

ORDINANCE #2018-10

AN ORDINANCE AMENDING MOAB MUNICIPAL CODE CHAPTER 17.36.020, USE REQUIREMENTS, TO INCLUDE THE USE OF PROFESSIONAL OFFICES IN THE I-1, INDUSTRIAL ZONE

The following findings describe the intent and purpose of this ordinance:

- a. The City has enacted Sections 17.36, Industrial Zone, of the Moab Municipal Code for the primary purpose of providing a location where manufacturing, processing, warehousing and fabrication of goods and material can be carried on with minimum conflict or deleterious effects upon surrounding properties.
- b. From time to time the City undertakes to revise its zoning ordinances to improve quality of land development.
- c. The City has received an application for a code text amendment requests that the use of professional offices be allowed in the Industrial Zone.
- d. The City has reviewed the allowed uses specified in MMC Section 17.36.020, to determine if the proposed use of professional office would be a logical addition to the activities in the I-1 Zone.
- e. It has been determined that, if allowed, the use would be required to provide appropriate buffering from activities on adjacent industrial lots.
- d. The standards will serve to buffer the office use from other more intense use.
- e. The City finds that this ordinance will serve the public health, safety, and welfare, and that adoption is in the best interests of the Moab community.
- f. This ordinance was reviewed in a public hearing by the Planning Commission on May 10, 2018, and with the adoption of Planning Resolution #09-2018, the Planning Commission voted 6-0 to recommend that the City Council approve Ordinance #2018-10.

Therefore, the City of Moab hereby adds the use of “Professional Offices” to MMC Section 17.36.020, *Use requirements*, as noted below;

17.36.020 Use requirements.

L. Professional Offices

All professional offices in the Industrial Zone shall have a perimeter buffer area of fifteen feet in depth that shall be:

1. Screened/buffered from adjacent properties by the use of decorative/solid wooden privacy fencing or decorative block walls. Fences/walls shall be constructed to a minimum of six feet in height when adjacent to other industrial uses and no less than eight feet when adjacent to residential zones.
2. Landscaping shall be incorporated into the screening effort at the following rate:
 - i. Landscape designs shall be in harmony with the environmental context of the site. Preservation of native, on-site vegetation shall be a primary objective of site planning for development. Specimen plants shall be given particular consideration for retention on site.

- ii. Wherever the undisturbed natural desert landscape cannot be preserved, landscape design and construction shall promote the use of transplanted, on-site desert plants, container plants, seeded desert plants and inorganic ground covers. This standard shall be particularly emphasized on all landscaped areas abutting public rights-of-way.
 - iii. Trees shall be a minimum of fifteen gallons in size, or of comparable height if bare-rooted, at planting time. If twenty-four-inch box trees or transplanted trees of two-inch caliper or larger are planted for all of the required trees, a reduction of one required tree per one hundred linear feet will be allowed.
 - iv. Trees shall be planted at appropriate intervals so that a continuous perimeter canopy will be provided at maturity and not be at a rate of less than four canopy trees and six understory trees per one hundred feet of buffer length;
 - v. Shrubs shall be at least one gallon in size or at least thirty-inch-tall pots at planting time. Shrubs shall be either deciduous species planted at two and one-half feet in height with a mature height of at least six feet or a coniferous species planted at two and one-half feet in spread. Shrubs must be at least five gallons in size at the time of planting. Shrubs shall be planted at a rate of twenty-four shrubs for each one hundred feet of buffer length, or portion thereof.
 - vi. Trees and shrubs shall be planted so that at maturity they do not interfere with service lines, traffic sight lines and the property rights of adjacent property owners;
 - vii. Any tree placed in the sight visibility triangle must be of a box size large enough to be immediately pruned up to a seventy-two-inch height for clear sight visibility. All other trees shall be placed so that severe pruning is not required to keep the sight visibility triangle clear.
 - viii. Trees located within sight visibility triangles shall not exceed one foot in their greatest cross-sectional dimension at maturity and shall not be planted in a line that could result in a solid wall effect when viewed at an angle; and
 - ix. Trees planted within ten feet of public sidewalks or curbs shall be provided with suitable root diverters to minimize heaving of those improvements.
 - x. Ground Cover.
 - xi. When inorganic ground covers are used they shall be in combination with live plants and not exceed two-thirds of the total area of applied ground covers.
 - xii. The use of turf is prohibited.
 - xiii. Unpaved areas in any plant bed, median or tree understory within a planter shall be planted with shrubs, accents or vines, or covered with appropriate organic and inorganic ground covers.
 - xiv. All areas not required for buildings, access drives, parking spaces, trails, and accessory uses shall be landscaped.
3. Maintenance and replacement of all vegetation is the responsibility of the owner(s) of the property. Dead or dying plants and trees shall be replaced immediately.
 4. All structures shall be constructed and maintained in accordance with the adopted versions of the International Building Code.
 5. The total area covered by buildings shall not exceed fifty percent of the site.

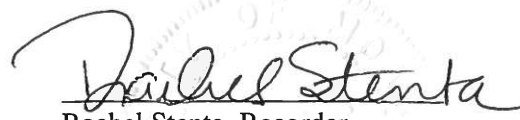
In effect on the day of passage;

PASSED AND APPROVED in open Council by a majority vote of the Governing Body of Moab City Council on the 22nd day of May, 2018.

SIGNED:


Tawny Knuteson-Boyd, Mayor Pro-Tem

ATTEST:


Rachel Stenta, Recorder