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August 26, 2009

# Notice of Public Hearing

Riverdale City gives notice that on Tuesday, September 8, 2009, during the regular Planning Commission meeting, which begins at 6:30 p.m., at the Riverdale City Civic Center, 4600 South Weber River Drive, Riverdale, Utah, the Riverdale Planning commission will hold a public hearing to receive and consider public comment concerning proposed amendments to Title 10 - Zoning and Subdivision Regulations, Chapter 10 - Commercial Zones, Article A - Commercial Zones (C-1, C-2, C-3). A copy of the proposed changes are attached. Public comment is invited.

- The public is invited to attend all public meetings.
- In compliance with the Americans with Disabilities Act, persons who have need of special accommodations should contact the City Recorder at 394-5541.

# ARTICLE A. COMMERCIAL ZONES (C-1, C-2, C-3)

## 10-10A-1: PURPOSE AND INTENT:

The purpose of the C-1 neighborhood commercial zone, C-2 community commercial zone and C-3 regional commercial zone is to provide suitable areas for the location of the various types of commercial activity needed to serve the people and commerce of the city. It is also to separate into three (3) zones, uses based upon type of activity which are compatible and complementary, as well as intensity of land utilization and accessory use needs. (Ord. 564, 4-28-1999)

## 10-10A-2: SITE DEVELOPMENT STANDARDS:

|                                  | <b>C-1</b>  | <b>C-2</b> | <b>C-3</b> |
|----------------------------------|---|------------|------------|
| Minimum lot area                 | None  | None       | None       |
| Minimum lot width                | None  | None       | None       |
| Minimum yard setbacks:           |   |            |            |
| Front                            | 50 feet   | 50 feet    | 50 feet    |
| Side                             | None, except 20 feet adjacent to residential boundary               |            |            |
| Side facing street on corner lot | 20 feet   | 20 feet    | 20 feet    |
| Building height:                 |   |            |            |
| Minimum                          | 1 story   | 1 story    | 1 story    |
| Maximum                          | 2½ stories or 35 feet   | None       | None       |
| Maximum lot coverage             | Not over 45 percent of lot area by buildings or accessory buildings |            |            |

(Ord. 564, 4-28-1999)

## 10-10A-3: SPECIAL REGULATIONS:

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

- A. Manufacturing Within Enclosed Building: All manufacturing shall be done within a completely enclosed building.

- B. Odor, Noise: All uses shall be free from objection because of odor, dust, smoke or noise.
- C. Entertainment: In the C-1 neighborhood commercial zone, no entertainment, except recorded music, shall be permitted in cafes, cafeterias, ice cream parlors or restaurants.
- D. Uses Within Residential Zone Boundary: All commercial uses which are located within fifty feet (50') of a residential zone boundary and which create noise, vibrations, odors or dust not commonly associated with a residential use shall be conducted completely within the confines of the business building or structure and shall not unreasonably disturb the adjacent residents. Normal deliveries and routine maintenance of building and grounds are exempted from the requirements of this subsection.

E. Check Cashing, Payday Loan and Pawn Shop businesses are restricted to a total of one for every 4,000 Riverdale City residential residents and allowed as a conditional use only in the C-3 zones. No such use shall be located closer than 500 feet to any residential zone or dwelling use.  
The C-1, C-2 zones, Planned Commercial zones, Manufacturing zones, Planned Manufacturing zones, Retail/Commercial Overlay zone, Mixed Use zone, Office Park zone, Low Impact Transition Overlay zone and the Landmark Development zone are expressly prohibited from having these uses.

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F. Violations; Penalty: Any principal or manager of firms or corporations who fails to reasonably train the agents or employees of said firms or corporations regarding the provisions of this chapter shall be in violation of this article and shall be guilty and subject to penalty as provided in section 10-1-15 of this title. (1985 Code § 19-23-4; amd. 2001 Code)

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**10-10A-4: USES:**

In the following list of possible uses, those designated in any zone as "P" will be a permitted use. Uses designated as "C" will be allowed only when authorized by a conditional use permit obtained as provided in [chapter 19](#) of this title. Uses designated "N" will not be allowed in that zone.

|  | <b>C-1</b> | <b>C-2</b> | <b>C-3</b> |
|--|------------|------------|------------|
| Accessory buildings and uses customarily incidental to a permitted use | P          | C          | P          |

|  | <b>C-1</b> | <b>C-2</b> | <b>C-3</b> |
|--|------------|------------|------------|
|  |            |            |            |
| Air conditioning, sales and service (no manufacturing of ducts)                          | N          | C          | P          |
|  |            |            |            |
| Ambulance  |            |            |            |
| Base station   | C          | C          | C          |
| Substation   | C          | C          | C          |
|  |            |            |            |
| Amusement enterprises including:   |            |            |            |
| Bowling alley  | N          | C          | P          |
| Dance hall   | N          | C          | C          |
| Park and playground  | P          | C          | P          |
| Pool hall  | N          | C          | P          |
| Recreation center  | N          | C          | P          |
| Roller skating rink  | N          | C          | P          |
| Theater  |            |            |            |
| Indoor   | N          | C          | P          |
|  |            |            |            |
| Animal services including:   |            |            |            |
| Grooming for cats and dogs   | N          | C          | P          |
| Hospital, small animals only, and provided conducted within completely enclosed building | N          | C          | C          |
| Pet and pet supply store   | N          | C          | P          |
|  |            |            |            |
| Antique, import or souvenir shop   | C          | C          | P          |
|  |            |            |            |
| Athletic and sporting goods including:   |            |            |            |
| Archery shop and range, provided conducted within completely enclosed building           | C          | C          | P          |
| Bicycle sales and service  | P          | C          | P          |
| Boat sales   | C          | C          | P          |
| Gymnasium  | C          | C          | P          |
| Handgun siting range (indoor)  | C          | C          | C          |

|  | <b>C-1</b> | <b>C-2</b> | <b>C-3</b> |
|--|------------|------------|------------|
| Health club  | C          | C          | P          |
| Motorboat sales and service  | N          | C          | C          |
| Store, excluding sale or repair of motor vehicles, motor boats or motors   | C          | C          | P          |
|  |            |            |            |
| Automobile including:  |            |            |            |
| Convenience store, with car wash, no gas   | C          | C          | P          |
| Gas island and convenience store, with car wash  | N          | C          | P          |
| New or used sales and service  | N          | C          | C          |
| Parts sales  | C          | C          | P          |
| Rental auto  | N          | C          | C          |
| Rental, u-haul type  | N          | C          | C          |
| Repair including paint, body and fender, brake, muffler, upholstery or transmission work, provided conducted within completely enclosed building | N          | C          | C          |
| Tire sales and service   | N          | C          | C          |
|  |            |            |            |
| Bakery   |            |            |            |
| Manufacture limited to goods retailed on premises  | P          | C          | P          |
| Manufacture of goods sent to other locations   | N          | C          | P          |
|  |            |            |            |
| Bath and massage establishment   | N          | C          | C          |
|  |            |            |            |
| Blueprinting or photostating   | C          | C          | P          |
|  |            |            |            |
| Building materials sales   | N          | C          | P          |
|  |            |            |            |
| Bus terminal   | N          | C          | P          |
|  |            |            |            |
| Candy  |            |            |            |
| Manufacture of goods shipped to other locations  | N          | C          | P          |
| Store, confectionery   | P          | C          | P          |
|  |            |            |            |

|  | <b>C-1</b> | <b>C-2</b> | <b>C-3</b> |
|--|------------|------------|------------|
| Car wash   |            |            |            |
| Laundry type   | N          | C          | P          |
| Manual spray   | P          | C          | P          |
|  |            |            |            |
| Carpet sales   | N          | C          | P          |
|  |            |            |            |
| Church   | C          | C          | P          |
|  |            |            |            |
| Church, temporary revival, no tents allowed  | C          | C          | C          |
|  |            |            |            |
| Cleaning   |            |            |            |
| Dry cleaning establishment   | N          | C          | P          |
| Laundromat   | P          | C          | P          |
|  |            |            |            |
| Clinics  |            |            |            |
| Laboratory, dental or medical  | C          | C          | P          |
| Medical or dental  | C          | C          | P          |
| Optometrist, optician or oculist   | P          | C          | P          |
| Physician or surgeon   | P          | C          | P          |
|  |            |            |            |
| Data processing service and supplies   | C          | C          | P          |
|  |            |            |            |
| Detective agency or security   | P          | C          | P          |
|  |            |            |            |
| Dwelling, single-family, when attached to business structure and occupied by the business owner or a business employee | C          | C          | C          |
| Hotel  | N          | C          | P          |
| Motel  | N          | C          | P          |
|  |            |            |            |
| Educational institution  |            |            |            |
| Nursery school and preschool   | C          | C          | P          |
| Trade or industrial school   | C          | C          | C          |

|   | <b><u>C-1</u></b> | <b><u>C-2</u></b> | <b><u>C-3</u></b> |
|---|-------------------|-------------------|-------------------|
|   |                   |                   |                   |
| Electrical and heating appliances and fixture sales and service | N                 | C                 | P                 |
|   |                   |                   |                   |
| Electronic equipment sales and service                          | N                 | C                 | P                 |
|   |                   |                   |                   |
| Employment agency   | C                 | C                 | P                 |
|   |                   |                   |                   |
| Express and transfer parcel service (store)                     | N                 | C                 | P                 |
|   |                   |                   |                   |
| Financial institution   |                   |                   |                   |
| Bank  | C                 | C                 | P                 |
| Credit union  | C                 | C                 | P                 |
| <u>Payday Loan/Check Cashing</u>                                | <u>N</u>          | <u>N</u>          | <u>C</u>          |
| Food service  |                   |                   |                   |
| Cafe or cafeteria   | P                 | C                 | P                 |
| Catering establishment  | C                 | C                 | P                 |
| Delicatessen  | P                 | C                 | P                 |
| Ice cream parlor  | P                 | C                 | P                 |
| Restaurant  | P                 | C                 | P                 |
| Restaurant, drive-in  | C                 | C                 | P                 |
|   |                   |                   |                   |
| Glass sales and service, home and auto                          | N                 | C                 | P                 |
|   |                   |                   |                   |
| Government buildings or uses, nonindustrial                     | C                 | C                 | P                 |
|   |                   |                   |                   |
| Greenhouse and nursery, soil and lawn service                   | N                 | C                 | P                 |
|   |                   |                   |                   |
| Gunsmith  | N                 | C                 | P                 |
|   |                   |                   |                   |
| Home improvement store  | N                 | C                 | P                 |
|   |                   |                   |                   |
| Hospital  | N                 | C                 | P                 |

|   | <b>C-1</b> | <b>C-2</b> | <b>C-3</b> |
|---|------------|------------|------------|
| Heliport  | N          | C          | C          |
|   |            |            |            |
| Household appliance sales and incidental service                        | N          | C          | P          |
|   |            |            |            |
| Household cleaning and repair   | N          | C          | P          |
|   |            |            |            |
| Insurance agency  | C          | C          | P          |
|   |            |            |            |
| Janitor service and supply  | C          | C          | P          |
|   |            |            |            |
| Library   | P          | C          | P          |
|   |            |            |            |
| Linen supply service  | N          | C          | C          |
|   |            |            |            |
| Liquor store, state store only  | N          | C          | C          |
|   |            |            |            |
| Locksmith   | C          | C          | P          |
|   |            |            |            |
| Lodge or social hall  | N          | C          | C          |
|   |            |            |            |
| Machine shop operations incidental to any use permitted in C-3 district | N          | C          | C          |
|   |            |            |            |
| Manufacture of goods retailed on premises                               | C          | C          | C          |
|   |            |            |            |
| Miniature golf  | N          | C          | C          |
|   |            |            |            |
| Mortuary  | N          | C          | P          |
|   |            |            |            |
| Motorcycle and motor scooters sales and service                         | N          | C          | C          |
|   |            |            |            |
| Museum  | C          | C          | P          |
|   |            |            |            |



|  | <u>C-1</u> | <u>C-2</u>   | <u>C-3</u>   |
|--|------------|--------------|--------------|
| Office in which goods or merchandise are not commercially created, exchanged or sold | C          | C            | P            |
| Accountant   | C          | C            | P            |
| Legal  | C          | C            | P            |
| Medical  | C          | C            | P            |
| Office machines sales and service  | N          | C            | P            |
| Office supply  | C          | C            | P            |
| Professional   | C          | C            | P            |
|  |            |              |              |
| Parking lot or garage for passenger automobiles                                      | C          | C            | C            |
|  |            |              |              |
| Pawnshop   | N          | <del>N</del> | <del>C</del> |
|  |            |              |              |
| Pest control and extermination   | N          | C            | P            |
|  |            |              |              |
| Photo studio   | C          | C            | P            |
|  |            |              |              |
| Post office  | C          | C            | P            |
|  |            |              |              |
| Printing, lithographing, publishing or reproduction sales and service                | N          | C            | P            |
|  |            |              |              |
| Public utilities substation  | C          | C            | C            |
|  |            |              |              |
| RV sales and service   | N          | C            | C            |
|  |            |              |              |
| Radio, television or FM broadcasting station   | N          | C            | P            |
|  |            |              |              |
| Real estate agency   | C          | C            | P            |
|  |            |              |              |
| Reception center or wedding chapel   | N          | C            | P            |
|  |            |              |              |
| Rental agency for home and garden equipment  | N          | C            | P            |

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|  | <u>C-1</u> | <u>C-2</u> | <u>C-3</u> |
|--|------------|------------|------------|
|  |            |            |            |
| Retail goods establishments  | P          | C          | P          |
|  |            |            |            |
| Retail service establishments  | P          | C          | P          |
|  |            |            |            |
| Tattoo parlor  | N          | C          | C          |
|  |            |            |            |
| Taxidermist  | C          | C          | P          |
|  |            |            |            |
| Telemarketing  | P          | C          | P          |
|  |            |            |            |
| Temporary building for uses incidental to construction work. Such buildings shall be removed upon the completion of the construction work. | P          | C          | P          |
|  |            |            |            |
| Travel agency  | C          | C          | P          |
|  |            |            |            |
| Utility substation or building   | C          | C          | C          |
|  |            |            |            |
| Ventilating equipment sales and service, including heating and air conditioning  | N          | C          | P          |

(Ord. 645, 6-9-2005)

**10-10A-5: SITE PLAN APPROVAL REQUIRED:**

In considering any site plan as regulated by this title for permitted or conditional uses specified in this chapter, the planning commission shall endeavor to ensure, among other things, the safety and convenience of traffic movement both within the area covered and in relation to access streets, harmonious and beneficial relation among the buildings and uses in the area covered, and satisfactory and harmonious relation between such area and contiguous land and buildings and adjacent neighborhoods. In any commercial zone, the location of main and accessory buildings on the site and in relation to one another, the traffic circulation features within the site, the height and bulk of buildings, the provision of off street parking space, the provision of driveways for ingress and egress, and provision of other open space on the site, and the display of signs, shall be in accordance with a site plan or plans or subsequent amendment thereof,

approved in any case by the planning commission prior to issuance of a building or land use permit. A site plan may also include provisions for landscaping, fences and walls designed to further the purposes of the regulations for commercial zones, and such features shall be provided and maintained as a condition of the establishment and maintenance of any use to which they are appurtenant. Conditional uses are regulated by [chapter 19](#) of this title. (Ord. 658, 4-18-2006)