIONS.**

In addition to review by the City's Development Review Committee, all applications within the commercial zones affected by these standards shall be reviewed by the City's Architectural Review Committee. The Architectural Review Committee shall be the Land Use Authority for determining compliance with the site and architectural standards set forth below.

Appeals of final decisions based upon these Standards or the underlying zone shall be subject to Appeal Authority review in accordance with the procedures of the Santaquin City Zoning and Appeal Authority Ordinances, as appropriate.

**10-7F-6: SITE STANDARDS:**

In general, buildings should be located so as to be visible from major roadways and entries, to provide clear orientation and access for vehicular and pedestrian traffic alike. Likewise, structures should be located in consideration of the existing built context, the location of adjoining uses, and the location of major roadways. Appropriately located pedestrian courtyards, common gathering areas and accessible, well-landscaped environments that encourage pedestrian movement both within the new commercial development and among adjacent land uses are encouraged.

- A. Lot Standards. No minimum lot area and width standards are specified for parcels within commercial zones, except that an area sufficient to accommodate building location requirements, off street parking, loading and unloading, and vehicular access shall be provided and maintained by the owner.
- B. Building Location Standards. The following standards shall apply to structures locations within the respective commercial zones.
  - 1. Where a development is to be completed in phases and with multiple buildings, a plan showing the overall commercial development, including all building and improvement locations must be submitted to the Planning Commission for concept review and approval prior to any site plan approvals for an individual building site or location. Construction of buildings on pad sites may not commence until construction has begun on the major anchor tenants of the property, without Architectural Review Committee approval.



2. Setback Requirements:

<b>Front Setbacks</b>	<b>C1</b>	<b>PO</b>
From Primary Public Frontage to Building /Parking	10/10	<u>20/10</u>
From Secondary Public Frontage to Building /Parking	10 / 10	<u>20/10</u>
From Private Frontage	0	<u>10</u>
<b>Side Setbacks**</b>	<b>C1</b>	<b>PO</b>
Minimum from adjacent property to building /Parking	0 or 10' / 0 if shared or 5'	<u>10' + 5' Per building stories above 1/ 5'</u>
If side abuts a Residential Zone	<u>20' 15'</u>	
Minimum from private street/drive aisle curb	10'	10'
<b>Rear Setbacks</b>	<b>C1</b>	<b>PO</b>
Minimum from adjacent property to building /Parking	10' / 0 if shared or 5'	<u>20/5</u>
If rear abuts a Residential Zone	15'	<u>20'</u>
Minimum from private street/drive aisle curb	10'	<u>10'</u>

\* Secondary Frontage shall be the frontage on the lower classification of road if the development fronts onto two streets of differing classification. Where both fronted streets are equally classified, the Secondary Frontage shall be the street with lower traffic volumes.

\*\* Commercial buildings may be designed and constructed to be conjoined or share a common wall along a side or rear property line, with a neighboring commercial building if the adjoining building is planned as a part of the same commercial development or plan, whether or not in subsequent phases and as long as all other applicable standards are still met. If no wall is to be shared along the side or rear property lines, then the greater setback shall be required.

3. Accessory Structures. Accessory structures (e.g. trash enclosures, storage buildings, etc) may not be located in required front yard setback or landscape yard areas and must comply with all applicable landscape requirements found within Section 10-15-5 of the Santaquin City Code. Trash enclosures shall be located so as to minimize disturbance to adjacent residential development.



C. Grading Standards. Site Planning must take into consideration the existing grade and slope of the site. Grading of property should be sensitive to and compatible with surrounding properties and public streets. Commercial properties adjacent to existing or future residential properties will be restricted in raising or cutting the elevation of the commercial site near property lines unless approved by the City with appropriate buffering measures.

1. The use of landscaped, sloped areas is usually preferable to retaining walls. The use of terraced parking lots, stepped building pads, retaining walls and larger setbacks may be necessary to achieve this.

2. Retaining Wall heights are limited to a maximum height of four feet measured from the highest point of grade, unless otherwise authorized by the Architectural Review Committee. Cast-in-place concrete walls may not be utilized for retaining purposes unless a decorative stone or other approved veneer material and/or elements will be placed on the visible portions of the wall.



Appropriate use of landscape terraces and retaining walls to address topographic differences between parking areas and stores (left) and along commercial perimeters (right).

D. Site Amenities. Site amenities shall be provided in accordance with the following guidelines. All such amenities shall be owned and maintained by the property owner or property owner association.

1. A sense of entry or arrival should be created at primary entryways into the development. Building placement, landscaping, gates, entry monuments, specialty lighting and other design elements may be used to create this design effect.
2. Public art promotes the cultural and historic characteristics of Santaquin City and the surrounding areas. It also encourages pedestrian activity and contributes to the visual experience of residents and business patrons. Public art (which may include artists' work integrated into the design of the building, landscaping, sculpture, painting, murals, glass, mixed media or work by artisans), that is accessible or directly viewable to the general public is encouraged to be included in all projects.
3. Areas devoted to pedestrian use should be delineated through the use of accent paving (e.g. stamped and colored concrete, pavers, etc), landscaping, lighting and/or outdoor furniture. Elements such as benches, fountains, play areas and other amenities should be designed and where feasible are useable throughout the year (e.g. buffered from the elements, open to sunshine).
4. Within Master Planned Developments over 5 acres, amenities such as courtyards or plazas shall be included within the overall and individual site plans, and shall be functional and designed as part of the overall project, as opposed to being relegated to "ancillary" spaces unsuitable for other purposes. Such courtyards or plazas, at the City's discretion, may be included within the open space requirement.





Examples of public art around and on commercial buildings



Examples of paving materials and features used to delineate pedestrian traffic or use areas.



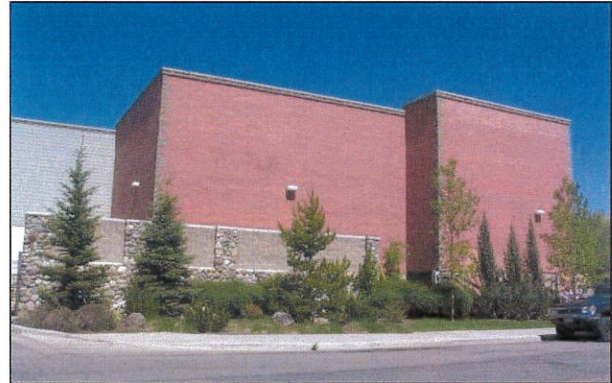
Examples of plaza areas and courtyard features



E. Fencing and Screening Standards.

1. Fences and perimeter or screen walls should be constructed from durable material such as stone, brick, vinyl, metal having a dark finish (e.g. wrought iron), or any combination approved through the Architectural Review process. Perimeter screening may also include landscaping elements (e.g. hedges, windrows, etc.) as approved through the architectural review process. Chain link and related fencing shall not be used, except in areas where it is not highly visible to the public. Any chain-link materials must be vinyl coated. Concrete walls should be finished with masonry, stone, scoring with texturing or other approved finishes. Pre-cast walls must have a finished stain with sealant.

2. Loading docks and similar service areas shall be oriented in such a way as to be minimally viewed from generally accessible public areas. Where site conditions don't enable this, screening of service areas shall be provided. This may include a wall with minimum height of six feet having materials, finishes, and similar or complimentary architectural treatments as the main building, landscaping, or other City approved method.



3. Outside storage or display areas. ~~a-~~ Permanent considered those areas utilized for more than 6 storage purposes. These should be screened sufficient height to screen the top of the should utilize materials and design features which are similar to the associated building(s). Permanent outside storage or display areas shall be consistent with the rest of the project in design and location.

Appropriate use of wall design and landscaping elements to screen a loading dock area (right)

outside storage or display areas shall be months in a calendar year for display or with walls or other barriers of a materials stored. Such enclosures

4. All ground or wall mounted utility equipment, meters, transformers, and HVAC equipment shall be screened from view with fencing, walls, landscaping, paint application or combination of the four where viewable from customer travel areas. Equipment screening in areas not generally visible to the public shall be designed and constructed in a manner that is consistent with the rest of the project, but should include at least paint applications.

5. Screening walls and fencing should have visual relief a minimum of every 50 feet.

6. All wall types must utilize anti-graffiti protections up to 9' or the maximum height of the wall whichever is less.

G. Vehicular and Pedestrian Circulation

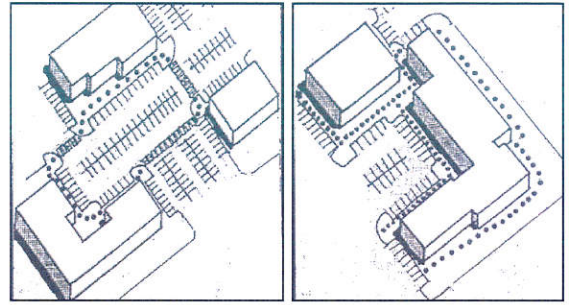
1. Access points along collector or arterial roads should be limited in number and location; driveways should be planned and, when feasible, shared between properties.



Example of pedestrian connection from a local street, in background, to business front



2. All commercial developments shall provide access to and between adjacent commercial or mixed-use properties and their associated parking areas where reasonably possible. Such access shall be designed based on the adjacent or anticipated site layout of the adjoining property. Barriers that limit circulation between developments and parking lots are not permitted. Examples include fences, walls, topographic changes, or other similar types of obstructions.



Example of a conflicting auto and pedestrian routes design (left) and a more separated pedestrian and automotive circulation plan (right).

3. Site planning must provide for a separation of pedestrians from vehicular circulation. Pedestrian circulation must be provided along frontages, from the perimeter of the site to buildings, and provided to connect all buildings within the site in an obvious and consistent manner.

4. Pedestrian walks and crossings should be located to minimize the number of interruptions by creating a continuous walking environment along and between buildings. Where pedestrian crossing areas exist, minimize the distance across the street, drive aisle, or similar walking interruption by use of extended sidewalks, bulb-outs, etc.

5. Pedestrian areas adjacent to buildings exceeding 200 feet in length should be designed with a Main Street look and relational feel by incorporating landscaping, street furniture, pedestrian scale lighting, etc.



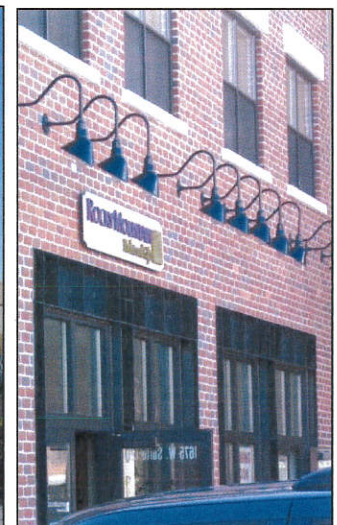
Example of Main Street style streetscape.

G. Lighting. In addition to the provisions of Section 10-14-7 of this code the following shall apply:

1. All poles and fixtures shall be aesthetically compatible with all other fixtures on site.

2. Separate pedestrian scale lighting should be provided for all pedestrian ways through parking lots and building mounted decorative fixtures provided for pedestrian ways along buildings.

Examples of site and building lighting designed to promote business and development character as well as provide pedestrian scale lighting.





**10-7F-7: BUILDING ARCHITECTURAL STANDARDS:**

A. Development Theme. The architectural standards of this code are intended to focus on the rural character and theme of the area and the communities desire to maintain and promote its agricultural and equestrian components. Building designers should consider the natural colors and materials of the surrounding area in concert with agrarian, craftsman, and other similar rural forms when preparing plans for new building construction. The following standards should serve as the minimum to which new developments can adhere and designers are encouraged to incorporate other elements which may further the City's desires and intent.



B. Minimum Building Footprint. No minimum square foot requirements are specified in these zones.

C. Maximum Heights. The maximum height of buildings in commercial zones shall be 48 feet. However, architectural elements (e.g. domes, towers, spires, crosses, cupolas, finials, etc) may exceed the maximum height limit for the district, when specifically approved through the Architectural Review process.



D. Buildings Materials.

1. Primary Exterior Materials.

a. Primary exterior finish materials shall make up at least 60 percent of the building after the transparent area is deducted. The percentage shall be based on the entire area of the building. Rear elevations regularly visible to customers or visible from adjacent public rights-of-way should have at least 40% primary materials, but may have 25% otherwise. Rear elevation or service area visibility considerations shall take into account planned landscaping, fencing and topographic viewing limitations.

b. Primary exterior finish materials shall be low reflectance and have natural-textures. Examples of permitted primary exterior materials include: stone, brick, split-faced block, cut stone and low maintenance wood or masonry siding products. The use of all-glass exterior, smooth-faced concrete grey block, pre-fabricated steel panels, EIFS (stucco) shall be prohibited as a primary building material.





Examples of appropriate building design and use of materials including stone, wood and hardy board products on an office building (left) and commercial building (right).

2. Secondary Materials and Trim Materials. Secondary materials and trim materials shall complement the primary materials in texture and scale and provide enough contrast to be visible. EIFS materials may be utilized. Vinyl or aluminum materials may only be used for soffit or fascia elements unless otherwise approved by the Architectural Review Committee on less than 25% of the building area.
3. Accessory Structures, such as gasoline pump canopies, utilities (gas, electric), and other accessory structures shall incorporate similar architectural elements or types of primary materials and colors as the associated structure.



Example of accessory structure (i.e. gas island canopy) utilizing similar materials and design elements as the primary building.

4. Material Colors should consist of earth tones, and colors as can be readily or were historically found around the Santaquin area, e.g. natural shades of wood, stone or brick. The use of high intensity colors, primary colors, metallic colors, black or fluorescent colors is not permitted for primary exterior materials. Secondary materials and trim materials shall complement the primary material colors.

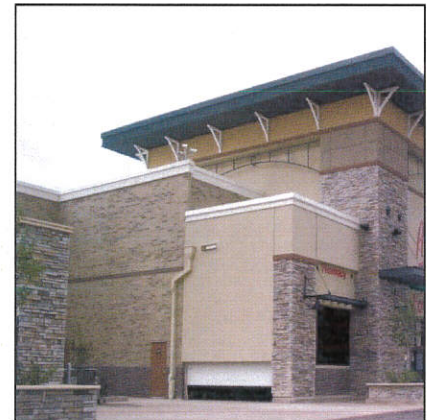
E. Building Entrances.

1. Entrances must be well defined from access drives, pedestrian links, public plazas and major parking areas with one or more of the following:
  - Roof elements such as gable ends,
  - Canopy, awnings, overhang or arch above the entrance (columns & pillars),
  - Recesses or projections in the building facade surrounding the entrance,
  - Display windows surrounding the entrance.
2. Public entrances, patios, faux windows or dining areas appropriate to the establishment should be provided on any building side facing a public street. Secondary public/customer entrances on the rear or side of buildings should be given architectural consideration similar to the primary entrances. Service and employee only entrances not visible from a publicly utilized area are excluded from similar consideration requirements.

F. Building Elevations

1. Building faces must incorporate architectural features or treatments every 30-50 feet to diminish building mass. The following techniques should be used to accomplish this requirement; additional techniques proposed by the applicant may be considered by the Architectural Review Committee:

- Variations in façade color, texture, or both.
- Variations in roof forms and heights of roof elements.
- Compositions that emphasize floor lines, or otherwise express rhythms and patterns of windows, columns, and other architectural features.
- Express the position of each floor in the external design. Terracing, articulated structural elements, a change in materials, or the use of belt courses or similar horizontal trim-bands of contrasting color and/or materials can be used to define floor lines.
- Use windows, trellises, wall articulation, arcades, material changes, awnings or other features to avoid blank walls at ground floor levels.
- The use of materials relatable to human proportions, such as brick, tile, modular stone, stucco, glass and decorative tiles.
- Columns, pilasters, canopies, porticos, awnings, brackets, arches or other such architectural features.
- Additional landscaping elements along building walls.



Example of appropriate termination and wrapping of materials and design elements on a commercial building.

2. Building heights should be minimized and of compatible scale with existing or planned development; the base of each building should appear to be “weightier” or “anchored” closely to the ground through the use of heavier, larger or darker building materials, although actual building heights are expected to vary, in particular adjacent to major public roadways and, possibly, along the perimeter of the development. Exposed foundation walls must be finished with appropriate brick, stone, plaster or similar materials noted above.



3. Material elements such as banding, cornice elements, pilasters, pillars, canopies, etc must be continued around building corners and only terminate at interior wall corners or as part of a logical terminus feature.

G. Windows. The design and amount of window area on a building can minimize the expanse of blank walls and encourage a pedestrian friendly atmosphere. In order to provide a more human scale and open shopping experience, windows and/or faux glazing materials should be utilized along building fronts where pedestrian traffic will occur. The following standards shall apply.

1. All windows should be designed with 3-dimensional relief or material highlighting elements which accent the window locations and provide visual breaks to the façade of the building (e.g. dormers, sills, etc). Where appropriate, varying windows designs, such as bay windows, corner windows, circle-tops, or windows having grille patterns, shutters, etc. should be considered to add visual interest and character to buildings.

2. Use of clerestory or faux windows should be considered where facades exceed 25 feet in height. Functionality and architectural integrity should be maintained in addition to addressing the articulation of upper level façades.

H. Use of Awnings, Canopies, and Arbors. Awnings, Canopies and Arbors shall be designed to fit within the architecture of the buildings to which they are attached or located adjacent to and serve to enhance the exterior of the building as an articulation and aesthetic element.

1. Awnings or canopies shall project at least 3.0 feet from the building when located over a pedestrian traffic area and no less than 2 feet otherwise.

2. A minimum clearance above sidewalk grade of 8 feet to the bottom of the framework shall be maintained when located over a pedestrian traffic area. The bottom of the framework shall not be more than 8 feet above covered grade or the maximum height of the protected window, door, or recessed building entry otherwise.

3. The top of the framework may not extend above a vertical wall terminus nor cover any architectural elements.

4. All awnings that do not contain sign copy shall be made of woven cloth or architectural metal materials; glossy materials are not allowed.



Appropriate use of canvas and metal awnings.

I. Roof Designs and Parapets.

1. Where gable or gambrel elements are utilized as part of the roof structure or as entry features, decorative brackets, exposed timbers or similar features shall be applied to roof ends. Eaves should extend at least 18 inches.

2. Elements along flat roofs should be extended around building corners and follow changes in wall plane. Elements such as corner towers, pillars, cornice elements, etc. should be provided along and at the edges of walls to hide or reduce the “box-like” form of a building.

3. Where roof mounted equipment is present.
  - a. Screening such as parapets, architecturally designed enclosures, etc. shall be provided to reasonably screen all roof equipment from being visible 300 feet away from the building. Special consideration should be given to the varied topographic conditions around Santaquin when designing such screening.
  - b. Where approved screening of roof equipment is provided and the potential exists for roof equipment to still be visible from neighboring major transportation corridors, the equipment should be clustered and painted the same color as the adjacent building/roof colors so as to minimize the visibility of the equipment. Additional screening at site boundaries may also be an appropriate mitigation measure in this instance.
4. Where no roof mounted equipment is present, the top of the exterior wall should have cap features (e.g. cornice elements, cap finishes, etc.)
5. Sloped roofs or forms should have a minimum 4:12 pitch

**10-7F-8: SPECIAL PROVISIONS:**

- A. Storage of junk, partially or completely dismantled automobiles, or salvage materials shall be prohibited in any commercial zone.



STATE OF UTAH                    )  
  ) ss.  
COUNTY OF UTAH                )

I, SUSAN B. FARNSWORTH, City Recorder of Santaquin City, Utah, do hereby certify and declare that the above and foregoing is a true, full, and correct copy of an ordinance passed by the City Council of Santaquin City, Utah, on the 19<sup>th</sup> day of March, 2014, entitled

**“AN ORDINANCE CREATING A PROFESSIONAL OFFICE ZONE, PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER’S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE.”**

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of Santaquin City Utah this 19<sup>th</sup> day of March, 2013.

  
\_\_\_\_\_  
SUSAN B. FARNSWORTH  
Santaquin City Recorder

(SEAL)



**AFFIDAVIT OF POSTING**

STATE OF UTAH                    )  
  ) ss.  
COUNTY OF UTAH                )

I, **SUSAN B. FARNSWORTH**, City Recorder of Santaquin City, Utah, do hereby certify and declare that I posted in three (3) public places the ordinance which is attached hereto on the 20<sup>th</sup> day of March, 2014.

The three places are as follows:

- 1.     Zions Bank
- 2.     Post Office
- 3.     City Office

I further certify that copies of the ordinance so posted were true and correct copies of said ordinance.

*Susan B. Farnsworth*  
SUSAN B. FARNSWORTH  
Santaquin City Recorder

The foregoing instrument was acknowledged before me this 20 day of March 2014 by SUSAN B. FARNSWORTH.

My Commission Expires: 12/1/2014  
*Ann Edington Adams*  
Notary Public

Residing at:            Utah County

