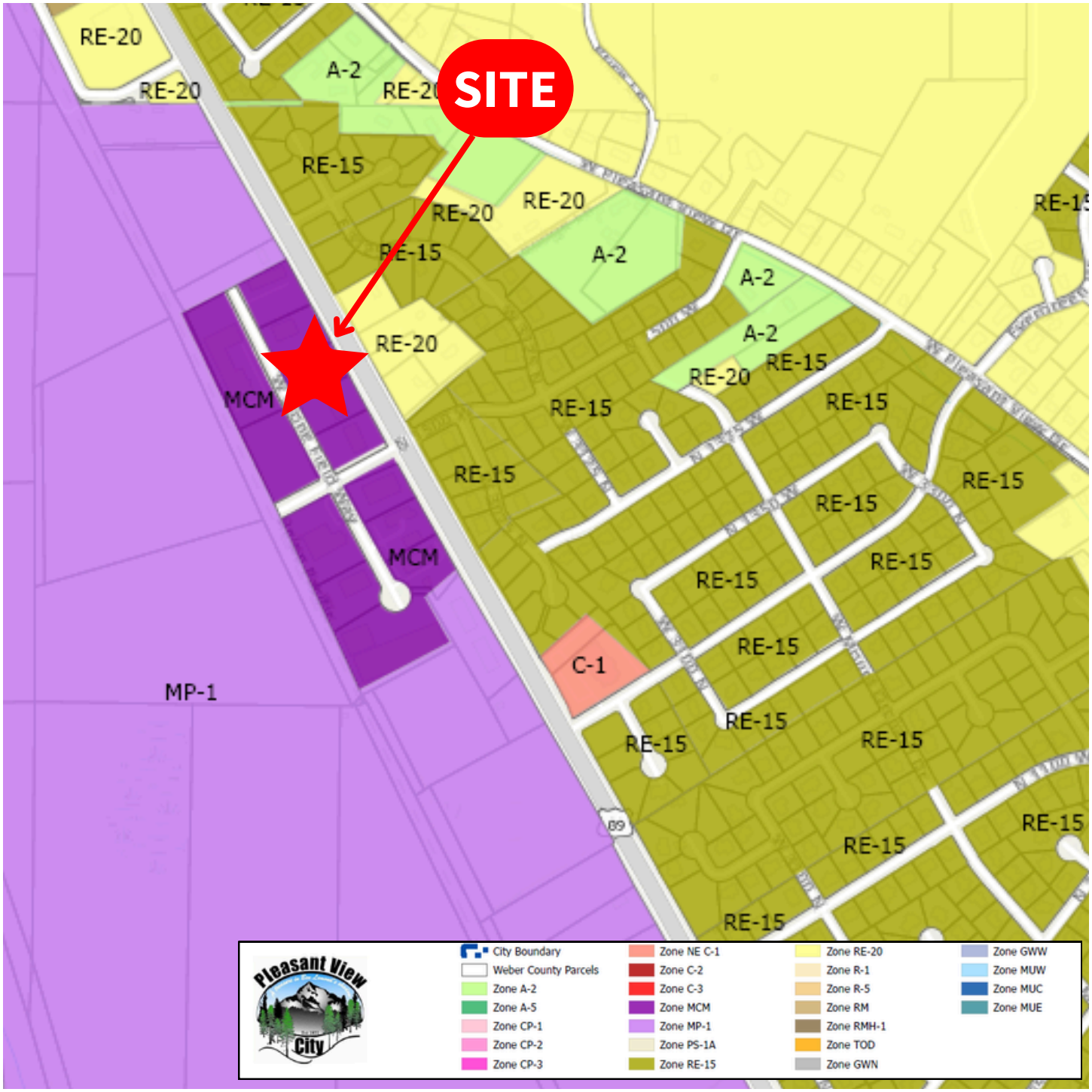
Pleasant View City Zoning



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CHAPTER 18.33 - MANUFACTURING/COMMERCIAL MIX ZONE (MCM)

18.33.010 Purpose. The purpose in the Manufacturing/Commercial Mix (MCM) Zone, is to provide for light manufacturing uses as well as general commercial uses within specified areas of the city. Light manufacturing uses shall be generally defined as those uses having few, if any, impacts beyond their property line. Impacts may include such items as noise, odors, safety, pollution and negative visual appearance as determined by the city. (Ord.2000-29, 12/12/00)

18.33.020 Zone Change Requirements.

A. Each application for an MCM zone shall include conceptual drawings showing the general layout and concepts for the proposed use(s). Such drawings should clearly display the proposed architecture and landscape themes, buffering, signs, access and other concepts pertinent to the development.

B. A description of how the zone change supports the intent and purpose of the Pleasant View General Plan.

C. A development agreement may be required committing to the general concepts defined in "A" above or as determined through planning commission and city council hearings. (Ord.2000-29, 12/12/00)

18.33.030 Use Regulations. In all MCM zones, only the uses enumerated within this chapter are allowed. Uses not clearly specified but substantially similar or customarily accessory to a listed use or category may be administratively allowed as determined by the community development coordinator. Appeals of such determinations shall be made to the Board of Adjustment within thirty days from the decision. (Ord.2000-29, 12/12/00)

18.33.040 Setback Standards.

A. Front yard.

1. The minimum setback for buildings and parking shall be twenty feet. Such areas shall be permanently landscaped except for access drives and pedestrian accommodations. Buildings exceeding twenty feet in height shall set back an additional foot for every foot in height over twenty feet.

2. MCM development located across the street or adjacent to a residential zone shall use the front yard setbacks required in that adjacent zone.

3. All structures shall be setback from the future right-of-way as defined in the Pleasant View City Major Street Plan.

B. Side yard.

1. No setback is required unless,

a. The use lies adjacent to a residential use or zone. In that case, a twenty foot setback is required.

b. The use is located on a corner lot where both yards adjacent to a street will be considered front yards, requiring a twenty foot setback.

C. Rear yard.

1. Twenty feet where a commercial and/or manufacturing use lies adjacent to a residential zone. Such setback areas to be permanently landscaped.

2. Ten feet in all other cases.

D. Height Standards. In all MCM zones, a maximum height of five stories or sixty-five feet, unless adjacent to a residential use or zone. Structures in a MCM zone adjacent to

residential use or zone shall be setback an additional three feet for every foot of height over twenty feet from that residential area.

E. Screening.

1. A minimum six foot concrete or masonry wall shall be required in rear or side yards adjacent to residential zones or uses. Where future commercial use or MCM use is contemplated in the Pleasant View General Plan, a waiver or substitute may be requested, and approved, modified or denied by the planning commission.

2. To reduce noise and visual impacts, all mechanical equipment shall be screened from view.

3. Dumpsters shall be enclosed on three sides with a solid concrete or masonry wall that architecturally relates to the primary structure and shall be located at least thirty feet from residential zones. No dumpster shall be located in a required setback.

4. All outside storage shall be screened from view through the use of solid fencing, a minimum of six (6) feet high and shall be an accessory use to the principle use. Fencing and walls shall be made of high quality, durable materials that require minimal maintenance. Slatted chain link fencing is only permitted when not adjacent to public roads and/or rights-of-ways. When fencing is located along the front building setback lines and side yards that face public streets slatted chain link fencing is not permitted, and other solid fencing material is required. Acceptable material includes, but not limited to tilt-up concrete, masonry block, brick, stone, metal, composite/recycled materials or other manufactured materials or combination of materials commonly used for fencing. (Ord.2015-2, dated 3/10/15; prior code: 2000-29, 12/12/00)

F. Landscaping.

1. A minimum of fifteen percent of the gross area of the site shall be attractively and permanently landscaped.

2. Secondary water and permanent irrigation systems are required.

3. All landscaped areas shall have a combination of ground cover, shrubs, trees, and may include art, street furniture, patios, fountains and up to twenty-five percent impermeable materials. One tree for every three hundred square feet of landscaped area is required.

4. The entire site including landscaped areas shall be maintained in a healthy, neat and orderly condition, free of weeds and litter. (Ord.2000-29, 12/12/00)

18.33.050 Parking.

A. Access.

1. On a corner lot, no curb cut shall be located closer than sixty feet from the intersection of the curb lines from both streets.

2. No curb cut shall be located closer than twenty feet to a side lot line unless common curb cuts are used between uses.

3. In general, there shall be one curb cut for every three hundred feet of frontage. This requirement may be modified by written report from a professional transportation engineer or on recommendation from the city engineer.

B. Parking shall meet the following general standards:

1. Intensive retail - four spaces per one thousand square feet of gross floor area.

2. Low impact retail - three spaces per one thousand square feet of gross floor area.

3. Restaurants - ten per one thousand square feet of gross floor area plus one half spaces for each employee on the highest employment shift (five spaces minimum for employees)

4. Office - four spaces per one thousand square feet of gross floor area.

5. Hotels/motels - one space per room if no in-room cooking provided, otherwise two spaces per room.

6. Automotive repair, service or parts - three spaces per bay and three per one thousand square foot of gross retail space.

7. Light manufacturing - one space for every five hundred square feet of gross floor area plus any parking required for business vehicles.

8. Warehousing - one space for every one thousand square feet of gross floor area for the first twenty thousand square feet. One space for every two thousand five hundred square feet of gross floor area for warehousing over forty thousand square feet.

9. Trucking businesses - one space for every two employees plus parking for each truck associated with the business.

10. Research and Development - one space for every three hundred and fifty square feet of gross floor area plus parking for business vehicles.

11. A petitioner may submit data from a traffic engineer, civil engineer or qualified engineering professional regarding the specific land use, number of employees, and other relevant factors. The Planning Commission may consider this additional information when determining the total required number of parking stalls for a site plan and may adopt an alternative total required number of parking stalls that aligns with the unique needs of the use.

C. Parking stall size.

1. All parking stalls shall have a nine foot by eighteen foot minimum dimension except for stalls that do not include a two foot area for bumper overhang, where a twenty foot length shall be required. In addition, compact stalls may be a minimum of nine feet by sixteen feet and parallel parking stalls shall be ten feet by twenty-two feet.

2. Any use may have up to twenty-five percent compact parking stalls.

3. Aisle width should be a minimum of twenty-four feet for ninety degree parking and may decrease with one way angled parking to twenty feet for sixty degree, fifteen feet for forty-five degree and thirty degree and twelve feet for zero degree (parallel) parking.

4. Compact spaces shall be labeled accordingly on the plan and on the pavement.

5. Handicap stalls shall be provided, sized, and labeled as per the most current version of the Americans with Disabilities Act.

D. Any area that requires stacking shall accommodate a minimum of three cars without infringing on access or circulation within the site.

E. Parking lot lighting shall be required for any lot over ten spaces in size. Such lighting shall be directed away from residential areas and only toward the ground.

F. Any parking lot adjacent to a residential use or zone shall be screened with an concrete or masonry wall and landscaping to include trees.

G. All parking lots shall be hard surfaced with asphalt or concrete or other substitute as approved by the city engineer. Such lots shall be appropriately graded to retain storm water and yet not become a hazard to the use.

H. Lots with over twenty-five spaces shall include at least ten percent internal landscaping and shall include trees.

I. Landscaped areas adjacent to streets and parking shall include a two and one half foot berm to reduce the visual impact of the parked cars, except for automotive sales. (Ord.2024-23, dated 11/26/24 and Ord.2000-29, 12/12/00)

18.33.060 Permitted and Conditional Uses.

A. A permitted use is a use by right in the zone and shall be allowed as long as it meets

city standards as specified in the zoning ordinance. A site plan review is required with the planning commission but public notification is not required.

B. A conditional use is a use that may only be appropriate if additional conditions beyond the standard requirements in this zoning ordinance are applied. A conditional use may be denied if the planning commission finds that it can not meet the standards of the zoning ordinance or cannot apply reasonable conditions to improve compatibility or that the use is not necessary or desirable at that particular location as per Chapter 18.54. A conditional use requires a public hearing with the planning commission.

C. The following table lists categories of use and individual uses. "P" stands for permitted, "C" stands for conditional and "X" stands for not allowed. (Ord.2022-21, dated 7/19/22; prior codes: Ord.2001-7, 4/10/01; Ord.2000-29, 12/12/00)

LAND USE	MCM
Adult Day Care Facility	C
Agricultural Industry	C
Accessory Use to:	
A listed permitted use	P
A listed conditional use	P
Any permitted uses over 5 acres	C
Assisted Living Facility (Large, Small and Limited Capacity)	C
Automotive, RV, Mobile Home or Truck Sales	C
Service	C
Gas Pumps	C
Community Uses	P
Convenience Store	C
Detention Facilities	C
Fast Food Restaurant	C
Greenhouses	P
Hardware/Building Materials	C
Hospital	C
Hotel/Motel	C
Indoor Recreation/Entertainment	C
Kennels	P
Major Retail (Intensive)	C
Manufacturing within an enclosed building	P
Medical/Dental Office/Clinic & Vet	P
Neighborhood Services	P
Office	P
Outdoor Storage as part of a principle use	C
Open Storage	X
Outdoor Recreation/Entertainment	C
Pawnshop/Check Cashing/Tattoo	C
Personal and Household Services	P
Private Club	C
Public Utility Installation	C
Rehabilitation/Treatment Facility	C
Unlicensed Rehabilitation/Treatment Facility	C
Restaurant (Sit Down)	
Without Alcohol	P
With Alcohol	C
Self Storage	C
Shelter for the Homeless	C

Shopping Center	C
Signs:	
Signs on the building (10% of first story face)	P
Monument sign (6' high, max. 75 sq.ft.)	P
Pole Sign (15' setback, 35' high max., 200 sq.ft. max.)	C
Temporary or Mobile	C
SOB	C
Specialty Retail	C
State Store	C
Temporary Use	P
Trucking	C
Warehousing	C

18.33.070 Site Plan Required. For all permitted and conditional uses, detailed site, grading, drainage, landscape and utility plans are required. A checklist of requirements for the site plan shall be maintained by the city but the general intent is that any plan submitted shall be sufficiently detailed so that all issues pertaining to the development of the site can be clearly understood. Such plans shall be to scale. (Ord.2000-29, 12/12/00)

18.33.080 Compliance with Conditions of Approval. All conditions of approval are permanent and binding. Failure to maintain improvements in a condition similar to their original approved condition shall subject the owner or lessee to a fine of up to one hundred dollars for each day of noncompliance. Such violations may result in revocation of the business license and/or the conditional use. After written notice, if the violation is not brought in to compliance within ten days, the fines and/or procedures specified above shall begin. (Ord.2000-29, 12/12/00)