

Chapter 8A
BASE FACILITIES ZONE - BF-10

Sections:

- 22-8A-1 Introduction
- 22-8A-2 Purpose
- 22-8A-3 Permitted Uses
- 22-8A-4 Definitions
- 22-8A-5 Density Regulations
- 22-8A-6 Parking Requirements
- 22-8A-7 Employee Housing
- 22-8A-8 Lot Area, Lot Width, and Slope Requirements
- 22-8A-9 Yard Regulations
- 22-8A-10 Height Regulations
- 22-8A-11 Maximum Coverage Regulations
- 22-8A-12 Special Regulations
- 22-8A-13 Construction Documents Approval

Section 22-8A-1 __ INTRODUCTION. The Base Facilities Zone applies to those certain parcels shown on the Zoning Map as "BF-10".

Section 22-8A-2 __ PURPOSE. The purpose of the Base Facilities Zone is to allow land to be used for retail and service commercial establishments and uses, together with transient accommodation uses. The Base Facilities Zone is the commercial hub of the Town of Alta and as a result, no residential uses, including but not limited to condominiums and single family residences shall be permitted within the Base Facilities Zone.

Section 22-8A-3 __ PERMITTED USES.

- a. Hotels;
- b. Retail commercial services, limited to the following and similar uses: retail shops, art galleries, bakeries, bars, bookstores, clothing stores, drugstores, food markets, gift shops, restaurants, sporting goods stores, ski shops, and variety stores;
- c. Storage of materials accessory to permitted uses (a) and (b) above provided all such storage is located within a structure;
- d. Parking of motor vehicles accessory to other uses permitted herein;
- e. Parks, open spaces and recreational uses;
- f. Designated employee housing units, as described in Section 22-8A-7.

All other uses are not permitted in the Base Facilities Zone.

Section 22-8A-4 __ DEFINITIONS.

- a. "GUEST ROOM" for the purposes of this Chapter shall mean every 600 square feet of total floor area within a structure, and the remainder thereof.

Section 22-8A-5 __ DENSITY REGULATIONS. The maximum density for hotels shall be thirty-three, (33), guest rooms per net developable acre. In calculating the total number of rooms allowed, the net developable acres multiplied by thirty-three, (33), shall be

rounded down to the next lower whole number if the calculated value is a fraction.

Section 22-8A-6 __ PARKING REQUIREMENTS. For an existing project, there shall be provided the number of existing parking spaces, and in addition, one legal, overnight parking space shall be provided for every eight (8) guest rooms, or increment thereof added to any existing project, and one-half, (1/2), parking space shall be provided for every one, (1), employee living accommodation added to any existing project pursuant to Section 22-8A-7, rounded up to the nearest whole number. All parking spaces provided shall be located either on the site or at a location acceptable to the Land Use Authority. For any new construction project, there shall be provided the number of parking spaces required pursuant to Section 22-11-4. Alternatively for any project, the owner of the property may submit to the Land Use Authority a parking management plan for the project proposing the number of parking spaces to be provided, taking into consideration hotel guests, live-in tenant employees and day shift employees, and including the location of such spaces, for review, revisions, and approval by the Land Use Authority.

Section 22-8A-7 __ EMPLOYEE HOUSING. For each five, (5), or increment thereof, guest rooms added, additional living accommodations for one, (1), employee shall be provided on the site. In calculating the required number of employee living accommodations, the number of proposed guest rooms shall be divided by five, (5), and rounded up to the next larger whole number if the number of guest rooms divided by five, (5), is a fraction.

Section 22-8A-8 __ LOT AREA, LOT WIDTH, AND SLOPE REQUIREMENTS. Construction of any building, structure, or improvements shall not be permitted where any of the following conditions exist:

- a. The lot area is less than one (1) net developable acre in size, or,
- b. The slope exceeds thirty percent, (30%), grade, or,
- c. The width of the lot shall be less than one hundred feet, (100').

Section 22-8A-9 __ YARD REGULATIONS. Because of the unique nature of topography and climatic conditions within the Town, the side, rear, and front yard requirements will be determined on an individual basis by the Land Use Authority.

Section 22-8A-10 _ HEIGHT REGULATIONS. The maximum height of any building shall be sixty feet, (60'), above street level at the lowest elevation along the lot boundary, unless, upon review, the Land Use Authority determines that the unique nature of the topography, vegetation, soils, climatic, and aesthetic characteristics of the property within the canyon require that the height of the proposed structure be increased or decreased. If the Land Use Authority determines that the height of a proposed structure should be increased or decreased from sixty feet, the Land Use Authority may consider the following elements, among other relevant considerations:

- a. Natural setting.
- b. Relationship with other structures and open spaces.
- c. Contour intervals and topographic features.
- d. Height, density, and species of vegetation.

- e. Scenic vistas and sight lines.
- f. Other elements deemed appropriate to insure that the purposes of this Chapter are met.

Section 22-8A-11 MAXIMUM COVERAGE REGULATIONS. The maximum coverage for the aggregate of all buildings, paved surfaces, and graded areas within a lot area shall be twenty-five percent (25%) of the gross lot area.

Section 22-8A-12 SPECIAL REGULATIONS.

- a. NATURAL HAZARDS. Construction of permanent structures shall not be permitted, erected, established, or performed in such a manner as to place real and personal property and individuals at unreasonable risk of harm or injury from natural, geographic, or topographic hazards, namely, floods, landslides, avalanches, a high water table, or inordinate soil erosion. In addition to compliance with the provisions of the Building Code governing topographic, structural, construction, and design standards necessary to meet the maximum foreseeable risk of such hazards, persons developing, improving, managing, or owning such property shall have the obligation and bear the burden of so developing and otherwise improving the property in such a manner that the property and the general public are safeguarded from unreasonable risk of harm or injury from such natural hazards to the satisfaction of the Land Use Authority and the Building Official.
- b. BOARD OF HEALTH APPROVAL. Prior to issuance of a Building Permit by the Building Official, approval of all uses, regardless of size or number of units, shall be given in writing by the Salt Lake Valley Health Department and Salt Lake City Division of Public Utilities, or the respective successors thereof, who shall certify as to the adequacy of the culinary water system and the sewage system. The approval of all culinary water and sewage facilities shall be in accordance with the regulations of the Salt Lake Valley Health Department and Salt Lake City Division of Public Utilities.
- c. SEWAGE SYSTEM. Site plan approvals or Building Permits shall not be issued until the complete sewage system design and specifications have been approved in writing by all appropriate governmental agencies with jurisdiction.
- d. BUILDING MATERIALS. Buildings shall be designed to preserve the natural beauty of the canyon area. Only those building materials which will blend harmoniously into the natural environment shall be permitted. The use of wood and stone and other harmonious materials is encouraged and the use of bland, unpainted concrete blocks and unpainted metal is prohibited on exterior surfaces.
- e. GRADING. To reduce the possibility of erosion and eliminate unsightly scars on the mountain slopes, all excavation, grading, and cut and fill operations shall be done under the strict control and approval of the Building Official. All areas disturbed by construction activities shall be revegetated and maintained in accordance with a plan submitted by the owner of the property as part of the application for a building permit and approved by the Land Use Authority. No Certificate of Occupancy for any project shall be issued by the Building Official until all revegetation is

complete.

- f. NATURAL VEGETATION. All existing and proposed vegetation shall be shown on the approved site plan and existing vegetation shall not be removed except as shown thereon. The design of the project shall be such as to retain as much of the existing natural vegetation as possible.
- g. STREAM REGULATIONS; EROSION CONTROL. No building, structure, improvement, or appurtenance shall be constructed, raised, or established the nearest point of which is closer than fifty feet, (50'), from the nearest high water line of any natural waterway as defined by Section 22-1-6. The approved site plan shall also indicate the extent and specific design of the proposed method of control of erosion during and after construction activities. The complete, approved erosion control system shall be installed and approved by the Building Official prior to commencement of any construction activities on any site.
- h. REHABILITATION OF EXISTING LANDSCAPE SCARS. In conjunction with submission of plans and documents for building permit or conditional use approval, the applicant shall submit for approval a detailed program for rehabilitation of existing scars on the landscape, if any, caused by unused roads, mine dumps, excavation, construction, or other causes. A bond, in an amount determined by the Building Official, covering such rehabilitation program shall be deposited with the Town to insure that rehabilitation will be completed. No Certificate of Occupancy shall be issued by the Building Official until all approved rehabilitation work is complete.
- i. UTILITIES. All utilities shall be placed underground.

Section 22-8A-13 CONSTRUCTION DOCUMENTS APPROVAL. In order to determine compliance with this Chapter and to promote orderly and harmonious development of canyon areas, construction documents for all projects shall be approved by the Building Official prior to issuance of any building permits. Applications for Building Permit shall be accompanied by plans, specifications, and other documents with sufficient data and at a reasonable scale to describe all existing and proposed conditions including, but not limited to, topography, grading, roads and walks, buildings, utilities, vegetation, exterior materials, color schedules, and other such information as may be required to insure compliance with the provisions of this Chapter. The Building Official may seek the recommendation of the Land Use Authority prior to approval of any project. Applications may be approved as submitted, approved subject to conditions, or disapproved.