CHAPTER 7

SITE DEVELOPMENT STANDARDS

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11-7-101 Purpose.

The purpose of this Chapter is to establish minimum standards for the review of development applications to insure that the general appearance, interrelationships and functioning of buildings, structures, and the improvements upon the land shall be compatible and contribute to the stability of land values, the encouragement and protection of investments, the enhancement of the urban environment and streetscape, the preservation and promotion of the City's unique characteristics and values, and the general welfare of the community, while mitigating negative impacts upon adjacent neighborhoods. It is not the purpose of this Chapter that design should be so rigidly controlled so as to stifle creativity or individual expression.

It is the intent of this Chapter that the standards, as outlined, shall be supplemented by other requirements of this Ordinance when additional review is specified for projects such as a Planned Unit Development, a Planned Dwelling Group, a Conditional Use Permit, or a development in the Foothill Zone. Wherever the provisions of these various Chapters conflict, the more restrictive standards or provisions shall prevail.

11-7-102 Applicability.

(1) Site Plan Review and approval shall be required for:

(a) All new developments on a previously undeveloped site;

(b) Additions to existing structures;

(c) Changes to a site which include expansion into a previously undeveloped area of a site, addition or modification of parking lots, modifications of vehicular access points, modification of required landscaping, modifications which may result in additional impermeable area causing an

increase in the volume of storm runoff, modification to existing drainage patterns, or the addition of outside storage areas; or

(d) Changes in use.

11-7-103 Application.

Application for site plan review shall be made by the property owner, or an authorized agent certified in writing by the property owner, by submitting to the City Planner site plans, drawn to a standard scale which is not less than one inch equals forty feet (1"= 40'), showing lot configuration, dimensions, and north arrow, on a suggested sheet size of approximately twenty-four (24) inches by thirty-six (36) inches, but not less than 8-1/2 inches by 11 inches, and including any or all of the specifications outlined herein. The City Planner shall review the site plan to verify that the minimum requirements are satisfied. If the application is not complete, or if revisions or additions are necessary, it shall be returned to the applicant. Building Permits for Conditional Uses shall not be issued until the Planning Commission has approved the use and the Conditional Use Permit has been issued.

11-7-104 Site Development Plan Review Process.

(1) The Applicant shall prepare and make a submission to the City consistent with the standards contained in this Chapter, the General Plan, and other ordinances, and resolutions. The applicant shall not engage in any site development or building construction until the necessary approvals, as outlined herein, have been obtained.

(2) Proposed site plans shall be delivered by the applicant to such City departments, special districts, governmental boards, bureaus, utility companies, and other agencies, which will need to provide facilities and services to the site, for their information and comment. The Planning Department is responsible for coordinating the comments received from all public and private entities, and shall decide which agencies to refer proposed site plans to.

(3) The Planning Department shall review the site plan for conformance with the standards outlined herein; for conformance with the Comprehensive Plan and the Zoning Ordinance; for environmental impacts which may be associated with the design; and shall process the site plan and reports as provided in this Chapter.

(4) The City Engineer and Public Works Department shall review the site plan and make recommendations concerning: flood control requirements; engineering requirements for street widths, grades, and alignments; sewer and water requirements; whether the proposed public improvements conform to the requirements of this Chapter and other applicable ordinances; and shall be responsible for the approval and inspection of all public improvements.

(5) The City Planner shall review all applications for Permitted Uses in Agricultural and Single-family Residential Zones including applications for duplexes. If desired, an applicant may request a review by the Planning Commission of a permitted use. This provision is intended to resolve conflicts or differences of opinion between the applicant and City staff concerning the requirements or interpretation of this Chapter.

(6) The Planning Commission shall review all Conditional Uses. The Planning Commission shall also review all multiple-family residential, commercial, commercial recreation, office, agricultural use, or industrial Permitted Uses which are subject to the requirements of this Chapter unless such review is waived by the Commission and is delegated to the Planning Department. A notice shall be sent to all adjacent property owners within five hundred (500) feet of the subject property for all site plan reviews considered by the Planning

Commission. After adequate review, an application may be approved, approved with conditions, continued for further study, or disapproved for the use and/or site plan.

(7) The applicant shall be notified within a reasonable time after receipt of the application of the City's decision. The City may either issue a Building Permit, advise the applicant of the approval of the application, or advise the applicant of additional information required by the City in order to act upon the application.

11-7-105 Standards for Development of a One-Family or Two-Family Dwelling on an Individual Lot.

Applications for construction of a one-family or two-family dwelling on an individual lot shall be accompanied by, and shall comply with, the following:

(1) A completed Building Permit application;

(2) Two (2) sets of site development plans which include the following information;

(a) Date, North arrow, and appropriate scale to clearly show the detail necessary to describe what is proposed. The drawing shall be accurate in terms of scale and dimensions;

(b) A title block showing the name, address, and phone number of the applicant and the designer, and the name (if applicable) and address of the proposed project, and date of preparation. When required by the City, the drawings shall be prepared and stamped by a registered Engineer and/or architect;

(c) The location and width of existing and proposed abutting streets, property lines, easements, and holding strips;

(d) The location of all existing and proposed structures on the property and the location of existing structures on adjoining properties;

(e) The location of existing fencing and significant existing trees and shrubbery;

(f) The location of off-street parking, driveways, and hard-surfaced areas; and

(g) The location of existing and proposed curb, gutter, and sidewalk, and curb cuts.

(3) Final grading of individual lots shall be performed in such a way that excess water shall either be entirely contained on the site, directed to an improved street, or directed to an approved drainage inlet, drainage channel, or drainage easement. Excess water shall not be allowed to drain onto adjacent private property unless approved as part of an overall system, as reflected in a subdivision approval or otherwise. At the discretion of the City, a grading plan may be required which shall include the existing and proposed grades in contour intervals of two (2) feet or less as well as intermediate spot elevations.

(4) Residential site development in the Foothill Overlay Districts shall comply with the provisions of Chapter 30 of this Title.

11-7-106 Standards for Building Additions, Site Modifications, or Change of Use for Permitted Uses on a Developed Site.

Applications for building additions, site modifications, or changes in use, for permitted uses, on a developed site shall include all applicable information specified in Section 11-7-105, above, and, in addition, shall be accompanied by, and shall comply with, the following:

(1) A completed Permitted Use Application and fee as well as a Building Permit Application, if applicable, shall be submitted.

(2) The applications shall be accompanied by three sets of site development plans. Additional sets of plans may be required depending on the number of reviewing agencies involved.

(3) Site development plans shall include the following information:

(a) A title block showing the name, address, and phone number of the applicant and the designer, the name and address of the proposed project (if applicable), and the date of preparation. When required by the City, the drawings shall be prepared and stamped by registered Engineer and/or architect;

(b) The location and width of existing and proposed abutting streets, property lines, easements, and holding strips;

(c) The location of all existing and proposed structures on the property and the location of existing structures on adjoining properties. If building additions are proposed, architectural plans and elevations shall be included which indicate the materials and colors to be used. Building additions shall be architecturally integrated with the existing building in terms of design and materials;

(d) The location of existing fencing and landscaping. If landscaping is disturbed or displaced, a Landscape Plan shall be submitted showing rehabilitation of disturbed areas and/or establishment of landscaping elsewhere on the site that is at least equal to the amount displaced. Fencing and/or landscaping, at least six feet in height, shall be used to screen any proposed service or storage areas;

(e) The location of off-street parking, driveways, loading facilities, and hard-surfaced areas;

(f) The location of existing and proposed curb, gutter, and sidewalk, and curb cuts. If property abuts a state highway, approval of the Utah State Department of Transportation Right-of-Way Engineer must be obtained for location of curb, gutter, and sidewalk. Location and number of curb entrances must also be approved by the Utah Department of Transportation. Necessary improvements shall be installed at the applicant's expense;

(g) If the site is modified to the extent that there is a significant impact on the existing storm drainage system, plans shall be submitted which illustrate how this impact will be mitigated and a storm drainage fee may be

assessed. Necessary improvements shall be installed at the applicant's expense; and

(h) The location, height, and size of proposed signs and lighting.

11-7-107 Standards for Construction of Multiple-Family Residential, Commercial, Commercial Recreation, or Industrial Conditional Uses or Permitted Uses on an Undeveloped Site.

Applications made pursuant to this Section shall include all applicable information specified in Section 11-7-106, above, and, in addition, shall be accompanied by, and shall comply with, the following:

(1) A completed Conditional Use Application Form, Permitted Use Application Form, and/or Building Permit Application, with appropriate fees, shall be submitted.

(2) Three sets of site development plans shall be submitted for Permitted uses and five (5) sets shall be submitted for Conditional Uses. Additional sets of plans may be required depending on the number of reviewing agencies involved.

(3) Architectural Plans shall include the following:

(a) Architectural drawings, sketches, perspectives, and/or exterior elevations of proposed structures and an indication of the materials and colors to be used. Include height of structures and indicate screening of roof-based mechanical equipment, parking, dumpsters, etc. All commercial, commercial recreation, and industrial developments shall be designed to include, as a part of the exterior facade of buildings or as architectural elements in the landscape, an element of "Farmington Rock".

(b) Plans shall illustrate the visual impact of the structures and the location of the structures in relationship to each other, the adjacent development, and the neighborhood in general. Development shall be harmonious and not negatively impact adjoining structures and neighborhoods. The developer shall use design in screening features to mitigate the visual effect of contrast in height, mass, and scale, etc.

(c) Plans shall illustrate the relationship between the exterior design of the proposed structures, adjacent structures, and the neighborhood in general. Exterior design and materials of the project shall be compatible with, and shall not detract from, that of structures in the neighborhood.

(4) A Landscaping Plan shall be submitted which illustrates proposed landscaping and fencing in enough detail that the screening and aesthetic qualities of the landscaping can be effectively reviewed by the Planning Commission. All required Landscape Plans shall include:

(a) Percent of site to be landscaped. A minimum of forty percent (40%) of a multiple-family residential site, fifteen percent (15%) of a commercial site, and five percent (5%) of an industrial site shall be landscaped. Upon a request by the applicant, landscaping percentages may be reduced if the Planning Commission finds that, due to the size of the parcel, the amount of landscaping required is unreasonable and cannot be located in useful locations. The Planning Commission may also require an increase in

landscaping as a requirement for Conditional Use Approval if it is determined that such an increase is necessary to help mitigate some aspect of a proposed use;

(b) A plant legend specifying the total number of each type of plant, each plant's common name, and size of plants at time of installation;

(c) Location of individual trees, shrubs, groundcovers, and other planting areas showing approximate distances from roadways, sidewalks, and buildings. The retention of healthy existing trees and other vegetation is strongly encouraged;

(d) Description and location of any proposed ornamental landscaping elements (colored and crushed rock, gravel, large boulders, etc.);

(e) Description, location, and dimensions of fences and landscaping protective devices;

(f) All landscaped areas shall be provided with an automatic irrigation system that will maintain the living material in a good and healthy condition.

(5) For developments for which outdoor lighting is proposed, lighting plans shall be required which illustrate the type and location of lighting proposed for structures, walkways, and parking lots. Lighting shall be designed, located, and directed so as to eliminate glare and minimize reflection of light into neighboring properties.

(6) Site plans shall clearly show the locations of refuse containers, service yards, storage areas, and utility installations.

(7) Screening shall be provided in the following situations and according to the following standards:

(a) The site plans shall indicate the location, height, design, and materials of walls, fences, hedges, and other buffers. These features shall be used to screen or conceal storage areas (including refuse containers), service yards, utility installations or other unsightly features, to minimize any negative impacts on adjacent property, and to create a harmonious streetscape, as determined by the Planning Commission at that time when a site plan application is reviewed.

(b) A six (6) foot high masonry fence and a ten (10) foot buffer zone with sufficient plantings of trees and shrubs to provide adequate suppression of sound and light, as approved by the City Planner, shall be constructed between a residential property line or zone boundary and any parking area, road, or driveway of a proposed use determined to be of a commercial or institutional nature. All fences shall be engineered to withstand wind loads up to 150 mph and shall be approved by the City Engineer. The Planning Commission may consider an alternative fence on it's own initiative or upon petition by affected property owners.

(c) An eight (8) foot high masonry fence and a thirty (30) foot buffer zone with sufficient plantings of trees and shrubs to provide adequate suppression of sound and light, as approved by the City Planner, shall be

constructed between a residential property line or zone boundary and any parking area, road, or driveway of a proposed use determined to be of an industrial nature. All fences shall be engineered to withstand wind loads up to 150 mph and shall be approved by the City Engineer. The Planning Commission may consider an alternative fence on its own initiative or upon petition by affected property owners.

(d) Where visual barrier fencing containing wood, metal, plastic, or vinyl strips is either proposed by the applicant or required by the City, such strips shall be properly secured. Fences shall be constructed so that significant variation in top line, bottom line and/or height does not occur due to erratic grading of the site.

(e) Where a parking lot is located across a street from a residential use or residential zone, a landscaped berm, three (3) feet in height with a slope ratio not exceeding one (1) vertical foot for each three (3) feet of horizontal distance, shall be provided within the required setback along the street. The height of the berm shall be measured from the top of the parking lot curb.

(8) Sign plans shall indicate the location, height, and appearance of signs upon the site and the effects upon parking, ingress and egress, and adjacent properties. Such signs shall be compatible with the character of the neighborhood.

(9) Grading and drainage plans shall include the following:

(a) Plans shall clearly delineate the design and adequacy of the proposed storm water drainage system and the impact of the project on the existing system. All impacts shall be mitigated at the developer's expense by project design, off-site improvements, and/or impact fees;

(b) Plans shall be prepared by a registered Civil Engineer and shall be reviewed and approved by the City Engineer prior to final approval;

(c) The existing and proposed grades shall be indicated in contour intervals of two (2) feet or less;

(d) The location and design of the surface and subsurface storm water drainage system shall be shown, including locations and calculations for on-site detention;

(e) Waterways and ditches on, and within fifty (50) feet of the property shall be shown. The relocation, covering or fencing of irrigation ditches, drainage channels, and similar facilities shall be approved in writing by the appropriate watermaster and/or water users prior to issuance of a Building Permit;

(f) Plans shall delineate all areas within 100-year flood plains as designated by the Federal Emergency Management Agency and the City Storm Drainage Master Plan; and

(g) A soils report shall accompany the grading and drainage plan and shall include, among other things, a detailed water table analysis.

Developments which are five (5) acres or larger shall submit a plan for erosion and sediment control which is consistent with current Federal NPDES regulations.

(10) Transportation and circulation plans shall include the following:

(a) The impact of the project on the traffic conditions of the abutting streets. A traffic impact study may be required by the City and shall be prepared by an engineer specializing in traffic analysis. The traffic study shall include an analysis of on-site circulation, capacities of existing streets, number of additional trips which will be generated, origin/destination studies, and peak traffic volumes and movements. All negative impacts shall be mitigated at the developer's expense and shall be approved by the City Engineer;

(b) The location of ingress, egress, internal traffic circulation, off-street parking and loading facilities, pedestrian ways, etc., and their interrelationship. Said interrelationship shall not compromise but protect the safety and convenience of occupants of the proposed project and neighborhood. The relationship shall also enhance the appearance of the project while mitigating adverse effects of noise and pollution;

(c) The location, existing width, and, if applicable, proposed widening of all rights-of-way in or adjacent to the subject property. All driveways and intersections within one hundred fifty (150) feet of the property shall also be shown;

(d) Compliance with the off-street parking and loading facilities standards within Chapter 32 of this Title;

(e) When a project requires the construction and/or dedication of a public street, the site plan application shall also include drawings for all utilities and other public improvements. The design and construction of these improvements shall be in compliance with standards established by the City. Plans shall be prepared by a registered Civil Engineer and shall be reviewed and approved by the City Engineer prior to final approval.

(11) Water and sewer plans shall include the following:

(a) Plans shall illustrate the impact of the proposed project on the water and sewer system in the City. Negative impact shall be mitigated at the developer's expense. Unacceptable and unmitigated negative impacts are grounds for denial;

(b) Plans shall show the location and size of all existing or proposed sewer lines, water lines, and fire hydrants that will provide service to the project and which are necessary to protect existing uses in the zone and to provide for the orderly development of land.

(12) The following general information shall also be required, if applicable:

(a) The site plan shall include a table indicating the total area of the site and the percentage of that total which is occupied by structures, by parking and

service areas, and by landscaping. For multiple-family residential developments the table shall also include the proposed density in terms of the number of dwelling units per acre;

(b) If a project is to be developed in phases, phasing lines shall be shown on the plans. Phased areas shall be carefully planned so that each phase is capable of functioning independently;

(c) Any other information, plans, or modifications specifically required by the following departments, divisions, or agencies shall be attached or incorporated into the final plans:

(i) Farmington City Building Inspection Department, Fire Department, Public Works Department, City Engineer, Police Department, Planning Department, or City Attorney;

(ii) County Agencies;

(iii) State Agencies;

(iv) Pressure Irrigation or Sewer Districts;

(v) School District; or

(vi) Public Utilities.

(d) Any additional plans or information specifically required by the Planning Commission in conjunction with a Conditional Use application;

(e) Any other information, exhibits, or models that the applicant deems to be pertinent.

11-7-108 Off-Site Improvements and Public Streets.

(1) The developer of a site requiring site plan approval shall dedicate to the City and improve all streets within or adjacent to the proposed development which are necessary to serve the vehicular and pedestrian needs of that development. Minimum improvements shall include highback curb, gutter and sidewalk along the entire property line which abuts any public street. These off-site improvements shall comply with the minimum requirements for construction of public improvements as established by the City. Where, because of topographical or other conditions peculiar to the site, a departure may be made from the requirements of this Section without destroying the intent of such requirements, and after receiving a recommendation from the City Engineer, the Planning Commission may approve an adjustment in street width or may waive the requirement for sidewalks.

(2) Where, because of topographical or other conditions peculiar to the site, a departure may be made from the requirements of this Section without destroying the intent of such requirements, and after receiving a recommendation from the City Engineer and the Planning Commission, the City Council may approve an adjustment in street cross section standards, street width, and right-of-way side treatment standards, or may waive the requirement for sidewalks, herein and elsewhere in this Title as set forth in Section 12-8-100 of the City's Subdivision Ordinance.

(3) Any improvement or modifications within State rights-of-way shall require the approval of the Utah State Department of Transportation.

(4) If, after a favorable recommendation by the City Engineer, and in the judgment of the Planning Commission, the immediate installation of public improvements is not in the best interest of the area, the applicant may be permitted to execute an agreement, in a form acceptable to the City Attorney, delaying the installation of any or all of the public improvements required pursuant to this Title. This agreement shall be recorded in the office of the Davis County Recorder. This agreement shall run with the land and shall be binding on the original applicants, their heirs, successors, and assigns.

11-7-109 Amendment or Modifications.

(1) Modifications to an approved Site Plan Approval may be granted when it can be determined that such changes or modifications are necessary or desirable to accommodate special circumstances related to the location, siting, or implementation of the approved development. The request for amendment shall be made in writing and documented on the site plan of the project. Where, after favorable review by the City Engineer, Building Inspector, and Planning Staff, the Staff finds such modifications are so insignificant and minor as not to measurably change the approved Site Plan Approval or the intent of conditions that may have been imposed, the City Planner shall review and approve the modifications. Modifications so approved by the City Planner shall be reported at the next Planning Commission meeting. Amendments which are determined to constitute a significant change to the site plan, or where there is not unanimous staff approval, shall be heard by the Planning Commission.

(2) Once revisions are approved, they shall be clearly marked and dated on the approved site plan and kept on file in the office of the Planning Department.

11-7-110 Compliance with the Site Plan.

The Building Official and City Planner shall insure that development is undertaken and completed in compliance with the approved Site Plan and any conditions pertaining thereto. Any required on-site or off-site improvements shall be installed or bonded for as specified in Section 11-4-107.

11-7-111 Final Plan Requirements.

The following information shall be required after a Permitted or Conditional Use is approved, and must be received by the Planning Department prior to issuance of any Building Permits:

(1) Revised site plans incorporating all recommendations and requirements established during the preliminary review;

(2) Final landscape plans and details;

(3) Final building construction plans and details;

(4) Complete engineering plans including final construction drawings for streets, utilities, grading, and storm drainage; and

(5) All required improvements shall be installed or bonded for as required by Section 11-4-107 of this Title.

11-7-112 Appeal.

Any decision made in administration of this Chapter may be appealed as outlined in Section 11-4-109 of this Title.

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Amended 4/19/06, Ordinance 2006-28 (11-7-104)
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