

## Chapter 29.21. West Forest Street Corridor Overlay <sup>1 1</sup>

### Sections:

29.21.010 Purpose and Intent

29.21.020 Overlay

#### 29.21.010. Purpose and Intent.

West Forest Street, between Interstate Highway 15 (I-15) and the Union Pacific Railroad, is a primary gateway corridor into Brigham City. It provides a direct route into downtown Brigham City from I-15 and the Bear River Migratory Bird Refuge, and is well situated to accommodate business growth. It is the purpose and intent of this overlay ordinance to allow business growth on West Forest Street that is complementary to the City's goals of promoting a high quality business environment with a high ratio of jobs per acre, and providing an attractive gateway corridor.

#### 29.21.020. Overlay

The West Forest Street Corridor Overlay shall apply to all properties located within the corporate limits of Brigham City designated on the Brigham City Zoning Map as being subject to the West Forest Street Corridor Overlay.

A. *The following uses are allowed within the above referenced area, which otherwise may not be listed in the underlying zone(s):*

1. *Permitted uses:*
  - a. *convention center;*
  - b. *hotel; motel.*
2. *Conditional uses:*
  - a. *church; religious institution.<sup>2</sup>*

~~A-B~~ The following uses as defined in the Brigham City Zoning Ordinance shall be prohibited within the above referenced area:

1. Billboards.
2. The following processing and manufacturing uses:
  - a. construction of buildings to be sold and moved off the premises;
  - b. dairy;
  - c. egg handling, sales or processing;
  - d. fertilizer and soil conditioner manufacture, processing and/or sales, providing only non-animal products and by-products are used;
  - e. hatchery;
  - f. honey extraction;
  - g. incinerator, non-accessory;
  - h. monument works;
  - i. planing mill;
  - j. sandblasting;
  - k. tire retreading or vulcanizing.
3. Manufacture of brick, clay, ceramic, cinder, concrete, synthetic cast stone, plastic and pumice stone products, including, in addition, manufacture or fabrication of building blocks, tile or pipe from raw materials for use in building construction or for sewer or drainage purposes.
4. The following recreation uses:
  - a. drag strip racing
5. The following sales and related services:
  - a. ice manufacture, storage and retail/wholesale sales
6. The following service activities:
  - a. kennel, except when conducted entirely within a soundproof and air-conditioned building.
7. The following storage and warehousing uses:

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<sup>1</sup> Entire Chapter created with Ordinance No. 04-10, 3/4/04.

<sup>1</sup> Numbering changed with Ordinance No. 07-13, dated 7/19/07

<sup>2</sup> Ordinance No. 10-01, dated 1/21/10

- a. coal, fuel and wood yards and offices;
- b. rental of equipment;
- c. garage, public;
- d. junk yard, impound lot or similar use;
- e. storage units, except as provided for in **BC** below;
- f. warehouse (except where warehousing is incidental to the principal use, and occupies less than 50% of the interior of a structure).

- 8. The following transportation uses:
  - a. airport;
  - b. bus terminal;
  - c. freighting, trucking yard or terminal;
  - d. drive-it yourself agency;
  - e. express office;
  - f. taxi stand;
  - g. terminal, parking and maintenance facilities;
  - h. transfer company.

9. *Sexually Oriented Business.*

10. *Tattoo Establishment.*

**BC.** Storage units may be considered as a permitted use on properties where storage units exist as of the effective date of this ordinance, subject to the following conditions:

- 1. the intent of this part is to permit the completion of storage unit projects on parcels of land where such uses have been previously approved and where the owner has anticipated expanding the use within the boundaries of the parcel of land;
- 2. the parcel of land on which storage units are located exists as a legal lot or parcel of land on the effective date of this ordinance;
- 3. storage units shall not be permitted on parcels of land on which no storage units have been previously approved, and which exist as legal lots or parcels of land as of the effective date of this ordinance;
- 4. in addition to design review standards contained in Chapter 29.44-24 of this Title, storage units approved subject to this part shall be subject to the standards in ~~(G)~~(D) through ~~(G)~~(H) below.

~~ED.~~ A minimum setback of 10 feet shall be maintained from the property line abutting any public or private street intended for use by the general public. The setback shall not be encroached upon by parking, buildings or internal circulation except for approved driveways for access to the property.

~~DE.~~ Landscaping.

- 1. Landscaping shall be required on a minimum of five percent (5%) of the net area of the developed site. Net area is the total site area remaining after any required right-of-way dedication.
- 2. The required setback in ~~(G)~~(D) above may be applied toward the required 5% landscaping requirement mentioned in ~~(G)~~(D) above.
- 3. Landscape designs shall incorporate live plant materials, which may include a mixture of turf, ground covers, shrubs and trees, and may also include decorative pavement areas composed of brick, flagstone, stamped concrete, or other similar materials, but not to include plain asphalt or plain concrete. Sculptures, patios, fountains or other similar decorative features may also be incorporated into a landscape plan.
- 4. Gravel, cobbles, or other such materials, may be used as accent materials, or on limited portions of the plan, but shall not be the primary material in a landscape plan.
- 5. Landscaping plans may incorporate water conservation concepts, however, water conservation or maintenance shall not be accepted as justifications for eliminating live plant materials.
- 6. Landscape plans proposing water conservation designs shall be prepared by a licensed landscape architect. All landscaped areas incorporating live plant materials shall be provided with an automatic underground irrigation system, which is encouraged to include water conservation features.

~~EF.~~ Parking lots in excess of 20 stalls shall include landscaping on a minimum of five percent (5%) of the gross site area covered by parking. This landscaping requirement may apply toward the 5% landscaping requirement mentioned in ~~(D)~~(E) above. Exterior perimeters of the parking lot shall have a minimum of a five-foot (5') wide landscaping strip, which area may be applied toward the 5% landscaping requirement mentioned in ~~(D)~~(E) above, but shall not apply toward the 5% landscaping requirement mentioned in this paragraph. All landscaped areas shall be provided with an automatic underground water system and sprinkling. Landscaping plans for parking lots may incorporate water conservation concepts when prepared by a licensed landscape architect.

*FG.* Park strips shall provide separation between the curb of a public or private street and any sidewalk or other hard-surfaced area adjacent to the street. The width of the park strip shall be determined by the application of the Brigham City Public Works Standards and Technical Specifications, or if a private street, that which is most similar to the public street standard. If an adjacent park strip is wider than that required by the Brigham City Public Works Standards and Technical Specifications, the wider park strip shall be required. Street trees shall be provided within the park strip area. Street trees shall be chosen from the Brigham City Shade Tree List, with review and approval by Brigham City staff and/or the Brigham City Planning Commission as otherwise provided by ordinance.

*GH.* Architectural Controls.

1. Predominant exterior building materials (those materials which form the bulk of the building excluding roofs, windows, doors and trim, but including walls, parapets and other major structural features) shall be of a high quality. These may include the following in order of preference by the City:

- a. Brick
- b. Sandstone or other native stone
- c. Stucco
- d. Custom metal siding and panels in combination with other materials, as a conditional use.

This provision is not intended and shall not be applied to allow the construction of mass-produced or standardized metal buildings, notwithstanding such buildings may contain other materials as a veneer or other application.

- e. Tinted, textured, concrete masonry units
- f. Flagstone, river rock and similar rock
- g. Pre-cast or tilt-up concrete panels, with customized decorative features
- h. Wood

These materials may also be used in combination on the same structure.

2. Colors of predominant facade materials shall be of low reflectance, subtle, neutral or earth tone colors. The use of high intensity colors, metallic colors, black or fluorescent colors for predominant facade materials is discouraged.

3. Building trim and accent areas may feature brighter colors.

4. Predominant exterior building materials shall not including the following:

- a. smooth-faced concrete block;
- b. mass-produced or standardized metal siding or panels.

~~H.~~ *H.* The ~~Zoning Administrator~~ *Community Development Manager or designee* shall have the authority to identify and categorize unlisted uses within the listed prohibited uses base don a finding of substantial similarity of character, original and impact, etc., to a listed prohibited use, and when so categorized such use shall thereafter be recognized and treated the same as a listed prohibited use.