

CHAPTER 02-28 INDUSTRIAL ZONE

Zone I-1 Light Industry Zone I-2 Heavy Industry

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02-28-001 OBJECTIVES AND CHARACTERISTICS OF ZONES

The I-1 light industrial zone covers that portion of the city which is suited for light and medium intensity industrial development. In an effort to give some protection to nearby residential and commercial zones, certain types of industrial uses are not permitted in the I-1 zone, such as industries which are hazardous or are offensive, due to excessive odors, noise, vibration, dust, or other emissions.

The I-2 heavy industrial zone is that area of the city better suited for heavy industrial use. Heavy industrial uses are of more intense nature than those uses permitted in the I-1 zone, and often are accompanied by noise, odors, and other factors, which make the uses objectionable near residential and commercial zones.

02-28-002 DEFINITIONS¹

See Chapter 02-02 Definitions

¹ Amended 08/24/2017

02-28-003 I-1 ZONE, PURPOSE AND INTENT

The objective in establishing the I-1 industrial zone is for the purpose of providing space for light manufacturing and fabrication of goods in a controlled and aesthetically desirable environment. To provide areas for the promotion of new industry for the city is to accommodate basic industries which tend to increase the employment and economic base and which market their products on a wholesale basis, primarily outside of the local economy. The zone is characterized by attractively designed buildings, landscaping, and off-street parking. Developments in these areas shall have a park-like appearance which blends the buildings and manufacturing areas into the landscaped areas.

02-28-004 I-1 ZONE, PERMITTED USES

A. The following buildings and uses of land shall be permitted in the I-1 zone, upon compliance with the requirements of this ordinance:

1. Agriculture, livestock, and buildings and structures related to agriculture and the raising of livestock, except livestock feed yards containing more than one hundred head, and hog farms containing more than thirty hogs;
2. Agricultural farms smaller than 20 acres;
3. Automobile repair shop;
4. Caretaker dwelling, incidental to the use of the land for industrial purposes;
5. Carpenter, electrical, plumbing or heating shops;
6. Concrete mixing and batching plants;
7. Cesspool cleaning equipment and storage;
8. Dry Cleaning plant;
9. Farm and construction equipment sales, rental and service establishments;
10. Fertilizer and soil conditioner manufacture and processing and sales of animal products;
11. Feed, cereal and flour mill;
12. Food processing, wholesale, excluding fish, meat, vinegar, yeast and fat;
13. Foundry, light weight casting, nonferrous without causing odors or fumes;
14. Furniture upholstery shop;
15. Honey extraction and processing;
16. Hotels and motels.²
17. Ice manufacture and storage;
18. Insulation sales and services;
19. Knitting mill;
20. Lumber yard;
21. Manufacturing establishments;

² Amended 01-26-2023

- 22. Machine shop, general;
- 23. Mining services;
- 24. Oilfield services;
- 25. Oilfield gas and oil extraction;
- 26. Pest control and extermination;
- 27. Plumbing shop;
- 28. Printing;
- 29. Publishing or lithography shops;
- 30. Rubber welding;
- 31. Sand blasting;
- 32. Seed and feed store retail;
- 33. Sheet metal shop and retaining, provided all operations are conducted within a completely enclosed building;
- 34. Sign manufacture or sign painting;
- 35. Storage of merchandise, materials, equipment, either inside or outside of buildings;
- 36. Storage rental units;
- 37. Transportation;
- 38. Wholesale sales.

B. The following uses shall NOT be permitted in the I-1 zone:

- 1. All industrial, manufacturing, and processing establishments of the following: Animal byproducts, manufacture of explosives, acetylene, acid, alcohol or ammonia;
- 2. Residential (except caretaker dwellings), Churches, Day Care Nurseries, Schools;

02-28-005 I-1 ZONE, CONDITIONAL USES

The following uses may be permitted, when a conditional use permit has been issued by the Land Use Administrator.

The Land Use Administrator may call upon the Design Review Committee to review a Conditional Use Application and site plan, to assist in verification of requirements listed in the land use ordinance. ³

The Land Use Administrator, at their discretion, may require a conditional use application to be reviewed by the Planning Commission.

- A. Livestock feed yards in excess of 100 head, and hog farms in excess of 30 hogs.
- B. Asphalt mixing plants, coal yards.

³ Amended 01-26-2023

- C. Automobile wrecking and salvage yards with the following conditions:⁴
1. Shall be screen around the entire perimeter of the storage yard by an eight-foot-tall solid wall or sight obscuring fence so that the material stored in the enclosure cannot be seen from any public street adjacent to the yard. Fences may be a solid block, chain link with full fitted slats, or other materials approved by the Land Use Administrator or Planning Commission.
 2. Wrecking and salvage yards may not border against any residential zone, commercial zone, or any single-family dwelling.
 3. Exterior lighting must be directed away from neighboring properties.
 4. Must no use the public right-of-way for parking equipment, storage bin storage, unloading and unloading scrap material, employee parking and/or doing business.
 5. Driveway from the city road shall be asphalt or concrete, or when approved by the city, an alternate hard surface may be used to prevent tracking mud from business property to the city street.
 6. Provide thirty parking spaces to be used by customers and employees.
 7. Establish a minimum 15-foot-deep landscaping strip measured from back of sidewalk, along the frontage, excluding access driveways.
 8. Maintain an approved stormwater retention plan to keep 100% of storm water retention on the property.
 9. Burning of any waste materials is prohibited.
- D. Bulk sales and storage of oil, fuel, and chemical products which do not produce a hazardous condition.
- E. Food Trucks, with the following conditions:
1. Must obtain a Naples City Business License or provide a valid copy of a valid health department food truck permit that has been issued by Naples City or another local health department within the state.
 2. Must obtain a valid health department food truck permit issued by Tri County Health Department or another local health department within the state.
 3. Must obtain evidence of passing a fire and safety inspection, as issued during the same calendar year.
 4. and any other licenses or permits required by state or local authorities.
 5. Shall obey all parking and traffic regulations in Naples City.
 6. May not locate their vehicle or tailer on the roadway, or in such a manner as to encourage the congregation of customers in the

⁴ Amended 01-26-2023

roadway. Customers may congregate on public sidewalk, unless they are impeding the regular pedestrian traffic in the area.

7. Shall not sell to any person standing in the roadway.
8. Trash containers shall be provided for the use of the business patrons.
9. Banners, temporary signs, or flags located outside of the food truck shall be removed by the food truck operator when the food truck is closed for business, and may never be placed with in the road right-of-way.

F. Storage units⁵

1. A minimum six-foot high sight obscuring wall or fence shall be built around the storage area and be completed with the first phase of construction. The back of masonry storage buildings may act as a wall, if adjacent to a commercial or industrial zone, provided that drainage does not flow onto adjacent parcels.
2. No business may be conducted from any storage units, other than the business of leasing the storage units themselves.
3. No water services may be provided to the individual storage units.
4. Driveways and parking areas are to be paved with either asphalt or concrete, or when approved by the Planning Commission, an alternative hard surface may be used.
5. A minimum 40-foot-deep driveway is provided between the property line and the access of the facility.
6. Site lighting shall be provided, which does not spill over onto adjoining parcels.
7. A minimum 20-foot landscaping strip, measured from back of sidewalk, along the frontage, excluding access driveways.
8. Landscaping shall be completed prior to the issuance of a Certificate of Occupancy.

Exception:

When adjacent to a residential zone or adjacent to a single-family dwelling, other landscaping conditions may be imposed to protect the aesthetics of the residential neighborhood.

G. Medical Cannabis⁶

1. Hours of operation shall be restricted to between 7:00 am and 10:00 pm.

⁵ Added 01-26-2023

⁶ Added 11-12-2020

2. CCTV cameras must be installed and maintained to record the store, sales floor, storage rooms, and all angles of the building exterior. Recordings shall be kept a minimum of 72 hours
3. May not be located within 1000 feet of a school, church, or daycare.
4. May not be located within 1000 feet of another Medical cannabis business.
5. May not be located within 1000 feet of an A1, P1, R1, R2, R3, RA-1, RA-2, or RS zone.
6. Must meet state guidelines.

02-28-006 I-2 ZONE, PURPOSE AND INTENT

The I-2 Heavy Industrial Zone is that area of the city better suited for heavy industrial use. Heavy industrial uses are of a more intense nature than those permitted in the I-1 zone and are often accompanied by noise, odors, and other factors which make the uses objectionable near residential and commercial zones. The I-2 zone shall not be designated if adjacent to any residential or park zone.

02-28-007 I-2 ZONE, PERMITTED USES

The following uses shall be permitted in the I-2, Heavy Industrial Zone:

- A. Any use listed as permitted in the I-1 zone;
- B. Petroleum refining and petroleum crude oil storage;
- C. Rock crushing;
- D. Agricultural farms of 20 acres or more.

02-28-008 I-2 ZONE, CONDITIONAL USES

The following uses may be permitted, in accordance with Chapter 8 of this ordinance:

- A. Manufacture of explosives, and other chemicals and products of an objectionable or dangerous nature, including insecticides;
- B. Ore smelting and refining;
- C. Sewage treatment facilities and lagoons;
- D. Other uses which create a substantial amount of odor and noise, in excess of those levels customary to most industrial operations;
- E. Sexually oriented business.
 1. May not be located within 1000 feet of a school, church, or daycare.
 2. May not be located within 1000 feet of another sexually oriented business.
 3. May not be located within 1000 feet of an A1, P1, R1, R2, R3, RA-1, RA-2, or RS zone.

02-28-09 SPECIAL PROVISIONS⁷

A. Fencing

1. No fence or screen of any kind shall be constructed unless specifically approved by the Planning Commission.
2. Where any industrial use adjoins any lot in a residential zone, the owner of the industrial property shall provide and maintain along such property line a minimum six foot high aesthetically pleasing, vision obscuring, privacy fence or wall of a neutral color.
3. Fence shall provide, a minimum 90% fill to afford privacy for the residential dwelling.
4. For any fencing, a combination of elements should be used, including solid decorative masonry walls, berms, landscaping, vinyl, wood, or chain-link fence with full fitted slats.
5. The fence shall be installed so as not to create a safety hazard for vehicular and pedestrian traffic.
6. Where the Planning Commission makes a finding that such a fence is not necessary, or in the best interest of the public, the Planning Commission may alter or waive the fence requirement, except on those conditional uses as outlined in this chapter. If a party disputes the findings of the Planning Commission, they may appeal the decision to the Naples City Appeals and Variances Hearing Officer.
7. No fence shall be located within 25 feet of the front property line or of any street right of way unless specifically approved by the Planning Commission.

B. All outside parking area shall be lighted during the evening business hours. All lights shall be directed away from adjacent residential areas.

C. Any use listed as a permitted use in the C or C-1 commercial zones, shall be a permitted use in the I-1 industrial zone, except for churches and schools, which are not permitted.

D. Driveways and parking areas are to be paved with either asphalt or concrete. In some cases, an approved alternate hard surface may be used, as approved by the Planning Commission.

E. Curb, Gutter, and Sidewalk

It is the intent of Naples City that all developed property have curb, gutter, sidewalk, and street paving along the public road frontage.

1. The design for curb and gutter in Industrial zones shall be high-back. Modified high-back shall only be allowed where there is no sidewalk.
2. Sidewalk shall be minimum 5 feet wide, 4 inches thick. Driveways shall be a minimum of 6 inches thick.

F. All buildings having an exterior wall or façade fronting a public street shall have a

⁷ Amended 01-26-2023

minimum of 5% architectural treatment of brick, glass, wood, stucco, stone, or any combination thereof.

G. Metal building regulations

All buildings constructed of metal, having any exterior wall or façade fronting a public street shall have the exterior wall or façade of such building of such construction as to have a minimum of architectural treatment of brick, glass, wood, stucco, stone or Masard, masonry, including stone, brick, terra cotta, architectural precast concrete, cast stone, or prefabricated brick panels, or any combination thereof, after the South Western European Design. The exterior wall or façade of any metal building fronting upon any public street shall not have the appearance of a metal building.

Special Permit Uses

The Planning Commission may approve special uses. The prospective purchaser must submit plans and a detailed description of the proposed use. Approval or disapproval shall be based in part on the effect of the proposed use on adjacent properties. Special uses must be approved in writing by the Planning Commission.

- H. Minor remodels and additions, as determined by the Building Official, may not need the approval of the Planning Commission upon reviewing it with the Land Use Administrator prior to the issuance of the building permit.

02-28-0010 AREA, FRONTAGE, SETBACKS, LOCATION, AND HEIGHT REQUIREMENTS

There shall be no area requirements in the I-1 and I-2 Industrial zones, except that an area be sufficient to accommodate setbacks, off-street parking, loading and unloading, and vehicular access shall be provided. Lots shall have a minimum of 80 feet of frontage along the road on which they are located.

Front setbacks should reinforce the streetscape edge and allow for a suitable sidewalk, parking, landscaping, and streetscape amenities. Setback requirements shall be measured from the front, side, and rear parcel boundary lines to the front, side, and rear setback lines. Setbacks for buildings and parking lots from adjacent street rights-of-way are:

Minimum lot width: 80 feet, Measured 30 feet back

Front Setback: 30 feet minimum

Side Setback: 10 feet minimum

Rear Setback: 10 feet minimum

Corner Lot Side Setback: 30 feet minimum

(At corner lots, the “front” side is the direction the major entry faces, or the direction the majority of the building mass faces.)

1. No storage or outside work areas shall be allowed within the setback areas.
2. No building or architectural feature shall penetrate the setback area without

special approval of the City.

3. Setbacks from major parkways shall be an additional 20’.
4. All setbacks shall be measured from the foundation wall or outermost architectural feature, e.g., overhang etc.

Setback requirements may be varied with approval from the City to accommodate special site and building conditions.

A. Height Restrictions

Building Height Allowed

Minimum Height 10 Feet

Maximum Height 40 feet

Unless a different height is specifically recommended by the Planning Commission and approved by the City Council.

All roof top mechanical equipment must be set back at least 15 feet from all roof edges that are parallel to street lot lines. Other roof top mechanical equipment which cumulatively covers no more than 10 percent of the roof area may extend 10 feet above the height limit.

1. Radio and television antennas, utility power poles, and public safety facilities are exempt from the height limit, but should be placed underground whenever possible and screen and hide antenna towers so to blend in with the theme.
2. Chimneys, flag poles, satellite receiving dishes, and other similar items with a width, depth, or diameter of 5 feet or less may rise 10 feet above the height limit, or 5 feet above the highest point of the roof, whichever is greater. If they are greater than 5 feet in width, depth, or diameter, they are subject to the height limit.

02-28-011 LANDSCAPING REQUIREMENTS

The Developer shall provide a plat design of the meaningful landscape and its maintenance. The components, layout, arrangement, and size shall be approved by the Planning Commission.

Meaningful landscaping is grass, trees, shrubs, xeriscape, etc., in an appealing layout and size arrangement approved by the Planning Commission. Landscaping shall be maintained by the property owner.

The minimum area requirements for landscaping are as follows:

1. A minimum 15 ft. strip of landscaping strip measured from back of sidewalk, along the frontage, excluding access driveways;
OR

2. A minimum of 5% of the total lot area landscaped near the frontage. In no case shall the development be required to exceed 5% landscape of the parcel. This does not prevent the developer, at their discretion, from proposing a larger landscaped area.

Exception: ⁸When adjacent to a residential zone or adjacent to a single-family dwelling, other landscaping conditions may be imposed to protect the aesthetics of the residential neighborhood.

At intersections of streets, driveways, sidewalks, etc. landscaping shall be limited to a height of not more than 4 feet above the street level, within the area required for minimum sight distance.

Driveway from the city road shall be asphalt or concrete, or when approved by the Planning Commission, and alternate hard surface may be used to prevent tracking mud from business property to the city street.

A bond or other financial guarantee shall be required, guaranteeing landscaping and other improvements, at the Land Use Administrator's discretion.

A. Purpose and Intent

The landscape guidelines are intended to establish criteria necessary for the development, preservation and enhancement of open space in Naples. A well designed and maintained landscape will enrich buildings and create a unified and visually pleasing character for the entire community.

B. The Landscape Concept

The landscape concept for Naples City derives its character from the rural Utah landscape. This landscape possesses a rustic quality that blends with the agricultural tradition.

C. Conserving Resources

In addition to utilizing agricultural elements, the landscape concept incorporates several ideas that are essential to its long-term viability. First, landscape development will be efficient: resources will be concentrated to areas receiving the most intense human use such as parks and recreation facilities. Second, the landscape will be designed with the objective of reducing water requirements. Third, the landscape will be designed to minimize maintenance requirements. This will be achieved by limiting areas of irrigated turf and restricting use of high maintenance elements such as clipped hedges, etc.

⁸ Amended 01-26-2023

D. Design Professionals

Design and documentation of all site layout and landscape architecture shall be by a licensed design professional.

E. General Requirements

1. Landscaping in accordance with the approved plan shall be installed prior to obtaining a certificate of occupancy for the building except where seasonal limitations exist, in which case, the landscaping must be installed within 60 days from the time planting operations can be undertaken. Erosion control must be undertaken when seasonal conditions do not permit immediate planting.
2. All planting shall be per the plant material list, as listed on the approved site plan.
3. The street concept shall be designed to provide continuity throughout the development. Each developer is required to provide street trees and ground plane landscaping as per the approved landscape plan.
4. All areas not paved or built upon must be landscaped and, where necessary, irrigated. Large areas of gravel or mulch are prohibited. Use of water conserving trees, shrubs, and ground covers is required.
5. Areas to be developed in a further phase need not be landscaped or irrigated. They do, however, require a minimum application of a drought tolerant seed mix that must be established and properly maintained to prevent erosion. Weed control and periodic mowing of these areas is required.
6. All public rights-of-way must be landscaped and irrigated within one year of the final plat approval, whether or not development has begun.
7. The landscape irrigation system must be below ground and fully automatic. Use of a drip irrigation for trees and shrubs is encouraged. All back flow devices must be either underground or screened from view. Over spray onto hard capped areas should be minimized.
8. Each owner shall regularly maintain all segments of their property, keeping them in a neat and orderly condition, including the replacements of dead and unhealthy plant materials.
9. All landscape design must be approved by the Planning Commission.
10. All landscaping will be bonded or cash hold in escrow until completed.

11. Trees may not be planted within the road right-of-way⁹.

F. Landscape Criteria for Development Edges

Edge zones have been identified at Naples City: buffers between land uses and at development edges; and Naples City and US 40. A graduated transition between non-irrigated and irrigated landscapes is necessary for these areas.

1. Landscape Buffers Between Land Uses and at Development Edges
Perimeter buffers consisting of berms and plant groupings shall be used to provide a soft edge between different uses. A minimum 25 feet landscape buffer shall be provided around the perimeter of development enclave. This transition should be smooth and continuous. Retaining walls shall only be used in buffer situations if the grade is too steep for any other solution.
2. US 40
The parkway plants should reflect the native hillsides. Gentle earth mounding and native plant materials should be incorporated for transitioning and screening. Approved trees shall be planted in loose groves to preserve views.

G. Landscape Elements

1. Key Intersections
Treatment at key intersections and entry points shall include accent paving, bollards, signage, low walls, and ornamental/accent planting. Accent paving is also recommended to highlight pedestrian crossings across the road.
2. Landscape Transitions
Planting materials, grading, land forms, and landscape features shall be used to provide smooth transitions between landscape types. These transitions should be used to reinforce the soft edge of property lines. Site design of grading, land forms, walks, walls, fences, paths, roads and irrigation systems should establish and maintain these transitions.
3. Service and Utility Areas
The use of low walls, berms, and hedges is suggested to aid in screening loading docks and service areas. See Site Planning section for further details.

H. Plant Material List

Trees See 02-33 Naples City Tree Ordinance for approved list of plant species.

⁹ Amended 01-26-2023

A. Conflict with Other Regulations

All development with Naples City planning area shall comply with Laws of the State of Utah and the United States Federal Government and be compatible with the intent of the codes and regulations of the City of Naples to the extent that in Naples City Commercial and Industrial Design Guidelines conflict with Design Guidelines that may be required by Naples City then the Commercial and Industrial Design Guidelines shall prevail.

B. Waivers

The Developer shall have the right to waive, at its sole discretion, any provisions of Naples City Design Guidelines as may be applied to any specific development plan, except for any provision that is mandated. The City and the Developer will need to mutually agree to waive a mandated guideline/provision. No such waiver shall be construed or held to be a waiver of any other provisions of Naples City Design Guidelines, or of the same provisions as to any other party.

C. Amendments and Supplements

Naples City, may from time to time with written notice to all owners of real property of Naples City, amend or supplement the Design Guidelines, at its sole discretion. Any such amendments shall be applicable to all development plans which are subsequently mutually approved by The Developer and the City.

D. Approvals

Unless otherwise explicitly provided herein to the contrary, all approvals required under Naples City Land Use Ordinance shall be in writing and may be granted or withheld at the sole discretion of the City Council. Any approval pursuant to these design guidelines does not constitute a warranty, assurance or representation by the Planning Commission and the approving party should have no responsibility by virtue of such approval.

Prior to the issuance of a building permit for new construction, a site plan that has been prepared by a licensed design professional must be submitted to Naples City, which shall review it for compliance with the requirements and standards of the city. Upon approval of the site plan from the Land Use Administrator and City Council, the Building Official may then process the building permit application and issue the building permit.

¹⁰ Amended 01-26-2023

E. Design Review Committee Requirements

1. Design Review Committee

The Design Review Committee is established to assure current and future owners that the adopted covenants, codes and restrictions are being enforced and that the overall design theme will be adhered to by future development and the Planning Commission which has been established. The Design Review Committee shall consist of The Land Use Administrator, Planning Assistant, Building Official, and a member of the Planning Commission, and others as invited by the Land Use Administrator.

The Planning Commission is responsible for reviewing plans for all development, including construction of any type, landscaping, lighting, signage, deed restrictions, reviewed by the Planning Commission to determine their compliance with the covenants and this document.

2. Design Review Procedure

All plans for construction must be submitted to the Planning Commission for approval. For a typical building project, 3 copies (one copy for owner, one copy for Planning Commission, one copy for Building Official) and a .PDF copy of the required information must be submitted to the Land Use Administration office.

Prior to the submittal, the applicant should arrange to obtain a copy of any available engineering, grading, utility, street and drainage plans.

3. Application Fee

The applicant shall pay non-refundable fees as required by and listed in the Naples City General Provision Fee Resolution for each step of the development process.

4. Submittal Process

There is a Three -step submittal and approval process for site plans. These are:

1. Concept Plan Approval
2. Preliminary Plan Approval
3. Final Plan Approval

The following sections describe the process for each step and the information required.

1. Concept Plan Approval & Conference

Prior to submitting a preliminary plat, an Applicant shall submit an initial written concept plan to the Land Use Administrator, including a sketch plan of the proposed development in which the proposed development is sufficiently described to enable the Land Use Administrator to determine whether the proposed subdivision complies with the municipality's Land Use ordinances, capital growth and General Plans, street plans and services. Prior to the request

for approval, an informal conference is held between the developer and the Land Use Administrator, the Land Use Administrator may invite the Design Review Committee to assist in the conference. This conference will serve to acquaint the developer with the overall context of developing in Naples City, along with design guidelines. The Land Use Administrator shall advise the Applicant of possible problems with the proposed development within 30 days after it has received the initial application, including sketch plans. Approval of the concept plan shall not constitute approval of the "Preliminary Plan". This section is mandatory, and an Applicant may not submit a preliminary plat plan in lieu of the concept plan. If disapproved, the Land Use Administrator shall express its reasons in writing to the Applicant.

Suggested material for discussion at the Concept Plan Approval conference includes;

- a. General project concept
- b. Specific uses proposed and intensity of use proposed (floor area/parking demand)
- c. Proposed construction timing
- d. Conceptual building size, massing, and site plan ideas.

2. Preliminary Plan Approval

This review covers conceptual site planning, architecture, and landscape architecture for the project. Review by the Planning Commission will not commence until all specified information has been submitted to the Land Use Administration. Refer to 02-03-005 Site Plan Approval Required for further information. The site plan must be submitted a minimum of 21 days prior to a regularly or specially scheduled Planning Commission meeting. The material submitted should constitute schematic level design documents for architecture and landscape architecture. The required drawings are to be prepared by licensed design professionals. Based on the results of the pre-application conference, the following information shall be submitted by the applicant:

Preliminary Site Plan (to include)

1. Site and context plan (immediately adjacent properties)
2. Site coverage data total property area
3. Required setbacks for buildings and parking areas
4. Building height
5. Pedestrian circulation
6. Vehicular access and circulation
7. Buildings, storage, loading and trash location areas
8. Parking areas with total spaces provided
9. Driveways, sidewalks, trash enclosures, and utility screening
10. Site lighting including fixture selection
11. Landscape plan, including hardscape elements

12. Grading and drainage plan
13. Development phasing concept, if applicable
14. Geotechnical report- if required by the Building Official

Note: the site plan(s) must show development of the entire property.

Preliminary Architectural Plans (to include)

1. Building elevations (all sides)
2. Typical floor plans noting exterior dimension and total gross floor area
3. Notations explaining building materials, colors, and finishes
4. Special attention to screening of storage areas, mechanical equipment, loading docks and trash receptacles.

Preliminary Landscape Architecture Plan

1. Location of trees, shrubs, ground covers, berms, walls, fencing, etc.
2. Plants under consideration
3. Conceptual design of courts, plazas, terraces and/or other special features.

Project Information (to be included on the site plan)

1. Name of Owner, Developer and/or Builder (as applicable)
2. Name of project
3. Name of Architect/Landscape Architect/Engineer
4. Proposed use
5. Development schedule
6. Total site area
7. Total building area (gross and net rentable as applicable)
8. Total landscape area
9. Identification of project phasing and phasing schedule
10. Required parking by code
11. Location and block number
12. Name, address and telephone number of person who will maintain communication with the Planning Commission. This should be a person who will have long term responsibility for the projects.
13. The zone in which the development is proposed
14. Setbacks, as required by this code
15. Landscaping design
16. A proposed building construction schedule to describe:
 - Start of site preparation and building construction
 - Building completion
 - Landscape and site work completion
 - Phasing and expansion plans
 - Occupancy

Soil Controls

The Applicant shall provide complete information about any potential geologic problems within the development area including but not limited to expandable soils, potential slide of slough areas, high ground water, etc.

The Planning Commission shall determine from the concept plan review or the Preliminary Plat application the possible need for environmental impact analysis, which would take into account the soil, slope, vegetation, drainage and other geological characteristics of the site. If the site requires substantial cutting, clearing, grading or other earthmoving operations in construction of structures or roads in the proposed development or if geologic conditions warrant, the Planning Commission and/or City Council shall require the applicant to provide soil erosion and sedimentation control plans or stabilization plans and specifications prepared by a registered civil engineer.

3. Final Plan Approval

After preliminary approval, a final application must be submitted to the Land Use Administration prior to final Planning Commission approval and/or issuance of a building permit. The material submitted should constitute 90% complete construction drawings for architecture and landscape architecture. The following information shall be submitted for the final application.

Site Development Construction drawings (to show in addition to the Preliminary Application requirements):

1. Location and size of building/easements/utility locations
2. Setback lines and dimensions to property lines
3. Curb cuts and access points for autos and service vehicles with elevations and details
4. Parking areas, islands, and drive aisles with number of spaces noted
5. Pedestrian circulation system, including accessible entrances from parking lot to building
6. Loading area (location and design)
7. Trash enclosures (location and design)
8. Open space area
9. Finished contour grading/drainage plan with drainage structures and identify any storm water retention areas and overflow areas
10. Storm water drainage calculations
11. Building pad elevations and building areas

Site plan shall be prepared on a topographic base map of 1foot contour interval and 1" = 20' unless otherwise approved by the Planning Commission.

Landscape Construction Documents to show:

1. Grading, water retention, retaining walls, rock work, and slope stabilization
2. Walkways, plazas, decks, walls, and fences (type, details, materials, and location)
3. Trees, shrubs, ground covers, grasses and mulches; indicate type, size and location.
4. Location and dimensions of berms and other grading elements
5. Location and type of hardscape materials
6. Site furniture: benches, fountains, kiosks, trash receptacles, flag poles, etc.
7. Irrigation plan including line size, locations, valves and controllers
8. Materials list, including type, size, quantity, and specification of all materials.

Landscape plan shall be prepared on a topographic base map of 1foot contour interval; Scale: 1"=20' unless otherwise approved by the Planning Commission.

Building Construction Documents to show:

1. Architectural site plan
2. Building floor plans
3. Exterior elevations, colored to accurately indicate the colors and materials to be used.
4. Building and wall sections specific to exterior elevations.
5. Sample board displaying actual samples of all exterior building materials and actual colors, as requested by the Planning Commission.

Signage and Lighting documents to show:

1. Location of all information and directional signs
2. Location of all lighting fixtures by type, e.g., (area, building accent, security signage)
3. Signage system design: plan and elevation drawings to show the size, graphic layout, type face, construction details, materials, color and lighting method of all signs.
4. Exterior Lighting system design: plan and elevation drawings to show the size, construction details, material, and colors of all light fixtures.
5. Photometric analysis of lighting coverage
6. Plan shall be 1" = 20' unless otherwise approved by the Planning Commission.
7. Construction Schedule
8. Pertinent Details and Specifications

Written material to include tabulation, expressed in square feet and in percent of site coverage describing (minimum, required, proposed):

1. Building coverage (footprint)
2. Landscaped open space
3. Driveways, parking, and loading areas.

This tabulation should total 100% of the site.

4. Final Approval/Building Permit

The final submittal will be reviewed by the City Council and approved, conditionally approved, or disapproved. Detailed reasons for its conditional approval or disapproval will be given in writing. Final approval and infrastructure acceptance is required prior to building permit issuance and certificate of occupancy issuance.

A. Construction Compliance Verification

The City Council shall have the right to review construction work in progress to evaluate compliance with the construction documents as approved. All design changes, which affect the exterior conditions of the project shall be approved by the Planning Commission and will be sent to City Council for final acceptance.

Construction Precautions:

In order to minimize soil erosion by water and wind, practical combinations of the following shall be used:

1. Expose smallest practical area of cleared land during construction
2. Temporary ditches, dikes, vegetation and/or mulching shall be used to protect critical areas exposed during development or construction.
3. Sediment basins (debris basins, desilting basins, or silt traps) shall be installed and maintained to remove sediment from runoff waters during development.
4. Permanent landscaping shall be installed as soon as practical after construction activities.
5. Temporary mulching shall be used for imported fill and other distributed areas subject to erosion, on construction projects over 6 months in duration.

All construction storage, equipment yards and on-site trailer and San-o-lets shall be fenced or segregated in a manner approved by the Planning Commission and shall be located on the site in a way to minimize their impact on adjacent properties and public streets. Construction sites shall be maintained in a neat and orderly manner. All trash shall be kept in enclosed containers and emptied frequently.

Construction access shall be coordinated with and approved by the City Building Official. Special care shall be taken to protect existing curbs and pavements from damage and removal of site soil tracked onto streets.

At the end of the construction period, by phase, the applicant shall submit to the City Building Official reproducible copies of record drawings (as built) showing the actual locations of all underground utilities and irrigation systems.

B. Modifications

If it becomes impossible or impractical to complete construction of a structure or a multiple structure project substantially in accordance (with design consistency determinations obtained pursuant to the Design Review Process), the owner of such structure or project shall notify the Land Use administrator of such impossibility or impracticality and shall submit to the Land Use administrator an alternative design that is as close as reasonably possible to the consistent or approved design. The Planning Commission shall refer such proposed alternative design to the City within 30 days. The City shall treat such referral as a new application.

C. Roadway Hierarchy

The variously sized roads within Naples City are intended to accommodate traditional and alternative forms of movement within the community. See the Naples City Road Classification 2016 for requirements.

02-28-013

SITE PLANNING GUIDELINES

A. Site Planning Requirements

This section delineates requirements for parking, service, loading, special equipment, utilities, communication devices, and fencing and screening for mixed use village cores, commercial village cores, and the business park.

B. Parking Requirements

Parking areas should provide safe, convenient, and efficient access. They should be distributed to reduce overall scale of paved surface and to shorten walking distances between cars and buildings. No more than 50 percent of the off-street parking area for the lot, tract, or area of land devoted to the large retail establishment shall be located between the front facade of the building and the abutting streets.

1. The parking lot and cars should not be dominant visual elements of the site. Large expansive paved areas located between the street and the building shall be avoided in favor of smaller multiple lots separated by landscaping and buildings.

2. Divide lots with planted buffers to create a series of smaller lots (maximum 200 cars).
3. Parking areas, drive aisles and lots adjacent to and visible from public streets shall be adequately screened from view by the using rolling earth berms and landscaping. Water conserving profiles are encouraged in the design of landscape berms. Low decorative screen walls, changes in elevation, landscaping, or combinations thereof should be used wherever possible.
4. The business park site should be a self-contained development capable of accommodating its own parking needs. The use of public streets for parking and staging of trucks shall not be allowed.
5. For security purposes, all parking spaces should be visible from the interior of the structures, especially entrances.
6. The layout of parking lots should work with the existing site grading. The use of terraced or stepped parking platforms is encouraged to break down apparent size of parking areas.
7. Minimize walking distance from furthest parking space to a building.
8. Locate vanpool and carpool spaces close to buildings to encourage their use.
9. Standard minimum parking space dimensions shall be 10'0" by 20'0" for full size cars and 8'0" by 16'0" for compact cars.
10. Minimum drive aisle width shall be 23'0".
11. Handicap parking required per ADA Standards.
12. Parking is not permitted in landscape areas.
13. Parking lots shall have landscaped islands provided at maximum intervals of 23 spaces at retail uses and 15 spaces at office uses and at the end of all parking rows. These islands shall be a minimum width of six feet (6'0"). A continuous poured in place concrete curb shall be provided around landscape islands.
14. The use of parking bumpers in surface lots is prohibited.
15. A continuous poured in place concrete curb and gutter shall be provided around all parking and access areas. Curb may be used as a wheel stop with a maximum 5' overhang.

16. Roadways and primary drive lanes within parking lots shall be oriented so as to create an axis which terminates in either a building element, landscape element, or view corridor whenever possible
17. Human services facilities (day care centers, schools, libraries, etc.) that regularly have more than 20 clients onsite and are located on an arterial, major collector, or parkway shall be served by a minimum of one passenger loading area.

C. Service, Loading, and Special Equipment Areas

To minimize visual and noise impacts on adjacent uses, loading areas, storage areas, HVAC units, garbage receptacles, etc., shall be screened, recessed, or enclosed. Appropriate locations for loading and outdoor storage include areas between buildings, where more than one building is located on a site and such buildings are not more than 40 feet apart, or on those sides of buildings that do not have customer entrances.

1. Service and delivery activities shall be separated from primary public access and screened from public view either by being located underground or internal to structures, or by providing walls, fences, and/or landscaping of sufficient height and density. Roofs shall be required if the area is over viewed by residential uses.
2. Service, storage, and maintenance areas shall be constructed and maintained according to the following criteria:
 - a. No materials, supplies, or equipment, including trucks or other motor vehicles, shall be stored onsite except inside a closed building or behind architectural screening, to prevent visibility from neighboring properties and streets.
 - b. All storage areas shall be located on the side or rear portions of buildings.
 - c. No service, storage, maintenance, or loading area shall extend into a setback area.
3. Loading areas shall be entirely onsite. Offsite vehicle loading shall not be permitted.
4. All service and loading areas shall be positioned so service vehicles will not disrupt traffic flow to or from the site.
5. Commercial and industrial buildings shall have one off street freight loading area for each 10,000 square feet of gross floor and/or outdoor storage area.

6. Loading areas should not be visible from street frontages. Loading docks shall be located on the interior side or rear yards (where the rear of a building does not face a public street) and concealed from public view.
7. Refuse collection areas shall be screened with solid perimeter walls using materials and colors compatible with those of the adjacent buildings.
8. Areas for outdoor storage, truck parking, trash collection or compaction, loading, or other such uses shall not be visible from abutting streets.
9. No area for outdoor storage, trash collection or compaction, loading, or other such uses shall be located within 20 feet of any public street, public sidewalk, or internal pedestrian way.
10. Delivery and loading operations should not distribute adjoining neighborhoods or other uses. No delivery, loading trash removal or compaction, or other operations shall be permitted between the hours of 10 p.m. and 7 a.m. within the mixed-use village cores unless the applicant submits evidence that sound barriers between all areas for such operations effectively reduce noise emissions to a level of 45 db, as measured at the lot line of any adjoining property.
11. Loading docks, truck parking, outdoor storage, utility meters, HVAC equipment, trash collection, trash compaction, and other service functions shall be incorporated in to the overall design of the building and the landscape so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets.
12. Non enclosed areas for the storage and sale of seasonal inventory shall be permanently defined and screened with walls and/or fences.
13. Vehicles shall be stored in designated areas only. If vehicles are to be stored more than 48 hours, they shall be stored in an area screened from adjacent properties, parking areas, public roadways, and pedestrian areas.

D Utilities and Communication Devices

1. Utility equipment and communication devices located on the ground shall be screened so that the site will appear free of all such devices. Utility lines for water, gas, sewage, electrical, and communication shall be installed underground.

All permanent utilities shall be underground; above ground utility access points shall be screened from public view and permitted by conditional use permit.

2. Minimize visual and audio impact of utilities, transmission dishes and related services.
3. Transmission dishes and antennae are not permitted on roofs of buildings unless adequately screened. Where located on the ground, screen these devices with landscaping and screen walls constructed of the same materials as the building.
4. Overhead wiring and telephone lines are permitted during construction only.
5. Provide utility easements where required.
6. Transformers and utility meters shall be grouped where possible. Where street cuts are made for utilities, cutting, backfilling and paving shall be repaired in accordance with Naples standards and specifications.
7. Utilities shall be grouped and screened with materials consistent with the architecture of the building and at a height acceptable to the Design Review Committee.

E Screening

1. No fence or screen of any kind shall be constructed unless specifically approved by the Planning Commission.
2. Where screening is required, a combination of elements should be used including solid decorative masonry walls, berms, landscaping, vinyl, wood, and/or chain-link fencing with full fitted privacy slats. Chain-link fencing is allowed in the rear of the building
3. Any mechanical equipment, whether on the roof, side of building, or ground, shall be screened. The method of screening shall be architecturally integrated in terms of materials, color, shape, and size.
4. Screen fences or walls shall be built at a height at least 12" higher than that of the materials or equipment being stored.

F Walls

1. Decorative walls shall be used to screen automobiles, loading areas, utility structures, and automobile headlights from neighboring residential areas. Decorative walls shall be kept as low as possible while performing their screening and security functions.
2. Where walls are used at property frontages, or screen walls are used to conceal storage and equipment areas, they should be designed to blend with

the site's architecture. Landscaping should be used in combination with such walls wherever possible.

3. Long expanses of wall surfaces should be offset and architecturally designed to prevent monotony. Landscape pockets should be provided.

02-28-014 SITE GRADING AND DRAINAGE GUIDELINES

A Preface

Each site within Naples City represents a specific set of conditions that should influence the grading design applied. A grading concept that would be ideal for one site might be totally inappropriate for another. Most of the design concepts are based on the creation of more natural appearing landforms.

B Guidelines

Excessive grading should not be necessary in Naples City and is not desirable. Grading should produce graceful contours, not sharp angles, and should respect the natural land forms. Contoured swales and berms will soften the impact of structures on each lot. Varying the degree of long slopes will avoid the unnatural look of broad flat surfaces. The following are general grading guidelines:

1. Grading practices shall respect the natural features of the development by avoiding prominent ridgelines and contouring in harmony with existing landforms.
2. All manufactured slopes shall be rounded to conform with the existing topography.
3. Grading shall be minimized and buildings and roadways are to conform to and "blend" with landforms.
4. Variation and undulation of slopes to retain the natural character of Naples City shall be encouraged.
5. All graded slopes shall be planted with a combination of native grasses, ground covers, shrubs, and trees to ensure slope stability, reduce erosion potential and improve visual quality. Plant materials of varying form and density should be used to soften slope banks.
6. Borrow ditches should not be paved with asphalt concrete or concrete. Borrow ditches should be seeded and accented with native rocks.

7. Finished floor heights in relation to any adjacent curb in commercial areas should be limited to a 5% differential to minimize excessive handicap ramps.
8. Building and site design is encouraged to work with the natural contours of the land.
9. The following standards shall apply to all site grading:

Area	Minimum Slope	Maximum Slope
Planted Areas	2%	33%
Parking Lot	1%	5%
Driveways, Access Drives	1%	5%
Pedestrian Plaza	1%	2%
Sidewalks (Direction of Travel)	1.5%	6%
Sidewalks (Horizontal Tilt)	0%	2%

All slopes must also conform to ADA Standards.

10. No cut or fill slopes shall be steeper than 3:1 with smooth vertical transitions. Terracing with retaining walls of approved materials will be allowed in certain situations. Materials will be compatible with the building design and shall be approved by the Planning Commission.
11. Add site topographic features (such as landscape berms and swales)
12. Site drainage must be designed to eliminate water collection at building foundations and minimize water collection at entrances and service ramps.
13. Retention/detention areas should be designed as year-round amenities with pedestrian access.

C Storm Water Retention¹¹

The Applicant shall design, construct and install a storm water drainage system within the lot which shall be constructed of materials and according to the specifications of the master storm drain plan and according to generally accepted engineering standards, with an engineer's seal stamped on the plat. Naples City's onsite storage plan requires retention of 125% of a 2-hour, 100-year storm volume. The storm water retention system may consist of one or more storm water retention areas. The overflow area must be identified, and evidence shown that it will not drain onto neighboring properties or nearby structures.

¹¹ Added 01-26-2023

If the storm water retention area and system is on the surface and not underground, the owner/developer shall set aside an area approved by the City Council within the development engineered to retain the water as required by this ordinance. The retention pond/area shall be established by a recorded plat with covenants that run with the land and that require the owner of the land to maintain the retention pond/area as designed and at its expense to make any repairs or improvements as needed over the years to effectuate the purpose of the water retention facility. The owner shall be required to hold the City harmless from any damage or expense related to repairs or maintenance or from damage caused by failure of the system, in perpetuity. The area shall also be identified on the plat and the recorded documents shall be approved by the City Attorney as to form and effect. No modification of the retention area may be done without an amendment to the plat. If the water retention is shared between two properties, a recorded easement is required.

02-28-015

ARCHITECTURE GUIDELINES

A. Design Professionals

Design and documentation of all buildings shall be by licensed design professional.

B. Guidelines

Siting and Orientation

Placement of the building in relation to the surrounding elements is as important as the design of the building.

Buildings should be oriented so that entrances are clearly identifiable and directly accessible from a sidewalk. Buildings should be accessible for pedestrians and public transit users, not just for people driving private automobiles.

Materials and Colors

Materials and colors of the development should be selected for earth tone compatibility with the site, as well as compatibility with the neighboring area. High quality, low maintenance materials are encouraged as well as building materials that age well.

1. The selected materials and color palette should be compatible with the valley's mountain and basin environment, utilizing earthen tones.
2. All facades¹² facing public streets or open space shall have the exterior wall or façade of such building of such construction as to have a minimum of

¹² Amended 01-26-2023

architectural treatment of brick, glass, wood, stucco, stone or Masard, masonry, including stone, brick, terra cotta, architectural precast concrete, cast stone, or prefabricated brick panels, or any combination thereof, after the South Western European Design. The exterior wall or façade of any building fronting upon any public street shall not have the appearance of a metal building.

The final approval of exterior materials is at the discretion of the City Council.

Maintenance

Owners or occupants shall maintain all buildings, drives, parking lots, signs or other structures located upon the property in good and sufficient repair and shall keep such premises and property in a neat, clean and orderly fashion. Any alteration made to the building or building site equaling more than 50% of the original site plan require the Planning Commission approval.

1. Any structure, driveway or parking lot surface that is damaged by the elements, vehicles, fire or any other cause shall be repaired as promptly as possible.
2. Grounds, landscaping, and vegetation shall be maintained in accordance with the site plan approved by the City.
3. Lots, yards, parking areas and grounds around buildings shall be maintained in a weed free condition. The weed-free areas shall be from the road right-of-way starting at the back of the sidewalk; if there is no sidewalk then starting from the back of the road curb to all property fence lines.

Parking Garages

Parking garages may be used in the Industrial zones and are subject to the same architectural standards as other structures.

1. Parking structures shall be designed to conceal the view of all parked cars and light sources from adjacent public right-of-way or public open space for the full height of the structure.
2. Facade openings that face any public right-of-way or open space shall be vertically and horizontally aligned and the floors fronting on such facades shall be level.
3. The sidewalk level of parking structures shall be designed to accommodate active uses, display windows, public art of other features that enhance the structure's relationship to pedestrians. Adequate ground floor dimensions are required and shall include floor to floor heights, structural, driving aisle

and utility layouts within 30 feet of public right-of-way designed to accommodate occupancy by pedestrian uses.

4. Parking structures should not exceed 50% of any given block frontage.
5. Parking structures should utilize materials and architectural detailing found in the primary development being served.
6. Reduce impact on pedestrians from cars entering and exiting parking garages by locating garage access on alleys, wherever possible.

02-28-016 EXTERIOR LIGHTING DESIGN GUIDELINES

A Preface

The lighting standard shall provide visual continuity for the development and minimize the impact of exterior lighting on adjacent residential areas. The spacing, location, height, source, fixture, and illumination level of all lighting is subject to review by the City.

1. Use accent lighting at specific building features. Lighting of architectural features is to provide accent, not to exhibit or advertise buildings. All illumination sources must be located within the property boundaries and be shielded from public view. Lamp selection should be compatible with building color and texture.
2. Accent lighting of landscaping is permitted. Landscape illumination shall be low level and background in appearance.
3. Exterior paved areas and pedestrian walks shall be lighted using (low) intensity fixtures.
4. Lights shall be placed so as not to cause glare or excessive spillage onto adjacent lots.
5. Service area lighting should be contained within the service yard boundaries. No light sleep-over shall occur outside the service or storage area.
6. All seasonal/temporary lighting must be reviewed by the Land Use Administrator.
7. Poles and luminaries shall be as described in schedule of exterior fixtures.
8. Pole height shall not exceed 30 feet in height, measured from the ground to the top of the pole.

9. Internally illuminated awnings are prohibited.

02-28-017 SIGN DESIGN GUIDELINES

A Preface

All signage within Naples City is regulated for aesthetic consistency and appropriateness. All signage must follow the Naples City Sign Regulation See 02-16 Sign Regulations.

B Signage Plan Submittal

1. A signage plan must be submitted to the Planning Commission for review and approval prior to installation.
2. The signage plan submittal should include the following:
 - a. A scale site plan showing the location and type of proposed signage.
 - b. Scaled drawings of proposed signs including lettering and logos, materials, dimensions and colors.