

2.11.3 Lot Design Standards

In addition to complying with the requirements of Article 5, Lot Design Standards, all development in the RC district shall comply with the following standards.

A. Residential Uses

Within 200 feet of the Highway 191 right-of-way, residential uses shall only be allowed above the first floor. The first floor shall be reserved for non-residential uses within the 200 foot Highway 191 rights-of-way.

B. Building Design

All land uses and structures shall:

1. Utilize indigenous, regional architectural styles and materials for all structures – use of standard corporate image architecture is prohibited. The architectural style of all structures shall be complementary to that of other structures in the area or vicinity.
2. Exhibit a unity of design for buildings within multi-building complexes through the use of similar elements such as rooflines, materials, window arrangement, sign location, and details.
3. Incorporate, within all walls over 100 feet in length, at least 4 recesses, off-sets, balconies, angular forms and other features within each 100 foot length to provide a visually interesting shape.
4. Utilize medium to darker earth tones and non-reflective materials on all structures, including roofs, to minimize contrast and blend with the surrounding natural landscape without calling undue attention to the development.

C. Site Design

1. Comply with the mandatory build-to line requirements of 4.4.4A, Lot Design Standards. For purposes of this section, the setback line shall be considered to be the mandatory build-to line defined on the Gateway Build-to Line Map, which is available for public review in the County Building Department.
2. Provide public trails and/or sidewalks along all street frontages and as necessary to implement the trails plan illustrated on the Gateway Plan's Future Land Use Plan. Trails and sidewalks shall be constructed in accordance with the requirements of Sec. 7.4, Sidewalks and Trails.
3. Each lot shall include meaningful open space intended for use by all occupants of a development. This space may include recreation-oriented areas. In no case shall open space be less than 25 percent of the total lot area.
4. Minimize new highway access points in accordance with the requirements of a site specific UDOT permit to be obtained for each new use or change in use.
5. Provide cross or through-access connections to adjacent areas, where possible

D. Parking Lots

Design parking areas so as to provide reasonable connectivity via cross access easements between adjacent parking areas on other sites, without encouraging through traffic

E. Landscaping

In addition to the requirements of Sec. 6.4, Landscaping and Screening, the following standards shall apply:

1. Landscape Parking Lot Buffer

Maintain a minimum 35-foot depth landscape setting where parking occurs between a building and Highway 191 or its frontage roads.

2. Break-Up Large Parking Areas

Break-up large parking areas into smaller areas with intermittent landscaping and/or buildings.

3. Right-Of-Way Landscaping

Landscaping of all street and highway rights-of-way contiguous to the proposed development site not used for street pavements, curbs, gutters, sidewalks, or driveways shall be required.

Within private property, street trees shall be provided as required by Sec. 6.4.3E. Any landscape areas in the public right-of-way shall comply with the criteria of the Utah Department of Transportation.

F. Signage

All signs shall comply with the requirements of Sec. 6.5; except as modified below:

1. Illumination

Freestanding signs and wall signs may be illuminated indirectly or internally. Directional signs shall not be illuminated. Where internal illumination is employed, only the face area of the letters or logos may be illuminated and at least 50 percent of the sign face shall have an opaque background.

2. Window Signs

Window signs may be internally illuminated with the use of exposed neon lighting; provided, however, that there shall be a maximum of one (1) window sign per use.

- a. Such sign shall be limited to 9 square feet per window panel.
- b. Sign copy shall be limited to business identification, "open" or "closed", and a graphic symbol, or any combination thereof. In no case shall product signs be allowed.

3. Freestanding Signs

All free-standing signs shall:

- a. Be monument-style; i.e., mounted on a base (above grade) of wood, brick or stone, which is detached from any building, and built with continuous background surface from the ground up;
- b. Be limited to a maximum height of 8 feet, a maximum width of 10 feet, and a maximum square footage of 24 square feet; provided, however, where such a sign is not internally illuminated the maximum square footage shall be 40 square feet;
- c. Be placed within a landscaped setting containing not less than 120 square feet;
- d. Be architecturally integrated with the building by including materials, shapes and/or colors utilized in the building design; and
- e. Identify the principal land use on site with one (1) such sign per street frontage.

4. Wall Signs

No part of a wall sign shall extend above a roof line, and all wall signs shall:

- a. Be architecturally integrated with the building by including materials, shapes and/or colors utilized in the building design;
- b. Identify the principal land use on site with one (1) such sign per street frontage;
- c. Be limited to 24 square feet; provided, however, where such a sign is not internally illuminated the maximum square footage shall be 40 square feet;
- d. Be limited to a maximum height of 5 feet; and
- e. Such signs shall have a maximum width of 10 feet.

5. Directional Signs

Direction signs shall be allowable off-site to provide directions to businesses located within 1,000 feet, provided:

- a. The maximum number for each driveway or street shall be one (1) sign.
- b. The maximum height shall be 3 feet
- c. The maximum area shall be 4 square feet
- d. The maximum area of a business name or logo shall be one (1) square feet
- e. Where a driveway is shared the maximum area of such sign shall be 8 square feet
- f. Where a driveway is shared the maximum area of a business name or logo shall be 2 square feet.

G. Infrastructure

All infrastructure, including roads, drainage, water and sewer facilities shall be constructed in accordance with the requirements of the Moab City Design Standards and Public Improvement Specifications, September 1999, or the most recent version of said document.