

TITLE 15 - Land Use Regulations

Huntsville Town Ordinance – Title 15.8 Commercial Zone C-1

15.8 COMMERCIAL ZONE C-1¹

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15.8.1 Purpose

The purpose of the C-1 zone is to designate regulations on areas to be used for commercial business purposes and to assure the retention of the character of the commercial district in the center of Huntsville Town.

15.8.2 Use Regulations

All uses allowed in the Commercial Zone C-1 are designated either as permitted in Table 15.4-1, or as conditional and approved pursuant to a Conditional Use Permit by the Town Council. All uses shall be free from objections because of odor, dust, smoke, noise, vibration, or other causes. Signage regulations are contained in the Huntsville Town Signs Title, with additional consideration in this Chapter.

15.8.3 Front Yard Regulations

Front yard regulations for single family homes regulations are the same as for Residential Zone R-1 for dwellings. For non-residential buildings, none, except for outdoor dining and leisure/gathering spaces are encouraged within a flexible ten-foot (10) setback. On-street parking may encroach beyond the street-side property line by four (4) feet.

15.8.4 Side Yard Regulations

Side yard regulations are the same as for Residential Zone R-1 for dwellings. For other buildings none, except that wherever a building is located upon a lot adjacent to a residential zone boundary, there shall be provided a side yard of not less than ten (10) feet on the side of the

¹ Amended 6-2-22 Title 15.8 with Ordinance 2022-5-26-B: Various edits made on 15.8.1-15.8.9 with design standards added.

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building adjacent to the zone boundary line and on corner lots the side yard which faces on a street shall be not less than ten (10) feet. For setbacks where the boundary is a natural stream or river corridor, see Huntsville Town Sensitive Lands Title.

15.8.5 Rear Yard Regulations

Lots which rear upon the side yard of another lot in a residential zone, the minimum rear yard shall be ten (10) feet. For setbacks where the boundary is a natural stream or river corridor, see Huntsville Town Sensitive Lands Title.

15.8.6 Height Regulations

No Pitched roof building or structure shall be erected to a height greater than two and one-half (2 ½) stories or thirty-five (35) feet unless the height is for a unique architectural feature(s) in a Commercial (C-1) Zone, recommended by the Planning Commission and approved by the Town Council. The unique structure(s) height cannot exceed forty (40) feet, be no greater in area than 150 sq. ft. each and no greater in length than twenty (20) feet each (e.g., bell tower, etc.) There shall not be more than two (2) unique structures per acre. Flat roof buildings shall not exceed two (2) stories or twenty-four (24) feet, whichever is greater.

15.8.7 Coverage Regulations

No building or structure(s) or group of buildings with their accessory buildings shall cover more than sixty (60) percent of the area of the lot.

15.8.8 Architectural, Landscape and Screening Standards

As permitted in the Huntsville Town Architectural, Landscape, Screening, and Waste Disposal Standards Title 15.20.3 and as required below:

General requirement for all main buildings facing the public street:

1. No HVAC located on a roof to be visible from the street.
2. Pitched roofs to be angled in such a manner to prevent accumulated snow from sliding into pedestrian areas. Where pitched roofs or awnings are angled toward the street, they shall include a gutter to move roof water away from pedestrians.
3. All runoff from the roof and other impervious surfaces such as the parking lot are required to be distributed to the landscaped areas on the lot and retained on site. Rain barrel water catchments are encouraged for roof runoff.
4. Metal roofs shall be painted or of a non-reflective nature.
5. Shingled roofs shall be composed of at least a 25-year guaranteed quality and simulate the look of wood shingles or as a minimum have greater depth than standard shingles.
6. Fencing shall be historical in nature. No vinyl, chain-link, barbed wire, or security fences when visible from the street.

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7. For pitched roofed building's, exterior wall are encouraged to be composed of board and batten siding but may also use stone or brick or similar materials.
8. Pitched roof eaves shall overhang a minimum of 1.5 feet measured horizontally.
9. No stucco, aluminum and/or vinyl siding is allowed on any exterior wall. Soffits and fascia are not considered part of a wall.
10. All buildings shall have at least one entrance that faces the street (or an interior access or gathering place).
11. Bike racks and/or hitching posts are required with one (1) required per business or every one hundred (100) feet, whichever is fewer.

Buildings Design Options – choose a minimum of three (3) architectural features from the following list:

1. Exterior historical brick.
2. Native stone with board and batten siding – stone to cover at least twenty-five (25) percent of the front façade.
3. Exterior painted brick (earth tones including white).
4. Decorative parapets including dentals, cornice differentiation, and date of construction in letters discernable from across the street.
5. A projecting sign at least ten (10) feet above grade, no exterior lighting, no more than twelve (12) square feet, and extending from the building no more than five (5) feet.
6. Windows covering at least thirty (30) percent of the front first story face.
7. Windows and/or doors with transom windows.
8. Second floor street facing windows to include window accents such as visible sills, window grids, window trim, headers (rectangular or curved), boxed windows.
9. Doors recessed at least two (2) feet with entry walls angled or perpendicular to the street.
10. Natural or stained timber supported galvanized or painted metal secondary add-on roof awnings, including a gutter where pedestrians can be expected.
11. Front yard gathering place including seating, shade, WIFI, flowering potted plants, and a focal point of art/sculpture based on a pioneering/hunting and/or fishing theme, art with movement via the wind is encouraged, art that emits sounds from different wind speeds, historical information plaques detailing the history of Huntsville and the Ogden Valley, propane fire pit with seating, etc. A covered porch with seating that wraps the front façade and extends at least ten (10) feet along the sides of the building may substitute for the gathering place.
12. Building façade variation – no more than fifty (50) feet of any front facing façade can be built before a material, color, accent through a change in material or brick pattern, awning, or offset or projection (1' minimum) is constructed.
13. Timber structural accents to support eaves, second floor porches, or front entryways.

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15.8.9 Parking

As permitted in the Huntsville Town Vehicle Parking and Loading Title, except that if parking on-street cannot meet the standards required, such additional parking shall be located to the side or the rear of the building. Parking lots located to side shall be buffered with historic fencing consistent to other fences in the commercial zone located five (5) feet from the ROW and a xeriscape landscaped area between the fence and the ROW that includes rock mulches, boulders, shrubs/plants and one (1) medium sized tree planted for every thirty (30) feet of parking lot frontage. Such areas shall employ water-wise drip irrigation systems, Shared driveways with adjacent properties are encouraged.

15.8.10 Special Development Overlay Zone

A Special Development Plan (SDP) Overlay zone may be established within an existing C-1 zone, following the requirements of Title 15.29, which allows variations from the regulations of the C-1 zone. The Town Council may establish an SDP Overlay zone when it deems it beneficial, or a developer may propose an SDP Overlay zone be established to support a proposed development. Adoption of an SDP Overlay zone shall conform to the following:

1. An SDP Overlay zone shall be adopted for a given area by following the normal ordinance amendment process, including:
 - a. If being proposed by a developer, they shall submit an application for a rezoning, including a Conceptual Plan outlining their ideas for the development.
 - b. The rezoning application will be reviewed by the Planning Commission at their next regularly scheduled meeting and their recommendations passed on to the Town Council.
 - c. The Town Council will review the rezoning application and if they determine that the concept presented in the application merits further consideration, the mayor will establish a Development Review Committee (the “DRC”) consisting of two (2) members of the Town Council and two (2) members of the Planning Commission. The DRC will schedule a meeting with the Applicant and will attempt to define the areas of initial agreement between the Town and the Applicant and will, to the extent possible, enumerate the issues that must be investigated and resolved by the Applicant prior to the Town Council giving its final consent to the application.
 - d. The DRC, in cooperation with the Applicant, will draft a Development Agreement (DA) that will define the scope and nature of the proposed development in as much detail as reasonably possible.
2. The completed draft DA will be sent to the Town Council for review and comments. If the Town Council determines that the DA is in the best interest of the Town, the Council will schedule a public hearing to gather comments from the public.
3. After the Town Council has received public comments regarding the application and the draft DA, the Town Council may elect to execute the DA. After the DA has been signed by both Parties, the Town Council will enact an ordinance establishing the DA as the

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SDP Overlay Zone.

4. In order to approve an SDP Overlay zone, at least one (1) of the following findings shall be made by the Town Council:
 - a. The SDP Overlay zone is necessary to provide land use or design standards tailored to a specific geographic area and development program that cannot otherwise be provided through C-1 zoning.
 - b. The SDP Overlay zone provides equal or greater compatibility with surrounding land uses than what would likely occur with C-1 zoning.
 - c. The SDP Overlay zone promotes efficient land use by allowing housing and commercial development at densities that are deemed appropriate for the area.
 - d. The SDP Overlay zone would encourage mixed-use development where appropriate where the boundary is a natural stream or river corridor, see Huntsville Town Sensitive Lands Title.