Northwest Mesa Escarpment – View Protection Overlay (VPO-2)

Actions:

1. Create a new Height Sub-area 2 within VPO-2 that is within 660 feet of the existing Height Sub-area. This area shall not include the Volcano Heights Urban Center. The existing VPO-2 Height Sub-area shall be referenced as VPO-2 Height Restrictions Sub-area 1.

2. Revise the VPO-2 boundary to include any areas where the proposed VPO-2 Height Restrictions Sub-area 2 is outside of the existing VPO-2 boundaries.

3. Revise Subsection 3-4(N)(4) Volcano Mesa – CPO-13 to read as follows: “Standards in this Subsection 14-16-3-4(N)(4) apply only outside of the sub-areas indicated in Subsection 14-16-3-6(E)(2) as the Northwest Mesa VPO-2 Height Restrictions Sub-area 1 and Sub-area 2.

4. Move existing content in 3-6(E)(3) to a new subsection (a) with heading VPO-2 Subarea 1 and create a new subsection (b) VPO-2 Subarea 2 as follows:

   Structure height shall not exceed 30 feet, as measured from natural grade, or the maximum height of the underlying zone district, whichever is lower.

5. Create a new subsection 3-4(L)(5)(c) Landscaping as follows and renumber subsequent subsections accordingly:
“Within VPO-2 Subarea 1 and 2, a minimum of 25 percent of the net lot area of each multi-family, mixed-use, or non-residential development shall contain landscaping.”

6. Add the VPO-2 Height Restriction Sub-areas 1 and 2 to the MPOS Use Specific Standards:
   - Car Wash
     4-3(D)(15)(b) Within 330 feet of Major Public Open Space or within VPO-2 Height Restrictions Subareas 1 or 2, this use shall require a Conditional Use Approval pursuant to Subsection 14-16-6-6(A).
     4-3(D)(15)(c) Notwithstanding Subsection (a) above, this use is prohibited adjacent to Major Public Open Space.
   - Heavy Vehicle Sales, Rental, Fueling, and Repair
     4-3(D)(16)(b) This use is prohibited within 330 feet of Major Public Open Space or within VPO-2 Height Restrictions Sub-areas 1 or 2.
   - Light Vehicle Sales, Rental, Fueling, and Repair
     4-3(D)(17)(m) This use is prohibited within 330 feet of Major Public Open Space or within VPO-2 Height Restrictions Sub-areas 1 or 2.
   - Light Vehicle Repair
     4-3(D)(18)(e) This use is prohibited within 330 feet of Major Public Open Space or within VPO-2 Height Restrictions Sub-areas 1 or 2.
   - Light Manufacturing
     4-3(E)(2)(f) Within 330 feet of Major Public Open Space or within VPO-2 Height Restrictions Sub-areas 1 or 2, this use shall require a Conditional Use Approval pursuant to Subsection 14-16-6-6(A).
   - Heavy Manufacturing
     4-3(E)(3)(e) This use is prohibited in the following locations:
       1. Within 330 feet of Major Public Open Space or within VPO-2 Height Restrictions Sub-areas 1 or 2.
       2. Within 660 feet of a lot containing a religious institution or elementary, middle, or high school.
       3. Within 1,000 feet of a lot containing a residential use other than an accessory dwelling unit used as a caretakers dwelling for a non-residential property.
   - Natural Resource Extraction
     4-3(E)(4)(d) This use is prohibited in the following locations:
       1. Within 330 feet of Major Public Open Space or within VPO-2 Height Restrictions Sub-areas 1 or 2.
       2. Within 1,000 feet of a lot containing a religious institution; elementary, middle, or high school; or residential use other than an accessory dwelling unit used as a caretakers dwelling for a non-residential property.
   - Solid Waste Convenience Center
     4-3(E)(12) Solid Waste Convenience Center This use is prohibited within 330 feet of Major Public Open Space or within VPO-2 Height Restrictions Sub-areas 1 and 2.
   - Waste Transfer Center
4-3(E)(14) Waste and/or Recycling Transfer Station This use is prohibited within 330 feet of Major Public Open Space or within VPO-2 Height Restrictions Sub-areas 1 or 2.

- Warehousing

4-3(E)(16) Warehousing Within 330 feet of Major Public Open Space or within VPO-2 Height Restrictions Sub-areas 1 or 2, this use shall require a Conditional Use Approval pursuant to Subsection 14-16-6-6(A).

- Wholesaling and Distribution Center

4-3(E)(17)(b) Within 330 feet of Major Public Open Space or within VPO-2 Height Restrictions Sub-areas 1 or 2, this use shall require a Conditional Use Approval pursuant to Subsection 14-16-6-6(A).

- Drive-through or drive-up Facility

4-3(F)(4)(c) Within 330 feet of Major Public Open Space or within VPO-2 Height Restrictions Sub-areas 1 or 2, this use shall require a Conditional Use Approval pursuant to Subsection 14-16-6-6(A).

4-3(F)(4)(d) Notwithstanding Subsection (a) above, this use is prohibited adjacent to Major Public Open Space.