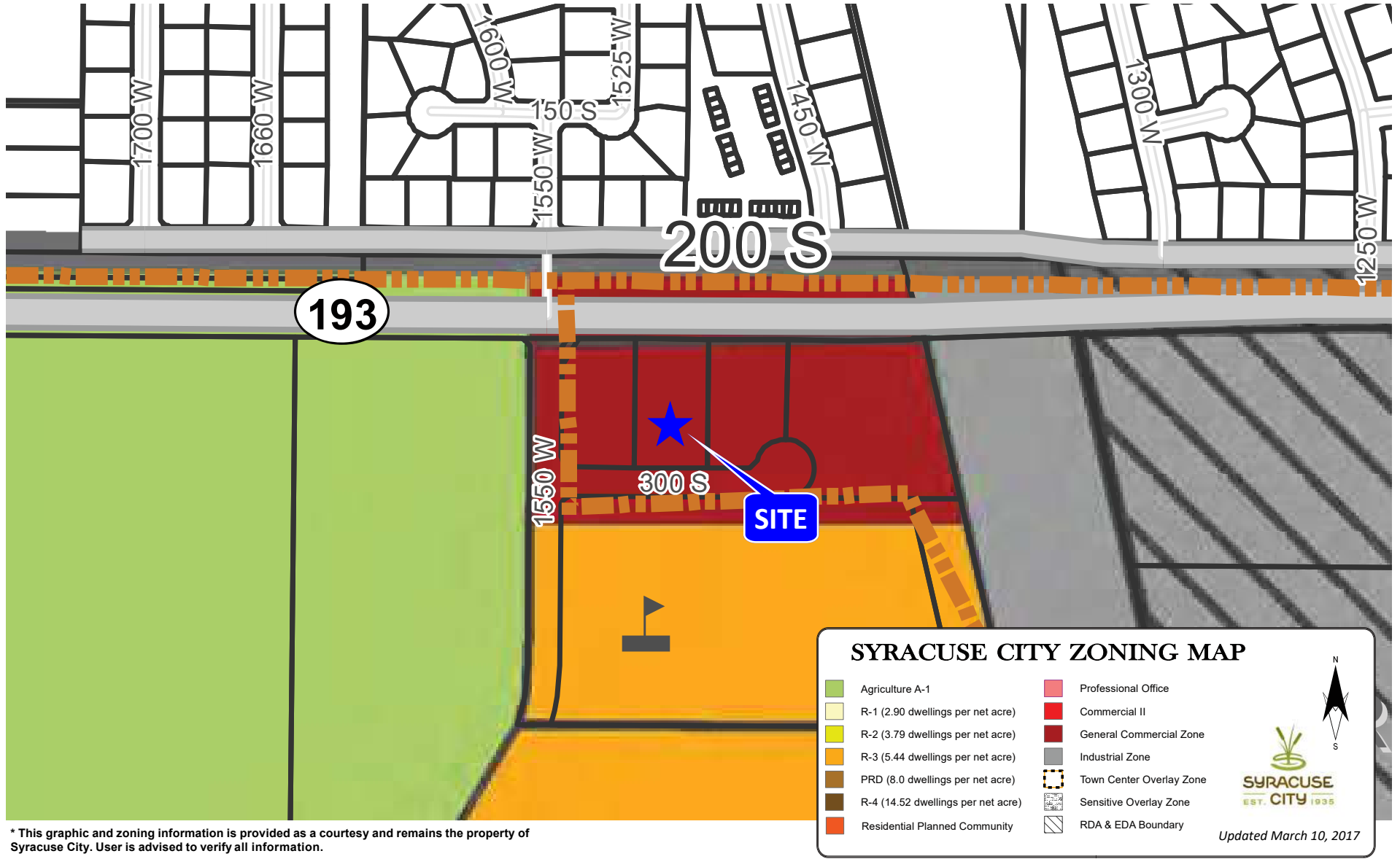


Syracuse City Zoning

1506 W 300 S, Syracuse UT 84075



* This graphic and zoning information is provided as a courtesy and remains the property of Syracuse City. User is advised to verify all information.

Chapter 10.90

GC – GENERAL COMMERCIAL ZONE

Sections:

[10.90.010 Purpose.](#)

[10.90.020 Permitted uses.](#)

[10.90.030 Conditional uses.](#)

[10.90.040 Minimum lot standards.](#)

[10.90.050 Off-street parking and loading.](#)

[10.90.060 Signs.](#)

[10.90.070 Special provisions.](#)

[10.90.080 Development theme.](#)

[10.90.090 Development plan.](#)

[10.90.100 Architectural Review Committee.](#)

10.90.010 Purpose.

The purpose of this [zone](#) is to provide for a broad range of retail, service, and entertainment functions. [Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-19-010.]

10.90.020 Permitted uses.

The following are [permitted uses](#) by right provided the parcel and [building](#) meet all other provisions of this title or any other applicable [ordinances](#) of Syracuse City and receive [site plan](#) approval as provided in SCC [10.20.100](#).

(A) [Agriculture](#).

(B) Amusement and recreational activities.

(C) [Animal clinics](#).

(D) Automotive retail and routine maintenance services.

(E) Car washes, full-service tunnel style.

(F) Churches, [synagogues](#), and [temples](#).

(G) Community or civic services.

(H) [Dwellings](#). (Completed or under construction at the time of adoption of this title. If such [dwellings](#) convert to any other permitted or [conditional use](#) allowed in this section or SCC [10.85.030](#), they may not thereafter convert back to residential [use](#) without first obtaining a [conditional use](#) permit.)

(I) Hotels and motels.

(J) [Public](#) and quasi-public [buildings](#).

(K) [Professional office](#) buildings (situated on one acre or less).

(L) [Public](#) parks.

(M) Restaurants and fast food services.

(N) Retail trade.

(O) Theaters and amusement facilities. [Ord. 14-10 § 1; Ord. 11-02 § 1 (Exh. A); Ord. 08-11 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Ord. 03-18; amended 2001, 1991; Code 1971 § 10-19-020.]

10.90.030 Conditional uses.

The following may be permitted as [conditional uses](#) after application and approval as specified in SCC [10.20.090](#).

(A) [Accessory uses](#) and [buildings](#) (200 square feet or greater) (minor).

(B) [Animal hospitals](#) (major).

(C) [Day care centers](#) (major).

(D) Professional nonretail services, up to a maximum 25 percent of the commercial subdivision (major).

(E) [Temporary commercial uses](#) (see SCC [10.35.050](#)) (minor). [Ord. 14-10 § 1; Ord. 11-10 § 11; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Ord. 03-18; amended 2001, 1991; Code 1971 § 10-19-030.]

10.90.040 Minimum lot standards.

All lots developed and all [structures](#) and [uses](#) placed on lots shall be in accordance with the following lot standards:

(A) Lot area: no minimum required.

(B) Lot width: as required by [site plan](#) review.

(C) Front yard: 15 feet.

(D) Side yards: as required by [site plan](#) review.

(E) Rear yard: 10 feet.

(F) [Building](#) height: the height of [buildings](#) over 35 feet may be equal to the horizontal distance from the nearest [zone](#) boundary line. [Buildings](#) 35 feet high or less may be permitted within 10 feet of the [zone](#) boundary line. [Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 2001, 1991; Code 1971 § 10-19-040.]

10.90.050 Off-street parking and loading.

Off-street parking and loading shall be provided as specified in Chapter [10.40](#) SCC. [Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-19-050.]

10.90.060 Signs.

The [signs](#) permitted in this [zone](#) shall be those allowed in commercial [zones](#) by Chapter [10.45](#) SCC. [Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-19-060.]

10.90.070 Special provisions.

(A) All lots, parcels, or sites shall have a minimum 15 percent of the total [area](#) landscaped, including all required [front yards](#), installed within four months of occupancy and permanently maintained in good condition.

(B) Temporary [buildings](#) for [temporary commercial uses](#) shall meet the provisions of the currently adopted edition of the International [Building Code](#) and must be sufficiently anchored to withstand a 100-mile-per-hour wind.

(C) Commercial [uses](#) that require grease traps/interceptors shall locate such devices on the outside of the restaurant or food service [building](#) and frequently and effectively service such devices to maintain them in satisfactory working order to protect the sanitary sewer system from excessive contaminants. A licensed hauler shall dispose of all materials removed from a grease trap/interceptor at an approved disposal site in a lawful manner. Restaurant, food service businesses, or commercial [uses](#) of used fryer oil shall dispose of such oil into a self-contained oil rendering tank for disposal and transport. Outside or “refuse/dumpster” storage of oil-rendering barrels or other containers is prohibited.

(D) In order to minimize the possibility of commercial properties becoming blighted, retail establishments of 40,000 square feet or greater shall enter into a facility [use](#) agreement with the City prior to the issuance of a [building](#) permit. Additionally, the owner shall submit a facility maintenance plan as required in subsection (D)(3) of this section 30 days prior to the owner vacating the [building](#).

(1) The term “vacant” or “vacate” as used herein shall mean that no business activity is undertaken from the retail establishment for a period of 180 consecutive days.

(2) The facility [use](#) agreement shall outline the responsibility of the owner to remove the [building](#), should it become vacant for more than three and one-half consecutive years, and shall provide legal remedies to enforce the terms of the agreement. In the event a [building](#) is vacant for more than three and one-half consecutive years, the owner shall remove the [building](#) and restore the property to a safe and compatible condition. The facility [use](#) agreement shall be in substantially the following form, which form is hereby adopted as part of this title.

Facility [Use](#) Agreement

AN AGREEMENT BY AND BETWEEN _____, A
_____ HEREINAFTER REFERRED TO AS OWNER, AND SYRACUSE
CITY, A MUNICIPAL CORPORATION HEREINAFTER REFERRED TO AS CITY.

Recitals

(1) The Owner desires to construct a commercial facility, at approximately _____, in Syracuse City to conduct a business known as _____.

(2) The City has adopted [ordinances](#) to govern the development of commercial property within Syracuse City designed to protect the health, safety, and welfare of the community.

(3) The City has valid concern that blighted conditions might occur should said facility or [structure](#) become vacant for an extended period of time.

(4) The Owner and City are desirous to minimize impact to the community should the [building](#) become vacant.

Agreement

NOW, THEREFORE, for and in consideration of the mutual promises, covenants, and conditions set forth herein, and other good and valuable consideration, the Owner and City agree as follows:

(1) Owner will provide the City a written facility management plan 30 days prior to vacating the [building](#) which outlines plans to maintain the property according to City [Ordinance](#). Failure to do so will constitute a breach of this Agreement and entitle the City to injunctive relief to enforce the provisions hereof.

(2) Should the [building](#) remain vacant for 42 consecutive months, the City shall provide written notice to the Owner, at the address as it appears on this Agreement, ordering Owner to remove the [building](#) and restore the property to a condition that does not distract from surrounding businesses.

(3) Should the Owner fail to comply with the City's request to remove the [building](#) within 30 days from the mailing date of said notice to the Owner, the City may file suit for specific performance to enforce the terms of this Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed this _____ day of _____, 20__ (Signed, witnessed, and/or attested)

(3) In the event, for any reason, the retail establishment chooses to vacate the premises for a period of six months or greater, the owner shall submit a facility maintenance plan to the City 30 days prior to vacating. The maintenance plan shall include:

(a) The estimated time the facility will be vacant.

(b) Detailed plans to maintain the property during the time it will be vacant.

(c) Method of securing all entrances to the facility.

(d) Plans to restrict access to off-street parking.

(e) Plans to remove all advertisement and business signage.

(f) Plans to market the property.

(E) Existing residential and accessory [structures](#) in this [zone](#) may be converted for commercial purposes if the property meets all the following conditions:

(1) The proposed [use](#) for the [structure](#) conforms to the [permitted use](#) for this [zone](#).

(2) The proposed [use](#) of the [building](#) does not adversely impact the surrounding [area](#).

(3) The primary residential [structure](#) adds appeal and character to the [area](#), and the property owner ensures appropriate maintenance of all existing [structures](#) on the property as well as the entire property itself in order to keep the appeal.

(4) The lot size has a minimum of 21,780 square feet.

(5) The parcel has a minimum 110 feet of [frontage](#) on an existing [public street](#).

(6) [Setbacks](#) comply with the established minimum requirements for this [zone](#) and receive approval with [site plan](#).

(7) The lot has an existing driveway access from a [public street](#) and receives approval with [site plan](#) for any proposed modifications to said driveway (the Utah Department of Transportation shall also approve any access located on a state road).

(8) All off-street parking complies with the requirements in Chapter [10.40](#) SCC and receives approval with [site plan](#).

(9) All [signs](#) and lighting complies with the requirements in Chapter [10.45](#) SCC and receives approval with [site plan](#).

(10) All landscape and buffering complies with the established requirements in Chapter [10.30](#) SCC and receives approval with [site plan](#).

(11) The [Building](#) and Fire Departments inspect and approve the [use](#).

(F) In order to maximize the availability of commercial and retail space for commercial and retail businesses in this [zone](#), the amount of space available for professional businesses shall be limited to no more than 20 percent of the gross [floor area](#) available for lease or purchase in any commercial development. Professional business shall include but not be limited to physicians, dentists, lawyers, accountants, real estate agents, insurance agents, artists, planners, architects, engineers, travel agencies, and similar professional businesses. [Ord. 11-10 § 11; Ord. 11-02 § 1 (Exh. A); Ord. 08-11 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 2001, 1991; Code 1971 § 10-19-070.]

10.90.080 Development theme.

Development in this [zone](#) shall conform to an approved development theme. The theme shall be approved by the [City Council](#), and shall conform to the provisions outlined in the [area](#)'s master plan. [Ord. 11-02 § 1 (Exh. A); Ord. 08-11 § 1 (Exh. A); Code 1971 § 10-19-080.]

10.90.090 Development plan.

To ensure development conforms to the [area](#)'s master plan, City staff shall review and approve all development plans. Drawings should include the placement of [buildings](#) and their [uses](#), [landscaping](#), parking, lighting, and design guidelines outlined in the [area](#)'s master plan. The Architectural Review Committee shall likewise review and approve the plans prior to consideration and recommendation by the [Planning Commission](#). [Ord. 11-02 § 1 (Exh. A); Ord. 08-11 § 1 (Exh. A); Code 1971 § 10-19-090.]

10.90.100 Architectural Review Committee.

Developments within the GC [zone](#) are required to be reviewed by the Architectural Review Committee in accordance with Chapter [10.28](#) SCC, Architectural Review Committee and Design Standards. [Ord. 13-11 § 1; Ord. 11-02 § 1 (Exh. A); Ord. 08-11 § 1 (Exh. A); Code 1971 § 10-19-100.]

The Syracuse City Code is current through Ordinance 20-18, passed August 11, 2020.

Disclaimer: The city clerk's office has the official version of the Syracuse City Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

City Website: <https://syracuseut.gov/>

City Telephone: (801) 614-9633

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