

CHAPTER 18.60
CC-1 CENTRAL COMMERCIAL ZONE

18.60.010: RESERVED:

18.60.020: GENERAL OBJECTIVES AND CHARACTERISTICS:

A. Intent: The CC-1 central commercial zone has been established as a district in which the primary use of the land is for neighborhood retail and business purposes. It is intended that this zone shall be the dominant shopping center of the city. The uses characteristic of this zone include neighborhood and community oriented retail and offices. The CC-1 zone is characterized by a pedestrian oriented streetscape with ample landscaping. Parking will be convenient and will not detract from the streetscape. (Ord. 2002-05, 3-20-2002)

18.60.030: REGULATIONS GENERALLY:

In order to accomplish the objectives and purposes of this title and to promote the characteristics of this zone, the following regulations shall apply in the CC-1 central commercial zone. (Ord. 2002-05, 3-20-2002)

18.60.040: RESERVED:

18.60.045: CONDITIONALLY PERMITTED USES:

Uses must be compatible with the intent of the zone as described above. All uses are conditional uses. The conditions imposed upon these uses must fall under one or more of the following categories:

- A. Safety for persons and property;
- B. Health and sanitation;
- C. Environmental concerns;
- D. Compliance with the general plan or special characteristics of the zoning district;
- E. Performance, specifically the developer's ability to complete the project;
- F. Traffic circulation and parking.

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. (Ord. 2002-05, 3-20-2002)

18.60.050: LOTS, BUILDINGS, YARDS, AND OPEN SPACES:

There is no minimum lot area requirement in the CC-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. The maximum building height (including mechanical equipment) is thirty five feet (35').

The following landscaping and setback specifications are required:

- A. Twenty foot (20') landscaped front yard setback. Within the front yard setback, there will be a six foot (6') separation between the back of the curb and the edge of the

sidewalk nearest the curb, landscaped with trees.

B. Fifteen foot (15') landscaped rear yard setback for any uses abutting a residential zone. A ten foot (10') landscaped rear yard setback is allowed for any uses abutting a residential zone if there is an approved parking lot between the landscaping and any buildings. A decorative masonry wall at least six feet (6') in height may be required along all property lines which lie immediately adjacent to any residential zone.

C. The landscaping will contain trees of at least two inch (2") caliper, measured three feet (3') from the ground.

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 setback areas. 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.

All parking will be screened from adjacent roads with landscaped berms. No parking will be allowed in any of the setbacks. (Ord. 2007-11, 5-15-2007)

18.60.060: PROJECT PLAN APPROVALS:

A. Concurrent with any request to rezone property to the CC-1 zone; or if the property is currently zoned CC-1, prior to any approval for a building permit, 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 showing planting materials to be used together with the location of fences, walls, hedges, and decorative materials;
5. Preliminary elevations of the buildings showing the general appearance and types of exterior materials to be used.

B. Prior to the construction of any building or structure in the CC-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.

C. Any failure to submit a final project plan within two (2) years of the approval of the preliminary project plan shall terminate all proceedings and render the preliminary plan null and void. (Ord. 2002-05, 3-20-2002)