

## PERMITTED WITH STANDARDS, SPECIFIC STANDARDS

All uses identified as permitted with standards are allowed if they meet the general standards outlined in section 10-17A-2, and where applicable, the specific standards as outlined.

A permitted with standards application addressing all application requirements and general standards as well as any supporting documentation to address specific standards are required prior to approval of a use identified as permitted with standards.

Uses that are permitted with standards that also have specific standards can be found below:

- 10-17A-3 ACCESSORY DWELLING UNIT .....See ADU PS Application
- 10-17A-4 APIARIES/BEEKEEPING ..... 2 - 3
- 10-17A-5 AUTOMOBILES AND OTHER SIMILAR VEHICLE SALES LOTS ..... 4 -5
- 10-17A-6 COMMUNICATION TRANSMISSION FACILITIES ..... 6 - 9
- 10-17A-7 GUESTHOUSE .....See Guesthouse PS Application
- 10-17A-8 INDOOR SHOOTING RANGE .....10
- 10-17A-9 PUBLIC UTILITY FACILITIES .....11
- 10-17A-10 RESIDENTIAL TREATMENT FACILITY .....12
- 10-17A-11 RV PARKS, LONG AND SHORT TERM ..... 13 - 14
- 10-17A-12 RV STORAGE .....15
- 10-17A-13 SHORT TERM RESIDENTIAL RENTAL .....16
- 10-17A-14 STORAGE RENTAL UNITS ..... 17 - 19

## 10-17A-4 APIARIES/BEEKEEPING

Initial each box to acknowledge that you have read and understand the excerpts from City Ordinance below. For items that may need mitigation, check whether the specific standard will be mitigated (YES) or is not applicable (N/A). A narrative describing mitigation efforts as well as a site plan and any supporting documentation required to satisfy the requirements of the code must be submitted for review with the permitted with standards application prior to approval. Boxes that have been greyed do not need to be checked.

Initials	YES	N/A	Category	Description
			Number	Property owners in zones in which Apiaries are allowed uses may maintain two (2) Hives, or equivalent capacity, per 12,000 square feet of property. In no case shall the total number of Hives located on a property exceed eight (8) Hives, or equivalent capacity.
			Location	Hives shall not be located on property owned by a person other than the owner of the Hive.
			Location	Commercial Apiaries are only permitted in Agricultural zones (A-1, A-5, A-10 and A-20).
			Location	Hives shall be located in the Side Yard or Rear Yard.
			Location	All Hives shall be situated such that the general flight pattern of Bees in each Colony is in a direction that deters Bee contact with humans and domesticated animals. If any portion of a Hive is located within twenty-five (25) feet of any property line or public right-of-way, as measured from the nearest point on the Hive to the property line, a flyaway barrier of at least six (6) feet in height shall be constructed and maintained around the Hive, except as necessary to provide access to the Hive. A flyaway barrier shall consist of a solid wall, fence, dense vegetation, or combination thereof that extends at least ten (10) feet beyond the Hive in each horizontal direction so that the Bees are forced to fly at an elevation of at least six (6) feet above ground level over property lines or public rights-of-way within the proscribed vicinity of the Hive.
			Location	Hives shall be located at least five (5) feet from any property line and at least six (6) inches above the ground, as measured from the ground to the lowest portion of the Hive. Hives shall not exceed six (6) feet in height above ground level, as measured from the ground to the tallest point of the Hive.

			Location	Each Beekeeper shall ensure that a convenient source of fresh water is available to the Colony at all times. The water shall be in a location that minimizes any nuisance created by Bees that might otherwise seek water on neighboring properties.
			Location	Hives shall not be located within 500 feet of a public or private school property.
			Markings	Every Hive shall be conspicuously marked with the Beekeeper's name, address, telephone number, and state registration number.
			Public Safety	Hives shall be operated and maintained in accordance with the Utah Bee Inspection Act, as the same may be amended, restated, and/or replaced, from time to time.
			Public Safety	Notwithstanding compliance with the various requirements of this chapter, it shall be unlawful for any person to maintain an Apiary on any property in a manner that creates a nuisance or threatens public health or safety.

## 10-17A-5 AUTOMOBILES AND OTHER SIMILAR VEHICLE SALES LOTS

Initial each box to acknowledge that you have read and understand the excerpts from City Ordinance below. For items that may need mitigation, check whether the specific standard will be mitigated (YES) or is not applicable (N/A). A narrative describing mitigation efforts as well as a site plan and any supporting documentation required to satisfy the requirements of the code must be submitted for review with the permitted with standards application prior to approval. Boxes that have been greyed do not need to be checked.

Initials	YES	N/A	Category	Description
			Parking	Every sales lot for automobiles and similar vehicles shall have a minimum number of parking spaces specifically designated for customer parking. Customer parking spaces shall be clearly striped and marked by an upright pole sign placed at the top of each customer parking space stating that the space is designated for customer parking. These spaces shall not be used for parking vehicles which are for sale, or for the display of any merchandise. The minimum number of customer parking spaces shall comply with the parking requirements set forth in Chapter 19 of this title.
			Parking	All automobiles and other vehicles which are for sale shall be parked in the automobile showroom or in a parking space which is specifically designated for displaying merchandise for sale. All vehicles for sale shall be parked and stored solely within the automobile lot. The maximum number of automobiles which an automobile sales lot is permitted to display for sale shall be based on the number of approved stalls for noncustomer parking. Noncustomer parking stalls shall not be required to be striped.
			Minimum Lot Width	Minimum lot width for one side shall be one hundred feet (100') of frontage on a public street.
			Building Required	A permanent, enclosed building is required on the site of the auto sales lot, which is devoted exclusively to the auto sales business. The building shall be large enough to accommodate the office of the dealership and shall provide restroom facilities. The building or structure shall provide a safe place to keep the books and other records of the business.
			Display Pads	Display pads for cars may project into the fifteen-foot (15') landscaped area up to ten feet (10') and shall be limited to two (2) display pads (each pad no larger than necessary to accommodate 1 car in any

				directional orientation) per one hundred (100) linear feet of display frontage.
			Landscape Replacement	Landscape square footage removed for the display pads shall be replaced with the same square footage elsewhere on the site and noted on the plans.
			Streets Designated for Automobile Sales Lots	<p>Automobile sales lots shall only be permitted in the zone where it is an allowed, and only on the following specified streets within the zone:</p> <ol style="list-style-type: none"> <li>1. Blackridge Drive,</li> <li>2. Bluff Street,</li> <li>3. Convention Center Drive,</li> <li>4. Desert Color Parkway (north of the Sothern Parkway underpass, approximately 3,400 feet in length to the north end of the former “Welcome Center” parcel),</li> <li>5. Hilton Drive,</li> <li>6. Parcel located at 150 East 1160 South,</li> <li>7. Red Hills Parkway from 1000 East to the Washington City boundary,</li> <li>8. St. George Boulevard (excluding the Arts District Overlay Zone),</li> <li>9. 700 South from the east side of I-15 to River Road,</li> <li>10. Sunland Drive,</li> <li>11. Sunset Boulevard.</li> </ol>
			Minimum Landscape Requirements	All car lots shall comply with minimum landscape requirements as set forth in this code for commercial developments.
			Vehicle Limit	Limited to sales of vehicles of less than 12,000 lbs. gross vehicle weight.

## 10-17A-6 COMMUNICATION TRANSMISSION FACILITIES

Initial each box to acknowledge that you have read and understand the excerpts from City Ordinance below. For items that may need mitigation, check whether the specific standard will be mitigated (YES) or is not applicable (N/A). A narrative describing mitigation efforts as well as a site plan and any supporting documentation required to satisfy the requirements of the code must be submitted for review with the permitted with standards application prior to approval. Boxes that have been greyed do not need to be checked.

Initials	YES	N/A	Category	Description
			Location	A six foot four inch (6'4") in height solid masonry fence is required to fully enclose the facility. The fence and the facility shall not be located in the front yard setback, within any required landscape or buffer area, or within required parking area. All power lines on the lot leading an antenna structure and accessory structures shall be underground. Guyed facilities are not permitted.
			Landscaping	The front yard setback shall be landscaped in accordance to the commercial standards set forth in sections 10-23-1 through 10-23-3.
			Size	Lots created and intended for the sole purpose to provide a public utility, may be subdivided with less than required amount of square footage per the zone.
			Location	Accessory structures must comply with the required setback and height requirements of the zoning district in which they are located, and be located inside the fenced area.
			Height	The height of any antenna structure or communication transmission pole shall not exceed fifty (50) feet, unless the zone permits antenna structures greater than fifty (50) feet, and a conditional use permit is issued in compliance with section 10-17B. No antenna structure shall exceed one hundred (100) feet in height in any zone.
			Monopole With Antennas And Antenna Support Structures	The maximum visible width of antennas and antenna mounting structures on a monopole shall not exceed eight feet (8') in height or thirteen feet (13') in width as viewed looking directly at the monopole at the same elevation as the antennas and antenna mounting structure. No such antenna shall be located within one hundred fifty feet (150') of a residential zone. The climbing pegs shall be removed from the lower twenty feet (20') of the monopole.
			Lattice Tower	A lattice tower is not allowed within any residential, administrative professional, or commercial zone, including all similar planned development zones.

			Public Right of Way	Antennas and mounting structures are not permitted to encroach on or over the public sidewalk, or on or over a public right of way.
			Non-maintained, Non-operational or Abandoned Facilities	The communication company and the landowner shall remove all non-maintained, non-operational or abandoned communication pole, communication tower, antenna, and incidental infrastructure within thirty (30) calendar days of cessation of use.
			Permits	Prior to construction or installation, applicant shall obtain the proper building permits, encroachment permits and such other permits as required by law.
			Facility Types	<p>The foregoing notwithstanding, outside of the St. George Arts District Overlay Zone, the following facilities are a permitted use:</p> <ol style="list-style-type: none"> <li>1. Collocation of antennas on existing non-tower structures in Industrial, Commercial, Agricultural, Open Space, or Gravel and Grazing zones, is a permitted use, provided the additional antennas are no more than ten feet (10') higher than the existing structure, and the color of the antennas blend with the surroundings, and not more than three (3) providers are locating on the structure. The total height of the structure shall not exceed the permitted height in the zone.</li> <li>2. Wall mounted antennas which do not extend above the wall line of the building or extend more than four feet (4') horizontally from the wall are a permitted use.</li> <li>3. Wireless communication facilities located on city property, subject to complying with standards contained herein, and obtaining a lease agreement with the city.</li> <li>4. Any provider who is authorized to collocate on an existing tower or non-tower structure, or install a new tower as provided above, shall be allowed to install any necessary accessory equipment shelters and related equipment at or near the base of the tower or structure, or within the structure, so long as the accessory equipment shelter and related equipment is either located completely within the existing structure or is located within the approved fence area. The equipment shelter shall comply with the development standards (i.e., setbacks, height limitations, bulk, etc.) of the zone. No previously approved landscaping (trees or shrubs) shall be removed in order to locate the accessory building or equipment unless it is replaced with the equivalent</li> </ol>

				<p>quantity and type of landscaping on site. This shall be done in a manner as to achieve the original intent, or to achieve sufficient screening of any proposed new shelter and/or equipment if the original intent would no longer be applicable.</p>
			<p>Facility Standards</p>	<p>Additional standards for the following types of antennas:</p> <ol style="list-style-type: none"> <li>1. Wall Mounted Antennas: The following criteria apply to wall mounted antennas: <ol style="list-style-type: none"> <li>a. Wall mounted antennas shall not extend above the wall line of the building or extend more than four feet (4') horizontally from the face of the building.</li> <li>b. Antennas, equipment and the supporting structures shall be painted to match the color of the building or structure of the background against which they are most commonly seen. Antennas and the supporting structures on buildings must be architecturally compatible with the building. Whip antennas are not allowed on a wall mounted antenna structure.</li> <li>c. An antenna mounted directly on an existing parapet wall, penthouse or mechanical equipment room, with no portion of the antenna extending above the roofline of such structure is a wall mounted antenna.</li> </ol> </li> <li>2. Roof Mounted Antennas: <ol style="list-style-type: none"> <li>a. Allowed on top of existing penthouses or mechanical equipment rooms, provided the antennas and antenna support structures are enclosed by a structure that screens the antenna from public view. The screening structure, antennas and antenna mounting structures shall not extend more than eight feet (8') above the existing roofline of the penthouse or mechanical equipment room.</li> <li>b. For antennas not mounted on a penthouse or mechanical equipment room, the antennas shall be mounted at least five feet (5') from the exterior wall of a building.</li> <li>c. For antennas mounted between five (5) and ten feet (10') from the exterior wall,</li> </ol> </li> </ol>

				<p>the maximum height of a roof mounted antenna is directly proportional to the distance the antenna is set back from the exterior wall up to a maximum height of ten feet (10') above the roofline of the building to which the antenna is attached. Antennas shall be mounted at least five feet (5') behind any parapet wall.</p> <p>d. For antennas mounted behind a parapet wall, the maximum height of the antenna is directly proportional to the distance the antenna is set back from the wall up to a maximum height of ten feet (10') as measured from the top of the parapet wall.</p> <p>e. Roof mounted antennas on a pitched roof shall be allowed, provided the antennas and antenna support structures do not extend higher than the peak of the roof measured by a horizontal line from the peak extending over the roof.</p> <p>f. <b>Area Limitation for Wall and Roof Mounted Antennas:</b> A combination of both roof and wall mounted antennas are allowed on a building. The total area for all wall and roof mounted antennas and supporting structures combined shall not exceed forty (40) square feet for each exterior wall of the building or a total of one hundred sixty (160) square feet per building. Up to three (3) carriers may utilize each building side as a permitted use subject to compliance with this chapter.</p>
			Facility Standards	<p>Wireless Telecommunication Facilities must meet the following additional standards: A site location development master plan shall be submitted by each company providing wireless services or a landowner in joint application with a wireless company desiring placement of wireless telecommunication facilities. The development master plan shall show the general location of all proposed sites and show the coverage area provided by the location. The master plan is intended to show approximate service areas.</p>

## 10-17A-8 INDOOR SHOOTING RANGE

Initial each box to acknowledge that you have read and understand the excerpts from City Ordinance below. For items that may need mitigation, check whether the specific standard will be mitigated (YES) or is not applicable (N/A). A narrative describing mitigation efforts as well as a site plan and any supporting documentation required to satisfy the requirements of the code must be submitted for review with the permitted with standards application prior to approval. Boxes that have been greyed do not need to be checked.

Initials	YES	N/A	Category	Description
			Hours of Operation	Hours of operation shall be limited to six o'clock (6:00) A.M. to ten o'clock (10:00) P.M.
			Design	Indoor shooting ranges shall have walls, ceilings, and floors that are impenetrable to the ammunition discharged by firearms being used within it or have internal baffling built so that the ammunition discharged cannot hit the walls or ceiling.
			Design	Indoor shooting ranges shall be constructed and insulated in such a manner that prevents sound from the discharge of firearms within the facility to exceed a maximum limit of sixty-five (65) dBA at the property line.
			Design	Magazine (ammunition) storage shall be fully enclosed by construction materials as approved by the building department and fire department per applicable codes.

## 10-17A-9 PUBLIC UTILITY FACILITIES

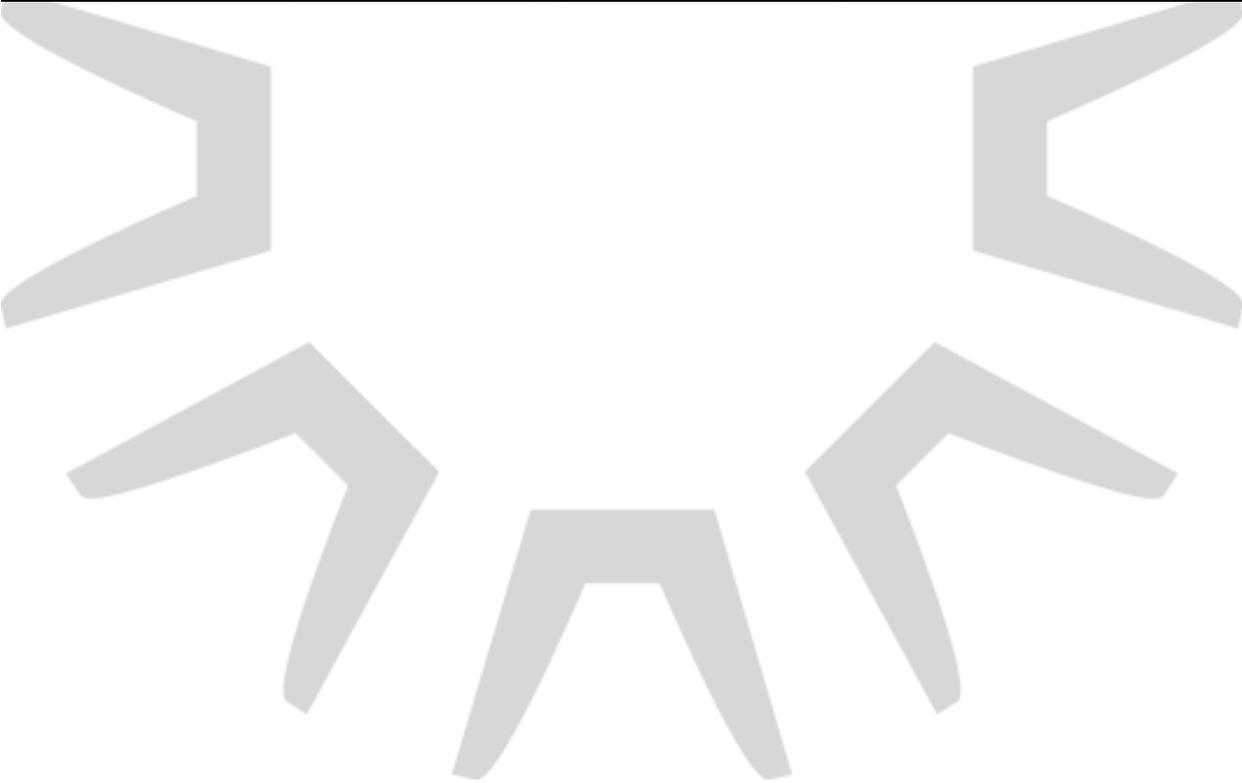
Initial each box to acknowledge that you have read and understand the excerpts from City Ordinance below. For items that may need mitigation, check whether the specific standard will be mitigated (YES) or is not applicable (N/A). A narrative describing mitigation efforts as well as a site plan and any supporting documentation required to satisfy the requirements of the code must be submitted for review with the permitted with standards application prior to approval. Boxes that have been greyed do not need to be checked.

Initials	YES	N/A	Category	Description
			Fencing	A six foot four inch (6'4") in height solid masonry fence is required to fully enclose the facility. The fence shall not be located in the front yard setback.
			Landscaping	The front yard setback shall be landscaped in accordance to the commercial standards set forth in sections 10-23-1 through 10-23-3.
			Size	Lots created and intended for the sole purpose to provide a public utility, may be subdivided with less than required amount of square footage per the zone.
			Accessory Structure	Any accessory structure shall be inside the fenced area.

## 10-17A-10 RESIDENTIAL TREATMENT FACILITY

Initial each box to acknowledge that you have read and understand the excerpts from City Ordinance below. For items that may need mitigation, check whether the specific standard will be mitigated (YES) or is not applicable (N/A). A narrative describing mitigation efforts as well as a site plan and any supporting documentation required to satisfy the requirements of the code must be submitted for review with the permitted with standards application prior to approval. Boxes that have been greyed do not need to be checked.

Initials	YES	N/A	Category	Description
			Licensing	Facility is licensed by the Utah department of human services.
			Public Safety	The facility operator must provide prior written notice to the police department of each convicted felon to be treated in such facility.
			Design	Provide at least thirty percent (30%) of the area as open green space or playground and one parking space per staff on the highest shift plus one parking space for each five (5) persons housed in the facility.



## 10-17A-11 RV PARKS, LONG AND SHORT TERM

Initial each box to acknowledge that you have read and understand the excerpts from City Ordinance below. For items that may need mitigation, check whether the specific standard will be mitigated (YES) or is not applicable (N/A). A narrative describing mitigation efforts as well as a site plan and any supporting documentation required to satisfy the requirements of the code must be submitted for review with the permitted with standards application prior to approval. Boxes that have been greyed do not need to be checked.

Initials	YES	N/A	Category	Description
			Minimum Size	Each recreational vehicle park shall have one common owner, and a minimum size of five (5) acres.
			Access Roads	A hard surfaced (concrete or asphalt) roadway of at least twenty-five feet (25') in width and constructed to city specifications must serve each recreational vehicle in the park (12 feet wide for one-way streets).
			Access	Access to all RV parks shall be from a dedicated and approved public street at an approved point or points. No RV space shall have direct access from a public street.
			Off Street Parking	Hard surfaced parking spaces shall be provided for each recreational vehicle located in the RV park and at least one additional automobile for each RV space or lot.
			Recreation Space	For each RV park having ten (10) or more units, at least four thousand (4,000) square feet of common, usable recreation area is required, along with an additional one hundred (100) square feet for each unit in excess of ten (10).
			Density	The maximum density for a recreational vehicle park shall not exceed sixteen (16) units per gross acre.
			Spaces	Each recreational vehicle space shall have a minimum width of twenty feet (20'). All recreational vehicles shall be able to park in designated spaces, and no portion of a driveway or roadway may be used for recreational vehicle parking.
			Permitted	Only "recreational vehicles," "travel trailers," "motor homes," "park models" and "park trailers," may be located in an RV park.
			Minimum Yard Clearances for Recreational Vehicle Park Subdivision	<ol style="list-style-type: none"> <li>1. Front or side yard on a public street: Twenty-five feet (25');</li> <li>2. Side yard bordering adjacent property: Ten feet (10);</li> <li>3. Rear yard bordering adjacent property: Ten feet (10');</li> </ol>

				<p>4. All RVs shall maintain at least ten foot (10') spacing between units.</p> <p>5. A six foot four inch (6'4") high solid fence shall be erected along all side and rear property lines when a recreational vehicle park is located adjacent to any use, except another recreational vehicle park.</p>
			Utilities Required	Each recreational vehicle parking space shall have connections available for water, sewer and electricity. All utility connections shall be located underground. All recreational vehicle parks shall be connected to a public sewer system for all sewer connections or dump stations.
			Service Building	All recreational vehicle parks shall contain a service building containing all sanitary facilities required by the Utah state department of health code of recreational vehicle, camp or trailer court sanitation regulations, and shall provide a dump station for dependent recreational vehicles.
			Outdoor Living Space	Each recreational vehicle parking space shall be provided with a minimum of three hundred (300) square feet of "outdoor living" space located adjacent to the vehicle parking space. Said outdoor living space shall be maintained in a clean and weed free manner and shall be kept free from garbage or debris of any kind.
			Additions and Awnings	All structures are regulated by the International Building Code in effect at the time of construction. No addition or enclosure shall exceed four hundred twenty-five (425) square feet of total floor area. The maximum allowed size of a dwelling unit within an RV park shall not exceed eight hundred twenty-five feet (825') of total floor area.
			Minimum Separation	In no case shall the RV or the addition be closer to an adjacent RV than ten feet (10'), nor closer than five feet (5') to an interior property line.

## 10-17A-12 RV STORAGE

Initial each box to acknowledge that you have read and understand the excerpts from City Ordinance below. For items that may need mitigation, check whether the specific standard will be mitigated (YES) or is not applicable (N/A). A narrative describing mitigation efforts as well as a site plan and any supporting documentation required to satisfy the requirements of the code must be submitted for review with the permitted with standards application prior to approval. Boxes that have been greyed do not need to be checked.

Initials	YES	N/A	Category	Description
			Screening	Storage facilities located adjacent to residential zones shall be screened with and surrounded by a solid block wall no less than six feet four inches (6'4") in height, and landscaping such as high growing shrubs or trees placed close together (planted less than 5 feet on center) that will effectively screen and shield the storage units from public view when abutting the adjacent residential zone.
			Lighting	Lighting shall be no higher than a canopy. Or, if there is no canopy, no higher than eighteen feet (18'). Lights shall be fully shielded and shall comply with Title 10 Chapter 14, Outdoor Lighting.
			Access	Access to the property shall be laid out in a manner so that all vehicle stacking is on private property.

## 10-17A-13 SHORT TERM RESIDENTIAL RENTAL

Initial each box to acknowledge that you have read and understand the excerpts from City Ordinance below\*. For items that may need mitigation, check whether the specific standard will be mitigated (YES) or is not applicable (N/A). A narrative describing mitigation efforts as well as a site plan and any supporting documentation required to satisfy the requirements of the code must be submitted for review with the permitted with standards application prior to approval. Boxes that have been greyed do not need to be checked.

Initials	YES	N/A	Category	Description
			Location	<p>A single-family residence may be permitted as a short term residential rental property if the short term rental property is:</p> <ol style="list-style-type: none"> <li>1. Located on a lot size of two (2) acres or larger;</li> <li>2. Contiguous to and fronts on a major collector or arterial street (66 foot right of way or more); and</li> <li>3. Separated by at least five hundred feet (500') from another property used for short term rental.</li> </ol>
			Landscape Maintenance	Each short term rental property shall comply with the landscape requirements outlined in section 4-7-11 of this code.

\*Note that a business license is also required for all short term rental properties.

## 10-17A-14 STORAGE RENTAL UNITS

Initial each box to acknowledge that you have read and understand the excerpts from City Ordinance below. For items that may need mitigation, check whether the specific standard will be mitigated (YES) or is not applicable (N/A). A narrative describing mitigation efforts as well as a site plan and any supporting documentation required to satisfy the requirements of the code must be submitted for review with the permitted with standards application prior to approval. Boxes that have been greyed do not need to be checked.

Initials	YES	N/A	Category	Description
			Height	Storage Rental Units, all zones (except a PD-C zone): Storage rental units shall be limited to twelve feet (12') overall height for the storage unit portion of the facility.
			Location	Site location of storage facilities shall be: <ol style="list-style-type: none"> <li>1. Located behind a retail, office, or similar "storefront" and other appropriate mixed uses which effectively screen the storage units from public street views, or</li> <li>2. Located to the rear of existing commercial developments so the storage units are not the dominant view from public streets, and</li> <li>3. When located adjacent to a residential zone, shall have the front of the storage units screened behind a front facade typical of a commercial, retail, or office building, or similar façade.</li> </ol>
			Design	Exterior vertical surfaces of the storage facilities shall be covered with fifty percent (50%) of the area in decorative materials such as: decorative brick veneer, stone, textured block, or other similar materials, and the remaining fifty percent (50%) shall be finished with stucco. No unfinished metal or painted metal buildings are permitted.
			Design	Colors are limited to natural, muted tones that emulate the local geologic formations common to the area and blend with the predominant colors of the natural surroundings.
			Lighting	Lighting shall comply with dark sky principles and regulations.
			Use	Individual storage units shall not be used for manufacturing, retail or wholesale selling, office functions, other business or service uses, and/or human or animal habitation.
			Storage	Storage facilities shall not permit the storage of any hazardous, flammable, or explosive materials; hazardous or extremely hazardous waste; or any material which creates obnoxious dust, odor or fumes.
			Access	Main access shall be permitted only from a public street. Access to individual storage units shall be permitted only from interior private drives.

			Screening	Storage facilities located adjacent to residential zones shall be screened with a solid block wall no less than six feet four inches (6'4") in height, and landscaping such as high growing shrubs or trees placed close together (planted less than 5 feet on center) that will effectively screen and shield the storage units from public view when abutting the adjacent residential zone.
			PD Additional Standards	<p>Storage Rental Units in a PD-C zone: In a PD-C zone, storage rental units are not limited to a single story, but shall meet the following additional standards:</p> <ol style="list-style-type: none"> <li>1. The property is located in an isolated area. Isolated is defined as: <ol style="list-style-type: none"> <li>a. The property is not conducive to standard commercial, retail, professional office, or residential development;</li> <li>b. The storage rental units provide a transition from a more intense use or zoning district to a residential zone;</li> <li>c. The property is screened from the public street behind other property or development that fronts the public street; and</li> <li>d. The storage rental units are located along a master planned 90' right-of-way.</li> </ol> </li> <li>2. Storage rental units accessed from the exterior of the building, must be located behind a solid fence, which obstructs the buildings from the public right of way;</li> <li>3. Multiple story storage rental units must provide building facades with architectural articulation. Building facade articulation shall include a variation in base, middle, and top of a building created by variations in color and materials. This can be achieved through: a) combinations of stepping back or extending a portion of the facade (pop outs); and b) vertical divisions using different textures and materials. Windows must be opaque, unless the windows are for the business office on the ground floor;</li> <li>4. Single story storage facilities can be constructed of prefabricated metal buildings, provided that the exterior vertical surfaces of the storage facilities are covered with fifty percent (50%) of the area in decorative materials such as: decorative brick veneer, stone, textured block, or other similar materials and the remaining fifty percent (50%) is finished with stucco;</li> <li>5. Unfinished metal or painted metal buildings are not permitted;</li> <li>6. Colors shall be limited to natural, muted tones that emulate the local geologic formations common to the</li> </ol>

			<p>area and blend with the predominant colors of the natural surroundings.</p> <ol style="list-style-type: none"> <li>7. Lighting shall be required to be constructed and shielded (dark sky shielding) to not directly illuminate, or create glare, visible from adjacent properties or public rights of way. All outdoor lighting shall be fully shielded and downward directed in compliance with the following: <ol style="list-style-type: none"> <li>a. No artificial light source shall project direct artificial light into the night-time sky;</li> <li>b. No artificial light source shall be placed at a location, angle, or height that creates a light encroachment; and</li> <li>c. Light source shielding shall be made of completely opaque material such that light escapes only through the bottom. Shielding that is translucent, transparent, has perforations or slits of any kind, or allows light to escape through it in any other manner is not permitted;</li> </ol> </li> <li>8. Individual storage units shall not be used for manufacturing, retail or wholesale selling, office functions, other business or service uses, and/or human or animal habitation;</li> <li>9. Storage facilities shall not permit the storage of any hazardous, flammable, or explosive materials; hazardous or extremely hazardous waste; or any material which creates obnoxious dust, odor or fumes;</li> <li>10. Main access shall only be allowed from a public street. Access to individual storage units shall be from interior private drives only;</li> <li>11. Storage facilities located adjacent to any residential zone shall be limited to twenty-five (25') feet, be screened with a solid block wall no less than six feet four inches (6'4") in height, and have a ten feet (10') landscape strip along the property line; and</li> <li>12. Landscaping shall include shrubs and trees planted at least five feet (5') on center.</li> </ol>
--	--	--	---