

**CHAPTER 18.64**  
**GC-1 GENERAL COMMERCIAL ZONE**

**18.64.010: GENERAL OBJECTIVES AND CHARACTERISTICS:**

A.The GC-1 general commercial zone has been established as a district in which the primary use of the land is for retail and commercial establishments. The objectives in establishing this zone are to:

1. Designate the most appropriate land within the city for light commercial and general retail, and to prevent the scattering of commercial uses into surrounding zones;
2. Encourage the construction of and continued use of the land for commercial buildings;
3. Discourage the use of the land for dwellings and for nuisance industries or any other uses which would thwart or substantially interfere with the use of the land for its primary purpose;
4. Discourage "strip" or "linear" commercial along Highway 89 and adjacent arterial and collector roadways.

B.This zone is characterized by a mixture of businesses, retail services, commercial services and craft shops.

C.The GC-1 zone shall be limited to those areas as shown on the Mapleton City general plan, or more specifically, those areas along Highway 89 and the intersections of the city's arterial and collector roads. Said intersections along Highway 89 shall include 800 North, 400 North, Maple Street, 800 South, 1600 South and 4600 South. Mapleton City anticipates that the most valued land, which has direct frontage onto Highway 89, and corner lots onto collector and arterial streets, should be the main retail area of the GC-1 zone. Areas behind retail commercial are best suited for light commercial and nonretail uses. (Ord. 2006-05, 4-12-2006)

**18.64.020: INTENT:**

The intent of the GC-1 zone is to provide a zone primarily for the accommodation of commercial and retail uses, as well as professional offices. The GC-1 zone is not intended for heavy commercial, manufacturing or warehousing. This zone shall be used to promote or establish commercial areas in which Mapleton City's rural atmosphere will be enhanced. The location of the GC-1 zone shall be close to major arterial streets to provide convenient access for higher traffic volumes without hazard and without traversing through a residential area. The GC-1 zone shall not be applied to the internal areas of residential neighborhoods. Uses characteristic of this zone are retail businesses, offices, public buildings, and minor automobile services. (Ord. 2006-05, 4-12-2006)

**18.64.030: PERMITTED USES:**

The following principal uses are permitted in the GC-1 zone. Uses not specified as a permitted use or a conditional use as defined in section [18.64.035](#) of this chapter, or any use of land contrary to those uses specifically allowed herein, shall be considered "prohibited" in the GC-1 zone.

Antique shops (no outside storage).

Antiques (indoor display only) sales.

Apparel and accessories - retail sales.  
Art studio, sales and galleries.  
Athletic clubs, bodybuilding studios, spas, aerobic centers.  
Auto washing, detailing, and polishing.  
Banks and credit unions (excluding check cashing, "payday" loans and title loan services).  
Banks, credit unions.  
Beauty supplies.  
Books, stationery, art and hobby supplies.  
Books, stationery, art, and hobby supplies sales.  
Bookstore.  
Clothing and apparel - retail sales (excludes manufacturing).  
Commercial printing (only related to retail sales of printed products).  
Dancing schools, martial arts studio.  
Daycare centers.  
Delicatessen and sandwiches.  
Doctors' offices and dental offices.  
Drug and proprietary stores.  
Drugstores.  
Educational services.  
Electrical supplies sales.  
Employment services.  
Fitness centers.  
Florists.  
Frames and art supplies.  
Furniture, home furnishings, and equipment retail sales.  
Garden supplies.  
Government and quasi-governmental offices.  
Grocery stores.  
Grocery stores and convenience food stores.  
Gunsmith sales and minor repair.  
Hair salon and cosmetics (including barbershop).  
Hardware sales including plumbing and garden supplies.  
Hardware sales (inside storage).

Health food stores.  
Hobbies and games.  
Ice cream parlor.  
Insurance sales office.  
Jewelry sales.  
Jewelry (sales and repair).  
Paint, glass, and wallpaper retail sales.  
Personal services - includes laundry, dry cleaning, photography, beauty and barber services, clothing repair, shoe repair, etc.  
Picture frames, mirrors, etc.  
Professional offices (general).  
Professional offices (miscellaneous uses, including tax preparation, CPA and legal services, insurance sales, and similar professional uses).  
Real estate office.  
Restaurants.  
Restaurants (drive-through or otherwise).  
Retail or wholesale nursery.  
Shoe store and shoe repair.  
Small appliance center.  
Specialty shops.  
Sporting goods.  
Sporting goods, bicycles, and toys sales.  
Sundries (newspapers, candy, soda and gifts).  
Travel agencies.  
Video rental (excludes sexually oriented businesses as defined in section 5.06.040 of this code).  
Video rental shops (excludes adult video).  
Watch, clock, jewelry repair, etc.  
Wedding reception center. (Ord. 2006-05, 4-12-2006)

**18.64.035: CONDITIONALLY PERMITTED USES:**

A.Conditional Use Categories: Uses must be compatible with the intent of this zone as described above. The conditions imposed upon these uses must fall under one or more of the following categories:

1. Safety for persons and property;

2. Health and sanitation;
3. Environmental concerns;
4. Compliance with the general plan or special characteristics of the zoning district;
5. Performance, specifically the developer's ability to complete the project;
6. Traffic circulation and parking;
7. Aesthetics.

B.Conditional Uses: The following uses and structures are permitted in the GC-1 zone only after a conditional use permit has been issued, and subject to the terms and conditions thereof. Prior to the city council's review of a conditional use permit, the applicant must have the plan reviewed by the plan review committee and the planning commission.

Ambulance service.

Animal hospital services.

Automobile fueling station (excluding truck stops and large vehicle fueling stations).

Automobile rental.

Automobile repair.

Automobile services, except repair and wash.

Bowling alleys.

Check cashing and payday loan services.

Coin operated amusement or video centers.

Construction companies (no rental units).

Debris basin (a dam and basin for intercepting debris that is incidental and secondary as part of a commercial use of the property).

Electrical appliance repair.

Electricity regulating substations.

Furniture repair.

Home furnishings and large appliance center.

Ice skating rink, roller skating and skateboarding rink.

Liquor store.

Motels/hotels (highway frontage only).

Motorcycles, motor scooters, parts, accessories, and supplies.

Movie theaters.

New and used car sales.

Other electric utility.

Personal services (wedding chapels, reception centers only).

Residential dwelling unit - single-family (only as described in section [18.64.040](#) of this chapter).

Security services and related activities, branch (office only).

Service stations (excluding body shops).

Small power generation.

Supermarket (large grocery store).

Tattoo parlor.

Thrift store and general secondhand merchandise (indoor display and storage only; use of outdoor collection boxes is prohibited).

Tire sales and service. (Ord. 2006-05, 4-12-2006)

### **18.64.040: MIXED COMMERCIAL AND RESIDENTIAL USES:**

A. Conditionally Permitted: A mixed use commercial and single-family residential structure shall be conditionally permitted subject to the following required conditions:

1. Single-family residential dwelling units shall be located directly above the commercial use on the second or third story of the building. No basement units shall be permitted. No residential units shall be permitted above or below another residential dwelling unit.

2. All residential dwelling units must meet all applicable requirements of the international residential building code as adopted by Mapleton City. Each dwelling unit will be of sufficient size to provide for a salubrious environment for the enjoyment of the residents who will occupy it. Each dwelling unit shall have a kitchen suitable for cooking and preparing meals, a bathroom with shower and bathing facilities, a living room and a bedroom. Studio apartments are permitted so long as they provide space for the amenities as described in this section.

3. In addition to the required parking for the commercial use, there shall be no less than two (2) parking spaces per residential dwelling unit provided. Shared parking shall only be permitted for professional office type businesses and services with daytime operations only. Businesses that could become retail oriented shall not be permitted to share parking. Shared parking will reduce the parking requirement to the parking needed for the business (es) and one additional parking space per dwelling unit.

4. There shall be no density restrictions for single-family residential dwelling units. Rather, the site and parking requirements will be the limiting factor to the overall number of residential dwelling units. However, the planning commission, based on concern for health, safety and welfare, may limit the total number of proposed residential dwelling units in excess of ten (10).

B. Design Standards For Mixed Use Structures:

1. The structure shall not have the appearance of an apartment building, meaning that entrances and entryways shall not be visible from the facade of the building, and the entrance or entrances to any residential dwelling unit shall not be visible from any public street.

2. The combined commercial and residential structure shall not exceed three (3) stories and shall not exceed the height requirement established in this chapter.
3. Mixed use structures shall appear as if they were a well designed single-family dwelling unit. Building signage shall be limited to only the entrance or entrances of the commercial portion(s) of the building.
4. Flat or parapet roofs shall be prohibited. Furthermore, any mechanical equipment on the roof shall be appropriately screened by the same exterior building materials used on the facade of the structure and shall be used for the screening of the mechanical equipment.
5. Required building materials, colors and design themes for all mixed use structures shall also be subject to section [17.12.090](#) of this code. However, any of the more restrictive requirements outlined herein shall apply. (Ord. 2006-05, 4-12-2006)

**18.64.050: LOTS, BUILDINGS, YARDS, AND OPEN SPACES:**

There is no minimum lot area requirement in the GC-1 zone except as may be dictated by off street parking requirements, adequate circulation, and property site utilization. There will be a minimum of a seventy five foot (75') frontage on a public street.

A. Setbacks: The following setback specifications are required:

1. Thirty foot (30') landscaped front yard setback if parking areas are proposed or existing in front of the building or structure. Within the front yard setback, there will be a six foot (6') parkway (park strip) between the back of the curb and edge of the sidewalk nearest the curb. If the required parking areas are located on the side or in the back of the building or structure, then the front yard setback shall be no less than twenty feet (20'). Corner lots shall be considered a front yard, and all setbacks shall apply.
2. Except for corner lots where the front yard standards apply, each lot in the GC-1 zone shall be required to have a ten foot (10') landscaped side yard setback.
3. Fifteen foot (15') landscaped rear yard setback for any uses abutting a residential zone or residential use. If all of the required parking is located within a rear yard area, or in back of the building, then a ten foot (10') landscaped setback shall apply.

B. Buildings: The following standards shall apply to all buildings within the GC-1 zone:

1. Building height for the main structure shall not exceed thirty feet (30') to the midpoint of the structure. For measurement purposes, the height is measured from the top of the established natural grade of the highest point of the lot. If the natural grade is lower than the established elevation of the street directly in front of the proposed structure, then the grade elevation shall be established from the highest point of the curb (if present) or six inches (6") above the existing asphalt of the road. The midpoint is established by measuring from the lowest roof eave to the highest portion of the roofline, then taking the average of those two (2) points as the top elevation. Decorative elements of the building, such as clock towers, weather vanes, steeples, or nonhabitable penthouse structures for the housing of an elevator shaft, shall not be counted in the overall height of a building.
2. Accessory structures, such as incidental storage buildings, shall be no taller than twenty feet (20') or the height of the main structure, whichever is less. Height for accessory structures is measured from the natural grade of the property to the highest point of the

roof.

C. Screening And Landscaping Requirements:

1. A decorative wall at least six feet (6') in height may be required along all property lines which lie immediately adjacent to any residential zone. Said wall shall be masonry or other materials approved by the planning commission. In areas where there are no existing residential uses, the zone or future zone will be residential. The planning commission may allow landscape screening in lieu of a wall or in combination with a smaller wall. The applicant must demonstrate that the landscaped screening will be sufficient to protect the future adjacent uses from noise, lights, glare, and other commercial nuisances.

2. All required setback areas shall be landscaped, and landscaping and landscaped areas shall conform to [chapter 17.15](#) of this code. Furthermore, the landscaping will contain fifteen (15) trees per acre, or a fraction thereof, and be of at least one inch (1") caliper, measured three feet (3') from the ground.

3. All mechanical equipment shall be located within or on the side of the building or on the roof with parapet walls and not within the required setbacks. Any mechanical equipment located on the outside of the building must have a visual/noise barrier that completely surrounds the equipment and extends at least one foot (1') above the equipment.

4. Parkway landscaping shall comply with section [17.15.120](#) of this code.

D. Parking: Parking will be required to be in compliance with section [18.84.270](#) of this title. Parking areas will be screened from adjacent roads with landscaped berms. No vehicle parking will be allowed in any required setback area. Parking lot landscape standards are as outlined in section [17.15.100](#) of this code.

E. Driveway Access: Lots with frontage onto Highway 89 shall be required to obtain permission for driveway access from the Utah department of transportation (UDOT). However, in order to efficiently move and navigate traffic, only one driveway access will be allowed per one hundred fifty feet (150') of frontage. Lots or parcels with less than one hundred fifty feet (150') of frontage onto Highway 89, shall be required to provide a driveway access so that it can be shared with an adjacent lot or parcel. This standard shall not apply for a proposed business or new lot where both sides have existing business with a bona fide UDOT approved drive access. UDOT standards that may be more strict than this section shall apply. (Ord. 2006-05, 4-12-2006)

**18.64.060: PROJECT PLAN APPROVALS:**

A. Concurrent with any request to rezone property to the GC-1 zone; or if the property is currently zoned GC-1, prior to any approval for a building permit or business license, a preliminary project plan shall be submitted to and approved by the Mapleton City planning commission. Said preliminary project plan shall be drawn to scale and shall contain the following information:

1. Location of all existing and proposed buildings and structures on the site, including an indication of the proposed uses;

2. The location of all parking spaces as required by the planning commission, driveways,

and points of vehicular ingress and egress;

3. A conceptual signing plan showing the location and size of typical signs;
4. A conceptual landscaping plan subject to the requirements in [chapter 17.15](#) of this code showing planting materials to be used together with the location of fences, walls, hedges, and decorative materials;
5. Proposed elevations of the buildings showing the general appearance and types of exterior materials to be used.

B. Accessory structures less than five hundred (500) square feet in size shall be approved by the planning director as long as the structure does not encroach on any of the required parking or required landscape areas. Furthermore, building additions less than five hundred (500) square feet shall also be approved by the planning director so long as they meet the aforementioned criteria, and as long as the addition does not physically alter the character of the building. Accessory buildings and additions shall be architecturally compatible with the main structure, including exterior building materials and colors.

C. Prior to the construction of any building or structure in the GC-1 zone, a final project plan shall be submitted and approved by the city council, after a recommendation from the planning commission. Said project plan shall be drawn to scale and shall contain all required information designated on the application checklist. The planning commission may require a traffic study be submitted prior to a final project plan recommendation.

D. Any failure to submit a final project plan within one year of the approval of the preliminary project plan shall terminate all proceedings and render the preliminary plan null and void, and the planning commission may also take further action to rezone the property as per section [18.12.010](#) of this title.

E. Any proposed change in the use of the property which will physically alter the character of the property, shall first obtain project plan approvals with all of the conditions related to the said approvals as described herein. (Ord. 2006-05, 4-12-2006)

#### **18.64.070: ARCHITECTURAL REQUIREMENTS:**

All proposed structures and redevelopment of existing structures in the GC-1 zone must meet the minimum requirements set forth in section [17.12.090](#) of this code. In addition to those requirements, the following additional requirements shall also apply:

A. Theme: Any proposal for a shopping center or "plaza" design must include an architectural theme that will be followed by all buildings, whether attached or detached (freestanding) within the "center" or "plaza". The architectural elements incorporated by the theme must be identifiable throughout the project, including elevations, use of building materials, building mass, signage, lighting and window treatment. This requirement also applies to pad sites within the center or plaza.

B. Building Materials: The use of quality building materials, as determined by the latest copy of the IBC shall be required. Allowed materials include brick, stone or rock, plaster, stucco, cement siding and other like decorative masonry elements. No building within the GC-1 zone shall be constructed with one hundred percent (100%) of any one approved building material. The purpose of this requirement is to ensure that a mixture of these materials are used. Additional requirements in section [17.12.090](#) of this code shall also

apply to buildings within the GC-1 zone.

C.Prohibited Materials: There are certain building materials that are not suitable as the primary building material for Mapleton City's GC-1 zone. Those materials include vinyl or aluminum siding, cement block, wood shingles or siding, tile or glass. These elements may be incorporated into structures within the GC-1 zone, but shall not be the primary building material.

D.Roofs: Roofing shall conform to the requirements in section [17.12.090](#) of this code. Flat roofs are prohibited.

E.Colors: Building materials shall be of earth toned colors found within Mapleton City's natural environment. Bright colors, such as neons, pinks and dark colors, such as black, navy blue, dark grays and similar colors are also prohibited. (Ord. 2006-05, 4-12-2006)

**18.64.080: OUTSIDE STORAGE PROHIBITED:**

The outside storage of any equipment, vehicles or otherwise, is strictly prohibited within any required setback areas. Any vacant land or parcel of property within the GC-1 zone shall also be prohibited from storage of vehicles, commercial vehicles, building materials, weeds, junk and other debris. (Ord. 2006-05, 4-12-2006)