

1. Planning Commission Special Meeting
Planning Commission Special Work Meeting Agenda

Public Notice is hereby given that the Planning Commission of Millcreek will assemble in a SPECIAL public work meeting on Thursday, 30 January 2020 at City Hall, 3330 S. 1300 E., Millcreek, Utah 84106, commencing at 5:00 p.m.

5:00 p.m. - SPECIAL WORK MEETING:

1. Open and Public Meetings Act Training
2. Discussion on Fences and Retaining Walls
3. Discussion on an Institutional Facility Zone

7:00 p.m. - Adjourn

In accordance with the Americans with Disabilities Act, Millcreek will make reasonable accommodation for participation in the meeting. Individuals may request assistance by contacting the ADA Coordinator, khansen@millcreek.us or 801-214-2751, at least 48 hours in advance of the meeting.

THE UNDERSIGNED DULY APPOINTED CITY RECORDER FOR THE MUNICIPALITY OF MILLCREEK HEREBY CERTIFIES THAT A COPY OF THE FOREGOING NOTICE WAS EMAILED OR POSTED TO:

City Offices City Website Utah Public Notice Website
<http://millcreek.us>
<http://pmn.utah.gov>

DATE: January 28, 2020

CITY RECORDER: Elyse Sullivan

Documents:

[ITEM 2 _ FENCING ORDINANCE DRAFT.PDF](#)
[ITEM 3 _ IF ZONE ORDINANCE DRAFT.PDF](#)

Chapter 19.95 FENCING, WALLS, AND RETAINING WALLS

19.95.010. Purpose

19.95.020. Applicability

19.95.030. Definitions

19.95.040. General Requirements

19.95.050. Fencing for Single-Family and Two-Family Dwellings and Agricultural Properties

19.95.060 Fencing for Multifamily, Commercial, Industrial, and Institutional Development

19.95.070 Fencing for Private Recreational Uses

19.95.080 Fencing Between Incompatible Uses and Zones

19.95.090 Wildlife Protection

19.95.100 Retaining Walls

19.95.010. Purpose

The purpose of this chapter is to promote the use of high-quality materials in fences, screens, walls, and retaining walls, while providing for privacy and safety for individual properties, vehicles, and pedestrians through fence and wall design, height, and placement. For this Chapter the term, “fences”, includes walls and retaining walls, and are defined as man-made, non-vegetative barriers.

19.95.020. Applicability

The standards of this chapter apply to all new construction of fencing, and reconstruction of existing fencing. Existing non-conforming fences are only subject to the provisions of this chapter if their location or height impacts the safety or clear view for pedestrians, bicyclists, and/or vehicles. Such fences shall always be properly maintained in terms of structural integrity and finish surfaces.

The provisions of this ordinance may be superseded by specific regulations found in other chapters.

19.95.030. Definitions

- A. Fence. A fence is a structure that encloses or screens an area, typically outdoors, and is usually constructed from posts that are connected by boards, wire, rails, or netting. A fence differs from a wall in not having a solid foundation along its entire length.
- B. Retaining wall. A retaining wall is a relatively rigid wall used for laterally supporting the soil mass so that the soil can be retained at different levels on each of the two sides. A retaining wall is a structure designed to restrain soil to a slope that would not naturally be sustained (typically a steep, near vertical, or vertical slope).
- C. Hedge. A hedge is a living fence made of closely planted bushes, which, as they grow and get trimmed and shaped, form a wall of vegetation.

19.95.040. General Requirements

- A. **Permit Requirements**. A building permit is required for any fence ~~or wall~~ over seven (7) feet in height, or as required by the current version of the International Building Code or International Residential Code. A building permit is required for all retaining walls four (4) feet in height or

greater (measured from the bottom of the foundation to the top of the wall) and must be designed by a licensed professional engineer in the State of Utah.

B. Visual Obstructions.

1. **Corner Lot Visual Obstructions.** No view-obstructing fence, a fence that does not allow for clear visual access through its construction materials, that exceeds thirty-six (36) inches in height shall be placed in the clear view area as set forth in sections 14.12.040 and 19.76.160. An open-style fence shall be a maximum of four (4) feet in height, the bottom three (3) feet may be solid fencing, constructed with horizontal rails at least four (4) inches apart supported by vertical posts at least six (6) feet apart. At least fifty (50) percent of the fence, or at least the upper twelve (12) inches, shall be open.
2. **Driveway or Lane Visual Obstructions.** No view-obstructing fence in excess of thirty-six (36) inches in height shall be placed at any driveway or automobile accessway within a specified triangular area. The clear-view area for the intersection of a driveway and a street shall be determined by first establishing the point of intersection of the driveway edge and the street right-of-way line, then measuring twelve (12) feet along the property line away from the driveway, and twelve (12) feet along the edge of the driveway in toward the property. A line is then drawn from the termini of the two lines, forming a triangle. This is accomplished on both sides of the driveway. Within the triangles and the area between them, the following shall apply:
 - a. An open-style fence shall be a maximum of four (4) feet in height, the bottom three (3) feet may be solid fencing, constructed with horizontal rails at least four (4) inches apart supported by vertical posts at least six (6) feet apart. At least fifty (50) percent of the fence, or at least the upper twelve (12) inches, shall be open.
 - b. Any wall or other type of solid fence or sight obscuring growth shall be a maximum of three (3) feet in height.
 - c. Tree trunks may be located within this clear view triangle; however, tree canopies may extend into the clear view area if they are trimmed at least eight (8) feet above the sidewalk and fourteen and one half (14.5) feet above the street.
 - d. Tree canopies or other growth shall not block signs or signals.
 - e. Sight obscuring growth shall be a maximum of three (3) feet in height in the parkstrip.
 - f. The driveway clearview fencing provisions may not be required on corner and double frontage lots for a secondary drive access that is gated, locked, and that accesses the rear yard, if it is determined by the Planning Director that the drive access is not a primary access.

C. Fence Maintenance. All fencing shall be continually maintained in structurally sound, plumb, and safe condition, including appropriate and regular maintenance of the fence surfaces, by the property owners abutting the fence. Repairs and patching shall consist of similar fencing materials and shall blend with the fence. Graffiti shall be removed within 48 hours.

D. Fence Height Measurement.

1. Fence height shall be measured from the finished grade to the highest point of the fence. "Finished grade" means the average finished grade of the property nearest the fence.
2. Berms, or other means to raise the elevation of the ground upon which a fence is proposed to be located, shall be included in the measurement of fence height.
3. When a difference in grade exists on either side of a fence or wall, the height of the fence or wall shall be measured from the height of the higher property grade within five (5) feet of the property line but shall not exceed 12 feet in total height as measured from the lower property grade.

Retaining walls are considered a part of the fence height. Wall systems/retaining walls that include terraces at least three feet wide for each vertical section no higher than eight (8) feet, can increase the required maximum height by fifty (50) percent. In front yards, retaining walls shall be no more than four (4) feet in height and shall include terraces of at least four (4) feet in width. No fences shall be installed on the top of front yard retaining walls.

- E. Double fences.** Parallel fences erected adjacent and closer than twelve (12) inches from each other are prohibited except in instances of retaining walls where terracing is utilized.

19.95.050. Fencing for Single-Family and Two-Family Dwellings and Agricultural Properties

- A. Applicability.** This section shall apply to any fence serving a single-family or two-family dwelling or a property containing an agricultural use, with the exception of lots or parcels in the Foothills and Canyons Overlay Zone (FCOZ), or perimeter fencing as required by the City's Planned Unit Development Standards. Fencing in the FCOZ is regulated under MKC 19.72.100 and perimeter fencing for PUD's is regulated under MKC 19.78.030.H.

B. Height.

1. **Front and Corner Side Yards.** Chain link fencing or fencing at least fifty (50) percent open within twelve (12) feet of the front yard property line (property line which is parallel to the street which is not considered a corner side yard) shall be no more than four (4) feet in height. Any wall or other type of fence or sight obscuring vegetation shall be a maximum of three (3) feet in height. All other fencing installed in the front or corner side yard may not exceed six (6) feet in height. Also, refer to section 19.95.040 (B).
2. **Interior Side and Rear Yards.** Fencing in interior side or rear yards may not exceed eight (8) feet in height, subject to the visual obstruction requirements established below.

- C. Allowed Materials.** Fences shall be made of high-quality, durable materials that require minimal maintenance. The following fencing materials shall be allowed for properties containing single-family and two-family dwellings, except as otherwise provided below or by a more restrictive provision in this chapter:

1. Architecturally designed brick, stone, or block, or pre-cast concrete.
2. Decorative precast concrete or integrally colored and textured block, brick, stone, or other masonry materials, solid or private heavy gauge beige and/or white vinyl, polyethylene, or similar materials composite materials, cement, stucco, corrugated metal with wood or contrasting posts, wood.
3. Visually permeable fencing materials that do not obstruct views, including metal, vinyl, wood or composite picket fences; or split-rail fences;
4. Chain link fencing in interior side or rear yards. Such chain link fencing may contain slats.
5. Hedges or vines on fences and walls.

- D. Prohibited Materials.** The following fencing materials shall be prohibited on properties containing single-family or two family-dwellings or on properties containing an agricultural use:
1. Materials not typically used or designated/manufactured for fencing such as used metal roofing panels, pallets, tarps, chip board, or plywood;
 2. Scrap materials, such as scrap lumber or scrap metal; and
 3. Security wire, such as barbed wire, concertina wire, or razor wire; and
 4. Electrified fencing, except for agricultural uses.

19.95.060 Fencing for Multifamily, Commercial, Industrial, and Institutional Development

- A. Applicability.** This section shall apply to any fence serving multifamily, commercial, industrial, or institutional development, with the exception of specific requirements found in the MD, M, or C zones, or in lots or parcels in the Foothills and Canyons Overlay Zone (FCOZ), or perimeter fencing as required by the City's Planned Unit Development Standards. Fencing in the FCOZ is regulated under MKC 19.72.100 and perimeter fencing for PUD's is regulated under MKC 19.78.030.H.
- B. Prohibited Locations.** Fencing for multifamily, commercial, industrial, and institutional development is not allowed in any required front yard area, except as provided for in the Manufacturing Zone.
- C. Height.** Fencing may not exceed eight feet in height, except when the section includes terracing as per 19.95.030 (D).
- D. Allowed Materials as per section 19.95.050 (C)**
- E. Prohibited Materials as per section 19.95.050 (D).**

19.95.070 Fencing for Private Recreational Uses.

Open-type fences for uses such as tennis court enclosures, sport courts, hot tubs, swimming pools (includes a locking gate), and ball diamond backstops, may be erected to a height greater than eight feet, but shall not exceed a height of 18 feet and shall be located at least 10 feet from any property line.

19.95.080 Fencing Between Incompatible Uses and Zones

- A. Applicability.** Whenever a lot is developed with a use that is different than a use located on an abutting lot or parcel, the new development shall include installation of a fence or wall along the property line between the different uses as provided in this section, or as provided in the PUD standards, or the RM, MD, M, or C zones.
- B. Fencing between Residential and Commercial Uses.** A minimum six-foot-high decorative precast or integrally colored and textured block, brick, stone, or other masonry fence and/or wall shall be installed between residential uses and commercial uses, where potential detrimental effects are anticipated, as determined by the Zoning Administrator or designee.
- C. Fencing Between Commercial or Office, and Agricultural or Residential Zones.** A minimum six-foot-high decorative precast or integrally colored and textured block, brick, stone, or other masonry fence and/or wall is required between commercial or office zones and agricultural or residential zones, as determined by the Zoning Administrator or designee.
- D. Landscape Buffering for Waterways, Trails, Parks, and Open Space may be substituted from fencing.** Intensive landscaping techniques may be used to buffer waterways, trails, parks, open spaces or other uses. Persons wishing to substitute landscape buffering for fencing requirements shall provide plans to the Director of Planning for approval.
- E. Noise Walls for Properties Abutting the I-15 and I-215 Corridors.** Any development abutting the I-215 Corridor shall include construction of a noise wall along the corridor right-of-way line if the Utah Department of Transportation determines such wall is necessary pursuant to an environmental study. Noise walls may be erected in conformance with the height and location requirements of this Chapter.

19.95.090 Wildlife Protection

Applicability and Requirement. For all properties East of I-215 and any property in the FCOZ zone, any fence exceeding four feet in height shall not have any picket or sharp points that could impale wildlife.

19.95.100 Retaining Walls

1. Retaining walls include any wall or other similar system, including stacked rocks/boulders, intended to resist the lateral displacement of earth or other materials. A building permit will be required for all retaining wall with a height greater than four (4) feet, measured from the bottom of the footing to the top of the wall. The submittals for a building permit shall include a certified engineering design and a site plan with slope/grades defined. In addition to the certified engineering design, the design engineer shall inspect the construction of the wall and certify that the wall was built per the approved design and shall submit that certification to the City within fourteen (14) days of the completion of the retaining wall.

2. Height and terracing shall conform to the requirements of section 19.95.40 (D) and retaining walls are not considered double fences.
3. Retaining walls are subject to all requirements of this chapter and any other applicable requirements including setbacks.

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Draft#:	1

If you are adding review comments to this document and plan on giving a copy to Staff please answer the following questions:

Name:

Title:

Date Reviewed:

Chapter 19.6X Institutional Facilities Zone (IF Zone)

19.6X.010 Purpose of Provisions

A. The purpose of the Institutional Facilities (IF) Zone is to promote commercial projects of regional significance that are developed as campuses to increase employment and economic vitality in Millcreek while enforcing design that is sensitive to single-family neighborhoods. The development standards in this chapter regulate impacts that may be caused to immediate neighborhoods. The permitted uses under this zone are intended to meet the needs of Millcreek residents.

B. Considerations for Rezone

1. It is the intent of Millcreek to restrict the IF Zone to site specific locations which facilitate the creation of valuable village centers that are an asset to the nearby residents and community.

19.6X.010 Applicability and Area Requirements

A. Any campus located in the IF Zone shall have a minimum area requirement of three acres.

B. For rezone considerations, the City Council may impose larger area requirements to mitigate any detrimental effects described under 19.84.060.

C. Any campus located in the IF zone must be a contiguous group of parcels not separate by a public right of way.

19.6X.020 Other Zoning Regulations

A. The regulations in this chapter state the allowed uses and development standards for the base zones. Sites with overlay zones, plan districts, or designated historical landmarks may be subject to additional regulations. Millcreek Adopted Zoning Map indicates sites with multiple zones. Specific uses or development types may also be subject to further regulations.

B. The use and development of property within the IF Zone is also subject to other applicable chapters in the zoning ordinance such as, but not limited to, Off-Street Parking MKZ 19.80, Water Efficient Landscaping MKZ 19.77, Signs MKZ 19.82, Flood Plains 19.74, and Geologic Hazards 19.75

C. In the event there is language elsewhere in MKZ Title 19 that conflicts with language in this chapter, the more restrictive standard prevails.

19.6X.020 Neighborhood Contact and Outreach

A. Purpose. Large institutional developments are encouraged to be active and invested in the nearby community. This section is intended to promote ongoing communication between campus institutions and other uses and the surrounding communities.

B. Any institution proposing modification, addition, alteration to any use on the campus that exceeds 10,000 square feet or exceeds 30 feet in height must adhere to the following noticing requirements:

1. Noticing Requirements

a. Notice shall be mailed at least fourteen days prior to submitting for a permit or application to Millcreek, including building permit, to property owners within 300 feet of the campus perimeter.

b. Notice shall be given electronically at least fourteen days prior to submitting for a permit or application to Millcreek, including building permit, to the Chair for the Community Council in which the subject campus is located.

C. Upon applying for any permit or application that requires noticing per 19.6X.020 (B) it is the burden of the applicant to provide proof that all noticing requirements have been met.

D. Exemption. If the scope of the project has already met the requirements of 19.6X.020 (B) as part of a land use review process, it is exempt from the neighborhood contact requirements.

19.6X.040 Permitted, Conditional, Limited Uses

Any uses not explicitly described under section 19.6X.040 are prohibited.

TABLE 19.xx-1: INSTITUTIONAL FACILITY ZONE PERMITTED AND CONDITIONAL USES

Permitted uses are designated in the following table with a “P”

Conditional uses are designated in the following table with a “C”

Uses that are only allowed as an accessory use are designated with an “AU”

USES	IF	Limitation or Condition
Accessory Buildings	P	Accessory Buildings are subject to the Bulk and Yard Requirements found in Table 19.XX-4 and Design Standards established in 19.XX.XXX
Assisted Care or Nursing Facility	P	See design guidelines.
Bed and Breakfast	AU	Heights limited to 3 Stories.

USES	IF	Limitation or Condition
Commercial Parking Lot or Commercial Parking Structure	P, AU	See design guidelines.
Drive-Through Window for bank or pharmacy.	AU	Not allowed within 150 feet of a residential use.
Entertainment	AU	An entertainment use in the IF zone may not occupy a space greater than 5,000 square feet, excluding parking and required site improvements.
Food Trucks	AU	Food trucks in the IF Zone may only operate between the hours of 9:00 am and 10:00 pm.
General Retail	AU	See 19.04.463 (B)
General Service	AU	See 19.04.466 (B)
Hospital and other Medical or Dental Facilities	P	
Hotel / Motel	P	
Licensed Massage Therapy Practices	AU	<p>Permitted, subject to the following requirements:</p> <p>Each Licensed Massage Therapist who is not an employee of the business licensee shall have a Millcreek business license; and</p> <p>The premises shall not be used for any conduct that violates Section 58-47b-501 of the Utah Massage Therapy Practice Act (2013) or sexual conduct that violates Title 76 of the Utah Criminal Code.</p>
Neighborhood Retail	AU	A neighborhood retail use in the IF may not occupy a space greater than 5,000 square feet, excluding parking and required site improvements. See 19.04.436 (B) (A)
Neighborhood Service	AU	A neighborhood service use in the IF may not occupy a space greater than 5,000 square feet, excluding parking and required site improvements. See 19.04.466 (A)
Office	AU	
Public/Quasi-Public/Civic Uses	P	
Residential Facility for Persons with a Disability	P	Subject to standards in MKC 19.87
Residential Facility for the Elderly	P	
School – public, charter, private	P	
Secondhand Stores, including general merchandise, precious metal dealer/processor, precious gem dealer, military surplus	AU	<p>A secondhand store in the IF zone may not occupy a space greater than 2,500 square feet, excluding parking and required site improvements.</p> <p>A secondhand store in the IF zone may not occupy a space greater than 5,000 square feet, excluding parking and required site improvements.</p>

USES	IF	Limitation or Condition
Short-Term Rentals	AU	Allowed as part of a mixed use development consisting of residential uses. Short term rentals are permitted provided a valid Millcreek business license has been issued and is in good standing with respect to the property.
Transit Station	C, AU	
Library	P	
Community Center	P	

TABLE 19.xx-2: IF ZONE DISTRICT PROHIBITED USES

USES
Detention Facility or Jail
Indoor or Outdoor Gun Range
Outside Storage
Displays
Dwelling groups, Residential Planned Unit Developments, or Condominiums
Equipment, car or truck rental
Outdoor Kennel
Sexually Oriented Businesses
Retail Tobacco as a Principal Use
Reiki as a Principal Use
Sale of lease of new or used vehicles of all types, moving trucks, watercraft, mobile homes, travel trailers, campers, motorcycles and other recreational vehicles
Self-storage facility of all types, including mini-storage units, neighborhood storage and temperature-controlled storage facilities
Taxicab and/or Limousine Businesses
Manufactured Home Park or Manufactured Home Subdivision
Short-Term Loan Service, such as payday lenders, title lenders, and check cashing services
Impound Yards, Vehicle Recycling, Junk Yards
Light Industrial
Warehousing as a Principal Use
Outdoor commercial recreation, outdoor commercial amusement, or outdoor commercial recreation
Vehicle Service and Repair or Sale
Pawnshop, smoke shops and related products, and retail tobacco as the principal use
Tattoo businesses
Tavern
Recreational vehicle campgrounds
Impound, Vehicle Recycling, and/or junk yards

19.6X.050 Bulk and Yard Requirements

Table 19.6X-3 DEVELOPMENT SUMMARY

	IF Zone
MINIMUM CAMPUS	3 Acres
MINIMUM LOT WIDTH	300 Feet
MAXIMUM BUILDING HEIGHT 19.6X.061	75 Feet (Additional height allowed with increased setbacks.)
MAXIMUM LOT COVERAGE	80 Percent
MINIMUM BUILDING HEIGHT 19.6X.061	1 story, See Footnote 2.
MINIMUM FRONT YARD 19.6X.062	20 Feet
MINIMUM REAR YARD 19.6X.062	10 Feet
MINIMUM REAR YARD WHEN ABUTTING RESIDENTIAL 19.6X.062	20 Feet
MINIMUM INTERIOR SIDE YARD 19.6X.062	10 Feet
MINIMUM INTERIOR SIDE YARD WHEN ABUTTING RESIDENTIAL 19.6X.062	20 Feet
MINIMUM SIDE YARD ADJACENT TO A PUBLIC STREET 19.6X.062	20 Feet
ACCESSORY STRUCTURE MINIMUM SIDE YARD ADJACENT TO A PUBLIC STREET 19.6X.062	20 Feet
ACCESSORY STRUCTURES: REAR AND INTERIOR SIDE YARD 19.6X.063	10 Feet
ACCESSORY STRUCTURES: REAR AND INTERIOR SIDE	20 Feet

YARD WHEN ABUTTING RESIDENTIAL USE 19.6X.063	
ENLCLOSED ACCESSORY STRUCTURE MINIMUM AND MAXIMUM HEIGHT 19.6X.061	1 Story subject to exceptions per 19.6X.061 C.
OPEN ACCESSORY STRUCTURE MINIMUM HEIGHT	2 Stories (Additional height allowed with increased setbacks.)

TABLE 19.6X-3 NOTES

1. Greater height may be granted if the proposed development can follow all conditions under section 19.6X.061.
2. Notwithstanding contrary definitions found in MKZ 19, building height is measured from the natural grade to the highest point of the roof.
3. For the purposes of this chapter, where setbacks are measured from a right-of-way containing a fully improved sidewalk, setbacks from a right of way shall be measured from the edge of the sidewalk that is closest to the front facade of the building. Where fifty percent or more of the lot frontage is developed, the front yard shall not be less than the average of the existing buildings, but in no case less than fifteen feet.

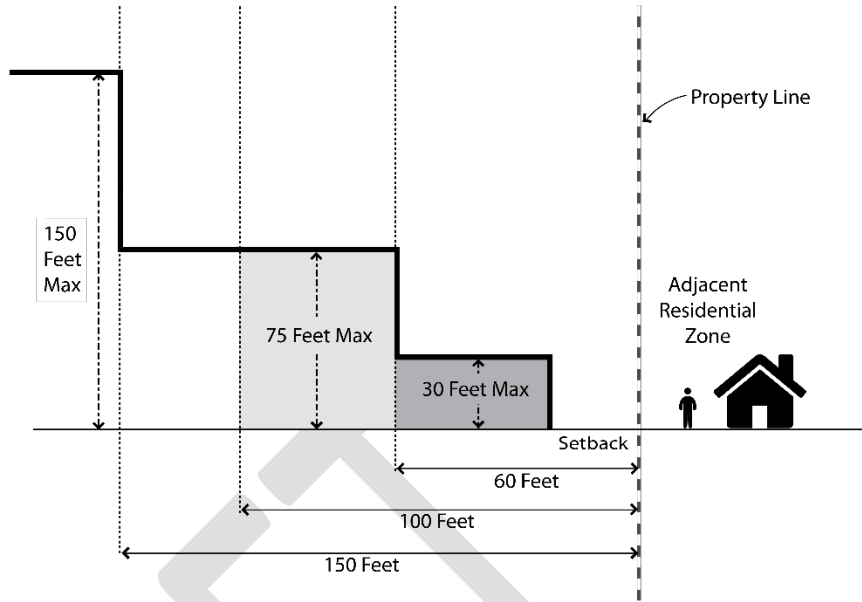
19.6X.060 Development Standards

19.6X.061 Height

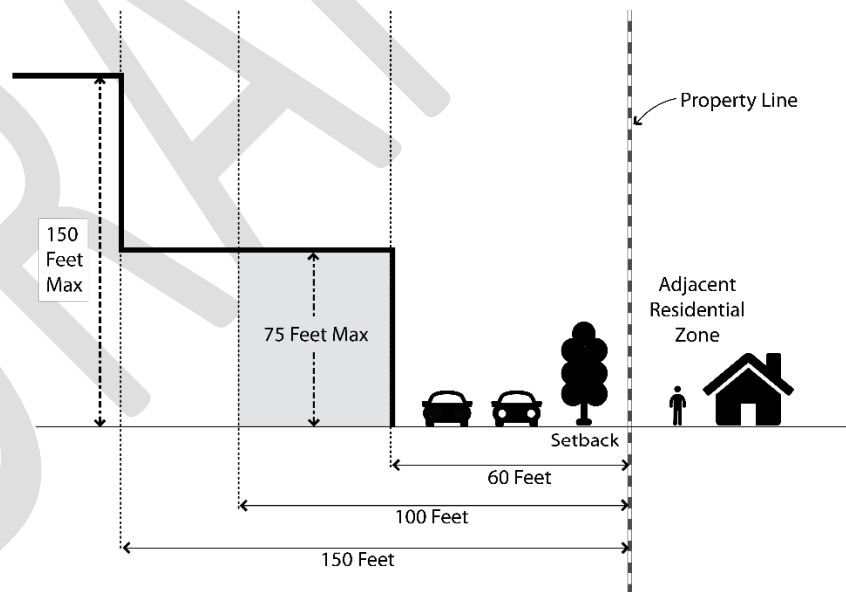
A. For campuses greater than 10 acres the height of main buildings on campus must comply with the following conditions:

1. On a portion of the site within 60 feet of a lot line abutting a residential zone the maximum height is 30 feet.
2. On a portion of the site that is more than 60 feet but within 100 feet of a lot line abutting a residential zone the maximum height is 75 feet.
3. On a portion of the site that is more than 100 feet away from the campus perimeter (as determined by the legal description) the height is restricted to the distance between the proposed structure and the lot line to a maximum of 150 feet. For example, if a development had a 115-foot-tall building on the site that structure would need to be located a minimum of 115 feet from the campus perimeter.

Standard setback requirements adjacent to a residential zone.



Recommended setback requirements adjacent to a residential zone. The City Council may consider or require the recommend setback for rezone applications.



B. For sites that are less than 10 acres the height of main structures on campus must comply with the following conditions:

1. On a portion of the site within 60 feet of a lot line abutting a residential zone the maximum height is 30 feet.

2. Maximum height for all main buildings is 75 feet.

C. Exceptions

1. Roof structures for housing of elevators, stairways, ventilating fans or similar equipment required to operate and maintain the building, and fire or parapet walls, skylights, shade structures (awnings, fabric roof coverings, wood and metal open frame structures etc.), towers (where required by City Ordinances), flagpoles, chimneys, stealth wireless or television installations, theatre lofts, solar panels may be erected above the height limits, but no space above the height limit shall be allowed for the purpose of additional habitable floor space. No such structures except towers, fire or parapet walls, and solar panels, may be located closer than 10 feet to the edge of the building. The maximum increase in height for the above features shall be 12 feet.

19.6X.062 Shop and Retail

A. Stores, shops or businesses are subject to the following requirements:

1. Business shall be conducted wholly within an enclosed building, except for the parking of customer vehicles, except that any type of restaurant may have outdoor dining. Outdoor music associated with the restaurant, shall comply with all applicable noise ordinances.
2. All products, whether primary or incidental, shall be sold at retail on the premises.

19.6X.063 Entrances

A. Entrances to the first floor of commercial buildings shall front on the street. Windows shall make up at least 50% of first floor street-facing facades. Top floors shall have architectural differentiation from the other floors in the building.

B. All entrances that face a public right of way must be located and design to provide pedestrian access to any transit stops located along the right of way. It is preferred that these entrances be designed to have the shortest possible path from transit stop to building. Design of parking lots are expected to accommodate this.

19.6X.064 Parking, Parking Lots, Traffic

A. No parking is allowed between the street and the building in any town center area.

B. Parking lot design must accommodate transit stops located along a public right of way. Parking lots must have safe pedestrian paths leading from transit stop through the parking lot to the building. These paths must be designed in a manner best suited for pedestrian use, such as the shortest possible path to take.

C. Access between uses. Vehicular and pedestrian access between uses that does not force vehicles out to the adjacent street is required

D. More than one ingress/egress to a public right of way for each campus is required.

19.6X.065 Required Mitigation

A. All uses in the IF zone shall be free from objectionable and unreasonable odor, dust, smoke, noise, vibration, or similar problems.

B. Interior Street Lights. Street and pedestrian lighting for streets on the interior of the development is required. All lighting fixtures shall be directed downward with mechanisms to prevent dark sky illumination. The applicant must submit a photometric plan for review which indicates the type and location of lights in relation to the development and designed for pedestrian safety. Minimum Average Foot-Candles for interior streets shall be 0.3 and the fixture height shall not exceed 25 feet. No on-site light poles may be located closer than 10 feet from the public right of way.

C. Garbage and Recycling. The development shall be designed to accommodate and efficiently manage the collection, storage, and removal of garbage in harmony with the neighborhood so as to minimize detrimental effects of the collection, storage, and removal on any residence within the development or abutting neighborhoods. Enclosure structures must have a minimum of four sides that reflect or emulate the materials, design, and quality of the overall development. All developments shall provide recycling services.

D. For any structure or object used for garbage collection, or recycling such as a dumpster, the setback from the property line is 20 feet. For any portion of a site within 30 feet of a property line that abuts a residential zone garbage collection and storage is not allowed.

19.6X.066 Fencing

A. Perimeter Fencing. Fencing is required for non-residential uses located adjacent to residential uses. To ensure maximum pedestrian connectivity, fencing between parcels is not required. Fence materials can consist of wrought iron/similar materials, wood or composites. Vinyl is prohibited as a fencing material. Unless otherwise allowed by the Planning Commission, exterior fencing along a public right of way shall be limited to brick, stone, or block, or pre-cast concrete and be setback a minimum of 5 feet from the property line to allow for a landscaping buffer designed in accordance with MKZ 19.77 to soften long expanses of walls.

19.6X.067 Signs

A. All signs on campus are restricted to monument signs, walls signs, and window signs allowed in the C-3 zone, see Table 19.82.190.

B. Exceptions. The only signs allowed as ground or pole signs shall be service signs (see 19.82 definition) that comply with the following conditions:

1. Maximum height allowed is 5 feet.
2. Maximum area allowed is 32 square feet.
3. Setback along a public right of way is 5 feet.

19.6X.068 Landscaping

A. All landscaping requirements are subject to chapter 19.77.

B. Additional requirements for landscaping in the IF zone:

1. Any development in the IF zone is not eligible for reductions in any setbacks if the development is located along the perimeter of campus or a public right of way.

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