

## 5.10 PLANNED SHOPPING CENTER DEVELOPMENTS

### 5.10.1 Intent

The intent of this section is to promote the convenience of residents living beyond walking distance from the central business district, in obtaining a variety of goods and services, and to establish guidelines dealing specifically with the design and construction of shopping centers.

### 5.10.2 Permitted Uses

Uses within the zone shall be limited to the following:

- A. Retail and service outlets, including customary food stores, supermarkets, drug and variety stores, cosmetic, clothing, fabric and shoe stores, stationary and office supply stores, confectionary and ice cream stores, hardware, garden and home supply stores, clinics, medical and dental and other professional offices, barber, beauty and hair style shops, banks and loaning agencies, radio, television and electronic equipment sales and service establishments, automobile service stations, laundry pickup and similar retail and service establishments.
- B. Driveways, off-street parking facilities, walks, utility systems and landscaped areas.
- C. Identification signs.

### 5.10.3 Area Requirements

Each shopping center project shall contain not less than six (6) acres; provided, however, that additions of less than six acres may be made to an existing development.

### 5.10.4 Approval Procedure

Planned shopping center developments shall be approved as required under [Section 5.14](#). The procedure for rezoning to SC-1 and approval of a planned shopping center development may be combined.

### 5.10.5 Design Requirements

The layout and design of all shopping center developments and the content of all required plats, engineering plans and other required submissions shall be prepared in accordance with minimum County standards.

### 5.10.6 Water Rights Requirements

Satisfactory evidence of an entitlement to a firm and uninterruptible right to the use of culinary and fire water, from a recognized water supply agency, shall be submitted with each application as follows:

- A. Written approval by the Price River Water Improvement District or other recognized water supply entity, indicating:
  - 1. That the developer has satisfied the agency's water rights conveyance requirements, and
  - 2. That the agency is willing and able to provide a perpetual supply of water adequate for both culinary and fire protection purposes, as determined by the county.
- B. Written approval from an existing recognized culinary water delivery entity (water company, special district, etc.), granting permission for the developer to receive water service through company-owned facilities and/or copies of documents establishing a new water delivery agency.

#### 5.10.7 Improvement Requirements

The following improvements shall be installed in all developments, if not existing. Said improvements shall meet minimum County standards or the approved plans, and shall be completed within one year from the date of final approval of the project by the County Commission; except that, upon a showing of good and sufficient cause, the County Commission may authorize an extension of the limit for a period up to six (6) months. Financial assurances guaranteeing the construction of all required improvements shall be required as a condition of approval. Said assurances shall be in accordance with the provisions of [Section 7](#).

- A. Streets, driveways and parking areas.
- B. Curbs, gutters and walkways.
- C. Drainage and flood control structures and facilities.
- D. Onsite water and sewer mains.
- E. Offsite water and sewer mains.
- F. Fire Hydrants.
- G. Permanent survey monuments.
- H. Gas, electric and telephone lines (which shall be placed underground).
- I. Landscaping in the common area.
- J. Sprinkling or other suitable irrigation systems.
- K. Fences, walls and all other common areas, facilities, systems and structures proposed for the development as shown on the final plans.
- L. Street lighting.

Developers may install other improvements; however, the construction of other improvements shall not be required as a condition of approval of a planned shopping center development.

#### 5.10.8 Required Documents

The following documents shall be prepared and submitted by the Developer for each development. All documents shall be prepared in accordance with County standards.

- A. Where the development is to be retained in one ownership, required documents shall include:
  - 1. Covenants, conditions, restrictions and management policies.

2. Maintenance agreement.
3. Open space easement (when required by County).
4. Documents indicating satisfaction of water rights, water supply, and sewage disposal requirements.
5. Improvements construction agreement.
6. Title Report.

B. Where the development has two or more owners, or where an existing development is being condominium-ized or otherwise divided into two or more ownerships, required documents shall include:

1. Articles of incorporation for property owner's association.
2. Corporation by-laws.
3. Covenants, conditions, restrictions and management policies.
4. Maintenance agreement.
5. Open space easement (when required by County).
6. Documents indicating satisfaction of water rights, water supply, and sewage disposal requirements.
7. Improvements construction agreement.
8. Title Report.