



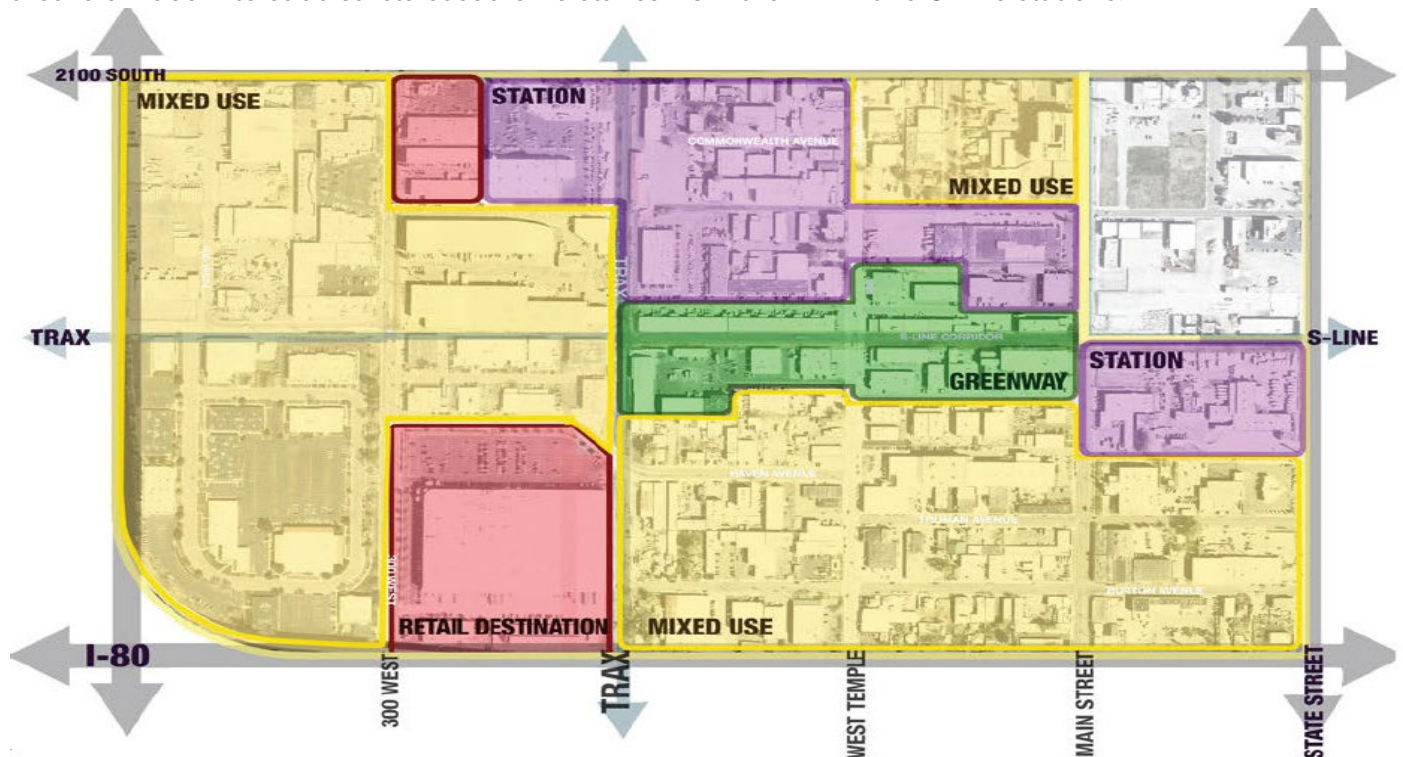
PLANNING COMMISSION STAFF REPORT

Meeting Date:	July 19, 2025
Project Number:	OA25-0007
Request:	Consider the proposed amendments to Title 17 and forward a positive recommendation to the City Council to establish the Housing and Transit Overlay District.
Applicant:	South Salt Lake City – Community & Economic Development
Type of item:	Legislative – Code Amendment

SUMMARY

The South Salt Lake Community & Economic Development Department is seeking the Planning Commission's positive recommendation to create a new zoning overlay district known as the Housing and Transit Overlay (HT) District. The purpose of the district is to facilitate the redevelopment of the Downtown area in alignment with the General Plan. Redevelopment in the HT Overlay will be transit-oriented and will energize the commercial core of the City by reintroducing a vibrant population base.

Downtown South Salt Lake is defined as the area between 2100 South and I-80, State Street and I-15. The area is divided into subdistricts based on distance from the TRAX and S-Line stations.



RECOMMENDATION

Staff recommends the Planning Commission forward a recommendation of approval to the City Council for the ordinance amending section 17.03.010 and portions of chapters 17.07 and 17.08 of the South Salt Lake City Municipal Code ("Title 17"), enacting section 17.03.185 Housing and Transit Overlay Zone.



PLANNING COMMISSION STAFF REPORT

BACKGROUND

The South Salt Lake [General Plan](#) envisions a vibrant, walkable, and transit-connected Downtown that provides a diverse range of housing and employment opportunities. As the City continues to grow and evolve, there is a need to support redevelopment efforts that are compatible with regional transit investments and urban form goals (e.g., mixed-use, walkability, human-scale, transit-focused development, etc.). The proposed HT Overlay is a response to these needs and seeks to facilitate large-scale, well-designed development near existing transit infrastructure.

The current [Downtown District Zoning Ordinance & Design Standards](#) do not always provide the flexibility or requirements necessary to implement the General Plan's vision for the Downtown. The HT Overlay is intended to fill this gap by creating a framework that emphasizes mixed-use development, pedestrian activity, public space, and high-quality housing options.

PLANNING COMMISSION AUTHORITY

The Planning Commission is the recommending body for amendments to land use ordinances and the City Council is the land use authority for amendments to land use ordinances.

17.11.010. Establishment and Duties of Planning Commission.

K. Responsibilities.

- A. The Planning Commission makes recommendations to the **City Council** for:
 - a. The general plan and amendments to the general plan;
 - b. The Land Use Map, and amendments to the Land Use Map;**
 - c. Amendments to land use ordinances;**
 - d. Proposed Application processes and the delegation of power under the land use ordinance.

PLANNING COMMISSION REVIEW

Utah Code Ann. § 10-9a-502. Preparation and adoption of land use regulation states:

- 1. A planning commission shall:
 - a. provide notice as required by Subsection 10-9a-205(1)(a) and, if applicable, Subsection 10-9a-205(4);
 - b. hold a public hearing on a proposed land use regulation;
 - c. if applicable, consider each written objection filed in accordance with Subsection 10-9a-205(4) prior to the public hearing; and
 - d. i. review and recommend to the legislative body a proposed land use regulation that represents the planning commission's recommendation for regulating the use and development of land within all or any part of the area of the municipality; and ii.

forward to the legislative body all objections filed in accordance with Subsection 10-9a-205(4).

ANALYSIS

I. GENERAL PLAN CONSIDERATIONS

The [South Salt Lake General Plan 2040](#) was adopted in 2021 and directs the development and growth of the city through goals and strategies that support the city's community and economic values. Additionally, the General Plan identifies the neighborhoods of South Salt Lake, including Downtown. The General Plan identifies the Downtown Neighborhood as a regional mixed-use center.¹ The following goals and strategies align with the purpose of establishing the HT Overlay District:

- The General Plan promotes enhanced connectivity within neighborhoods.
- The General Plan further directs support for creating planning and zoning tools that promote quality, neighborhood-oriented development and revitalization.

Downtown South Salt Lake is a key area for redevelopment and reinvestment. As this neighborhood evolves, the General Plan supports efforts to enhance its health, vitality, and overall integrity.

II. HOUSING AND TRANSIT OVERLAY ZONE

The HT Overlay is designed to encourage development that brings together residential, commercial, and public uses in a cohesive, transit-oriented pattern. It aims to promote first-floor commercial activity that is pedestrian-friendly, with higher-density housing situated near fixed-rail transit hubs. By encouraging design excellence, this overlay seeks to revitalize blighted or underused properties while simultaneously creating a vibrant and appealing downtown neighborhood.

The overlay zone emphasizes diversity in height and architectural interest to create a visually engaging skyline and streetscape. Public benefits such as gathering spaces, parking, and art installations are strongly encouraged to enhance neighborhood identity and liability. Moreover, the HT Overlay supports a range of housing options, including affordable and ownership units, ensuring a more inclusive community. The emphasis on connectivity through multimodal infrastructure reinforces the City's urban core redevelopment strategy and creates a more sustainable and accessible Downtown.

III. USE AND DEVELOPMENT STANDARDS

Permitted Use – All Uses must comply with the Land Use Matrix in [§ 17.030.010](#). See pages 2-6 of Attachment 1.

Development Standards – The HT Overlay establishes the following standards:

1. **Minimum Development Area:** A minimum of five (5) acres is required for any multi-family development in the HT Overlay. This standard encourages cohesive, large-scale developments.
2. **Average Building Height:** Each development must achieve an average building height exceeding 50 feet.
3. **Setbacks:** All setback requirements are governed by [Chapter 17.07](#).
4. **Minimum Number of Units:** The minimum number of units required is 50 units/acre.
5. **Development Agreement Requirement:** Prior to rezoning to the HT Overlay, the Applicant must enter into a Development Agreement with the City. This agreement will detail the specific project

¹ South Salt Lake General Plan 2040, [p. 18-19](#).

attributes, design standards, and public benefits, binding current and future owners to the approved proposal.

IV. ADDITIONAL AMENDMENTS

Section 17.07.120 of Title 17 is amended to change the designation of “Single-Story Commercial Building Form” to “Small Format Commercial Building Form”.

Chapter 17.08 is amended to ensure that when signs (such as the one pictured below) do not meet the standards of the Sign Code, they are authorized by a Development Agreement executed as a condition precedent to a rezone.

V. MARKET CENTER MIXED USE DEVELOPMENT

Blaser Ventures proposes the Development of a 5.52-acre (240,722 sq. ft.) Parcel at 2280 South State Street into a four-Lot, mixed-use Development. The proposed project includes 478 total residential units, of which 400 units are designated affordable. The proposal also calls for ground-floor commercial, a public parking structure, and a mix of private and public amenities designed to activate the area and enhance the urban environment. Recognizing the project’s significance, the City Council has expressed strong support, emphasizing its potential to serve as a catalytic development for the Downtown core.



Figure 1: Rendering of Market Center at the Southwest corner of State Street and Central Pointe Place

While the proposal demonstrates alignment with the broader goals of Downtown revitalization, certain aspects of the design deviate from the existing Land Use and Development Code and the Downtown South Salt Lake Zoning Ordinance and Design Standards. Over the past year, the developer and City staff have worked collaboratively to refine the project’s design, public access features, and amenity packages to better reflect the City’s long-term planning objectives.

The HT Overlay, in combination with a negotiated Development Agreement, provides a flexible yet accountable framework to entitle the project. This approach ensures that the final Development delivers on

key priorities such as urban design quality, mixed-use integration, affordable housing, and public benefit, while honoring the City's vision for a vibrant Downtown.

PUBLIC NOTICE

On June 6, 2025, Planning Staff mailed courtesy notices to affected entities as required by [Utah Code 10-9a-205](#). Notice was also posted at City Hall and on the Utah Public Notice Website. Staff did not receive any public input prior to publishing this report.

STAFF RECOMMENDATION

Staff recommends the Planning Commission forward a recommendation of approval to the City Council for the ordinance amending section 17.03.010 and portions of chapters 17.07 and 17.08 of the South Salt Lake City Municipal Code ("Title 17"), enacting section 17.03.185 Housing and Transit Overlay Zone, based on the following Findings of Fact and Conclusions of Law:

Findings of Fact:

1. Downtown South Salt Lake is a key area for redevelopment and reinvestment. As this neighborhood evolves, the General Plan supports efforts to enhance its health, vitality, and overall integrity.
2. The Housing and Transit (HT) Overlay District is consistent with the South Salt Lake General Plan, which envisions a vibrant, mixed-use Downtown supported by transit-oriented development, improved walkability, and a diverse range of housing options.
3. The existing zoning regulations in the Downtown area do not consistently provide the flexibility needed to accommodate large-scale, high-density, mixed-use developments near transit, nor do they require such features such as affordable housing, active ground floors, or public amenities. The HT Overlay addresses these gaps.
4. The HT Overlay includes specific developments standards, such as minimum lot size, average building height, density thresholds, and a mandatory Development Agreement, that are designed to ensure high-quality urban form and measurable public benefit.
5. The HT Overlay is structured to be applied selectively and only in combination with a negotiated Development agreement, ensuring that each rezoning to the overlay is evaluated on its merits and public value.
6. Market Center is located at 2280 South State Street, is 5.52 acres in size, and is located in the Downtown District, Station Subdistrict.
7. The proposed Development includes four lots with a mix of multi-family housing, ground-floor commercial space, structured parking with public access, and various amenities.
8. The City Council has identified the Market Center Development as a catalytic project for the Downtown area.
9. Over the past year, the developer and City staff have collaborated to refine project design, integrate public realm improvements, and define public access and amenity provisions. The forthcoming Development Agreement will codify these elements.

10. The proposed application of the HT Overlay complies with the requirements of the South Salt Lake Municipal Code and is a lawful method to implement policy-based flexibility in land use entitlements.
11. The use of the HT Overlay in this instance does not constitute spot zoning but is rather a targeted implementation of policy consistent with the General Plan.

Conclusions of Law:

1. The Ordinance Amendment and additions to Title 17 are consistent with the South Salt Lake General Plan and Title 17.
2. The Ordinance Amendment is consistent with applicable state law.
3. The Ordinance Amendment furthers the purposes of Utah Code § 10-9a-201(1).

PLANNING COMMISSION OPTIONS:

Option 1: Approval

Move to forward a recommendation of approval to the City Council for the ordinance amending section 17.03.010 and portions of chapters 17.07 and 17.08 of the South Salt Lake City Municipal Code ("Title 17"), enacting section 17.03.185 Housing and Transit Overlay Zone.

Option 2: Recommendation of Denial

Move to forward a recommendation of denial to the City Council for the ordinance amending section 17.03.010 and portions of chapters 17.07 and 17.08 of the South Salt Lake City Municipal Code ("Title 17"), enacting section 17.03.185 Housing and Transit Overlay Zone.

Option 3: Continuance

Move to table the recommendation to the City Council for the ordinance amending section 17.03.010 and portions of chapters 17.07 and 17.08 of the South Salt Lake City Municipal Code ("Title 17"), enacting section 17.03.185 Housing and Transit Overlay Zone.

ATTACHMENTS

1. Redlined Ordinance Amendment

EXHIBIT A

Title 17
Land Use and Development

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Chapter 17.03 LAND-USE DISTRICTS AND MATRIX

Sections:

17.03.010 Land Use Matrix.

- A. Any Use not specifically permitted or conditionally permitted in this Land Use Matrix is prohibited. Only the following Uses are allowed:
 - 1. Uses indicated by the letter "P" below are Permitted Uses only where designated.
 - 2. Uses indicated by the letter "C" are Conditional Uses only where designated.
- B. All Permitted Uses are subject to the general and specific standards, as applicable, contained in Section 17.04, as well as the regulations of each particular zoning district where permitted.
- C. All Conditional Uses are subject to the general and specific standards, as applicable, contained in Section 17.05, as well as the regulations of each particular zoning district.

Land Use Categories	Commercial Corridor	Commercial Neighborhood	Commercial General	TOD and TOD-Core	Mixed Use	Business Park	Flex	Historic and Landmark	Jordan River	School	City Facility	Open Space	R1	Residential Multiple	Crossing MPMU - Anchor Tenant	Crossing MPMU - 2100 S/State St.	Crossing MPMU- Transit District	Riverfront MPMU - Flex/Office	Riverfront MPMU - RM1	Riverfront MPMU - School	Riverfront MPMU - R1	Granite MPMU - Townhome	Granite MPMU - Library	Granite Lofts Townhome	Tracy Aviarys Jordan River Nature Center	SSLC-PD	Downtown - Station	Downtown - Greenway	Downtown - Mixed-Use	Downtown - Retail	East Streetcar Nbhnd - State Street Gateway	East Streetcar Nbhnd - North Haven	East Streetcar Nbhnd - 500 East Gateway	Townhome Overlay	FINCH	HTZ Overlay		
Adult Daycare	C		C	C	C																																	
Alcoholic Beverage, Banquet and Catering	P	P	P	P	P		P																				P	P	P	P							P	
Alcoholic Beverage, Bar Establishment	C			C											C	C											C	C	C	C							C	
Alcoholic Beverage, Beer Recreational	P	P	P	P	P		P								P	P											P	P	P	P							P	
Alcoholic Beverage, Beer Wholesaler							C																															
Alcoholic Beverage, Hotel	P	P	P	P	P																						P	P	P	P							P	
Alcoholic Beverage, Liquor Warehouse							C																															
Alcoholic Beverage, Local Industry Representative	P	P	P	P	P	P	P	P							P	P	P	P									P	P	P	P							P	
Alcoholic Beverage, Manufacturer	C			C			C																				C	C	C	C								
Alcoholic Beverage, Off-Premises Beer	P	P	P	P	P		P								P	P											P	P	P	P							P	
Alcoholic Beverage, Package Agency	P		P	P	P		P								P	P											P	P	P	P							P	
Alcoholic Beverage, Reception Center																																						
Alcoholic Beverage, Restaurant (Beer Only)	P	P	P	P	P		P									P											P	P	P	P	P	P	P	P				P
Alcoholic Beverage, Restaurant (Limited Service)	P	P	P	P	P		P									P											P	P	P	P	P	P	P	P				P
Alcoholic Beverage, Restaurant (Full Service)	P	P	P	P	P		P									P											P	P	P	P	P	P	P	P				P
Alcoholic Beverage, Special Use (Educational)	P			P			P																				P	P	P	P	P	P	P	P				P
Alcoholic Beverage, Special Use (Industrial/Manufacturing)			P				P											P									P	P	P	P								
Alcoholic Beverage, Special Use (Scientific)	P		P	P			P											P									P	P	P	P								
Alcoholic Beverage, Special Use (Religious)	P	P	P	P	P	P	P	P					P	P													P	P	P	P	P	P	P	P				
Alcoholic Beverage, Tavern	C			C											C	C											C	C	C	C								C
Alcoholic Beverage, State Liquor Store	C			C			C									C											C	C	C	C	C	C	C	C				C
All-Terrain Vehicle (ATV), Motorcycle, Personal Watercraft	P		P				P																							P	P							

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17.03.185 Housing and Transit Overlay district.

A. Purpose. The purpose of the Housing and Transit Overlay district is to facilitate the redevelopment of the Downtown area in a manner compatible with the South Salt Lake City General Plan. Redevelopment in this area will be transit-oriented and will energize the commercial core of the City by reintroducing a vibrant population base.

Specifically, the Housing and Transit Overlay district will promote Development that will:

1. Encourage mixed-use development, emphasizing first floor, pedestrian and transit oriented commercial activity;
2. Utilize high-value transit opportunities by aggregating density near transit hubs;
3. Improve neighborhood safety and appeal through excellent design;
4. Revitalize or replace neglected properties;
5. Build high-quality new housing for a wide spectrum of residents;
6. Create a quality urban neighborhood that appeals to new residents;
7. Create a variety of Building Heights within each Development;
8. Create opportunities for publicly accessible parking and publicly accessible gathering spaces;
9. Foster public art and iconic structures;
9. Maximize the opportunity to locate housing and jobs adjacent to transit, bike, and pedestrian ways; and
9. Complement the City's redevelopment strategy supporting the Development of an urban core in South

B. Uses. No Building, Structure, Site, or land shall be used or Developed except in accordance with the adopted Land Use Matrix as found in Section 17.03.010 and the standards adopted throughout Title 17 and herein.

C. Standards.

1. Minimum Development Area.

a. The minimum area of any Multi-Family Development in this district is five (5) acres.

2. Minimum Average Building Height. The average Building Height for each Development proposal in this district must exceed 50 feet.

3. Required Setbacks. See Chapter 17.07.

4. Minimum Number of Units. The minimum number of units for any Multi-Family Development shall be 50 units per acre.

5. Prior to rezoning to the HT Overlay district, the petitioner, owner, and the City shall negotiate and execute a mutually acceptable Development Agreement that fully describes

the attributes of the proposed Development concept and design, and that binds the petitioner, the property owner, and the property owner's successors and assigns to a specific Development proposal and to its commitments to fulfill the purposes of the HT Overlay district.

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17.07.020 Building Form by Land Use District.

- A. Building Forms. Only Building forms designated by the letter A in the following matrix are allowed in each district. All other Building forms are prohibited. This section does not apply to the City Facility district.*

	Single-Family	Townhome	Urban-Style Multi-Family	Single-Story Commercial	Civic	Office	Large Format Commercial	Flex	Indoor Climate Controlled Storage Building	Accessory Structure to Non-Res. Building	Per Development Agreement for Project-Specific Design
Commercial Corridor			A	A	A	A	A		A	A	
Commercial Neighborhood				A	A					A	
Commercial General				A	A	A				A	
TOD & TOD-Core			A	A	A	A	A	A		A	
Mixed-Use			A	A	A	A	A			A	
Townhome Overlay		A									
Business Park				A		A		A		A	
Flex				A	A	A	A	A		A	
Historic					A					A	
Jordan River	A										
Open Space											
R1	A				A					A	
Residential Multiple	A		A		A					A	
Riverfront Flex/Office								A		A	
Riverfront R1	A										
Riverfront RM1											
Riverfront School					A					A	
Crossing MPMU - Anchor Tenant							A			A	
Crossing MPMU - 2100 S/State St.			A	A						A	
Crossing MPMU - Transit District				A		A	A			A	
Downtown**			A	A	A	A	A		A	A	
East Streetcar***			A	A	A					A	
Granite Library					A					A	
Granite Townhome		A									

Riverfront MPMU - Flex/Office	20'	5'	5'	10'	25'		
Riverfront MPMU - R1	20'	10'	5'	10'	20'		
Riverfront MPMU - RM1	10'	10'	10'	20'	20'		
Riverfront MPMU - School	20'	20'	20'	40'	20'		
Crossing MPMU - Anchor Tenant		**	**	**	**	**	
Crossing MPMU - 2100 S./State St.	**	**	**	**	**		
Crossing MPMU - Transit		**	**	**	**	**	
Downtown	5'	5'	0'	0'	0'		
East Streetcar		**	**	**	**	**	
Granite Lofts Townhome Units 1-5,8-11,14-15,20-23	8'	236ft2	0	0	12'		
Granite Lofts Townhome Units 6,7,12,13,18,19,24,25	8'	236ft2	8'	20'	0		
Granite MPMU - Library	**	**	**	**	**		
Granite MPMU - Townhome		**	**	**	**	**	
HT Overlay	**	**	**	**	**	**	**

* This section does not apply to the City Facility district. See 17.03.130.

** See Approved MPMU, ~~or~~ Overlay District, or Development Agreement.

*** Double Frontage Lots shall have two (2) Front Yards and no Rear Yard.

2. Yard Requirements and Qualifications.

- a. Outdoor Storage is prohibited in all Yard areas, off-Street Parking Areas, maneuvering and loading areas, and site Landscaping.
- b. All Front and Corner Side Yard areas shall be landscaped according to the landscape standards established in this Title.
- c. Yard areas shall not be used for parking, except for driveways or garages as required by this Title.

d. Fences, Courtyards, and patios are permitted in certain Yard areas in specific districts, provided they meet requirements established elsewhere in this Title.

B. Build-to Standards. All Structures shall conform to the following Build-to Standards, as applicable*:

DRAFT

Build-to Standard	Commercial Corridor	Commercial Neighborhood	Commercial General	TOD & TOD-Core	Mixed-Use	Business Park	Flex (Building footprint <85K s.f.)	Jordan River	R1	Townhome Overlay	Residential Multiple	Riverfront Flex/Office	Riverfront R1	Riverfront RM1	Riverfront School	The Crossing Anchor Tenant	The Crossing 2100 S./State Street Frontage	The Crossing Transit	Downtown	East Streetcar	Granite Lofts Units 6 7 12 13 18 19 24 25	Granite Library	SSLC-PD
Min—In Feet	10	10	10	5	5	15	10	20	20	****	20	20	20	10	20	**	**	**	0'	**	0	10	***
Max—In Feet	25	20	20	15	30	20	25	30	25	****	30	25	N/A	15	40	**	**	**	(25' to transit)	**	5	30	***

* This section does not apply to the City Facility district. See 17.03.130

** See Approved MPMU

*** See Approved SSLC-PD Accessory Structure siting regulations

**** Equal to required perimeter setback

A Structure may encroach into the Front Yard to comply with a Build-to Standard.

C. Architectural Elements and Mechanical Equipment into Yard Areas.

1. All architectural elements and mechanical equipment must be confined within the Building Lot or designated Building pad.
2. Permitted projections of Architectural Elements and mechanical equipment into Yard areas shall comply with the Clear View requirements established in this Title.
3. Architectural elements and mechanical equipment, specified below, may project into required Yard areas according to the standards established in the following table.

Element	Front and Corner Side Yard	Side Yard	Rear Yard
Steps, Porches, landings, stoops, and porticos	6 feet	2 feet	4 feet
Decks > 1' above base elevation	6 feet	2 feet	4 feet
Eaves, cornices, and overhangs	3 feet		4 feet
Required overhead weather protection	6 feet		4 feet
Bay windows, cantilevered rooms, and awnings	6 feet	2 feet	4 feet
Balconies	Shall not project into Yard areas.		6 feet

Mechanical equipment and chimneys	Shall not project into Yard areas.	2 feet	4 feet
Exterior staircases as allowed	Shall not project into Yard areas.		4 feet
Hard Surface (at-grade level)	Shall not project into Yard areas, excluding the driveway.	2 feet	17 feet

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17.07.060 General Design Standards for Residential Buildings/Development.

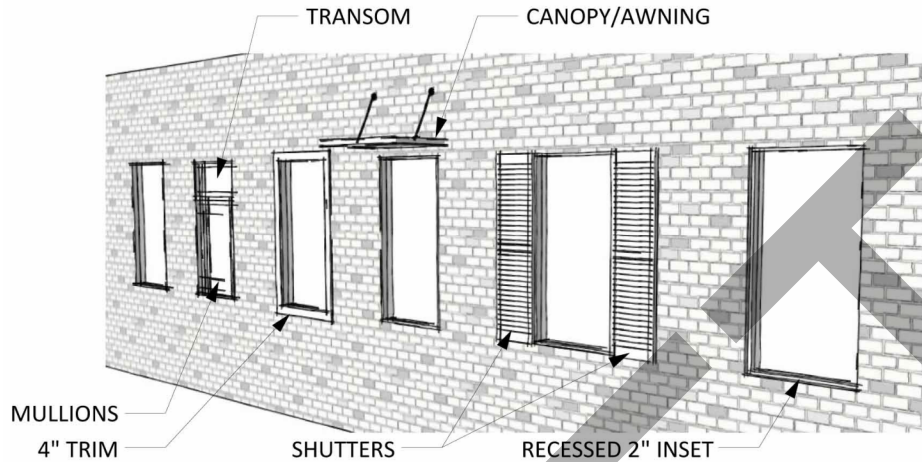
In addition to the general design standards contained in 17.07.050 the following design standards apply to all residential Building forms **unless otherwise exempted in specific detail in a Development Agreement executed as a condition of approval of a rezone:**

A. Frontage and Orientation.

1. Single-Building Developments. Single-Building Developments shall front on a Street.
2. Multi-Building Developments (excluding Townhome Developments). All multi-Building Developments shall be oriented so that the Primary Façade of each Building faces toward the following, listed in priority order:
 - a. public Street;
 - b. perimeter Street;
 - c. primary internal Street;
 - d. park or other Common Open Space; and
 - e. secondary internal Street.
3. Townhome Developments. All Townhome Developments shall be oriented so that the Primary Façade of each Building faces toward the following, listed in priority order:
 - a. Public Street;
 - b. perimeter Street;
 - c. primary internal Street; and
 - d. park or other approved Common Open Space.

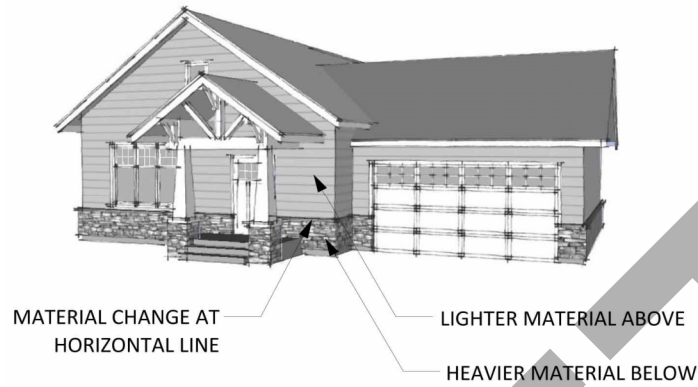
B. Windows and Doors.

1. Windows are required on the Primary Façade of all Buildings.
2. Windows on the Primary Façade shall have a minimum transparency of 70%.
3. All windows on the Primary Façade shall incorporate at least two (2) of the following features:
 - a. mullions and/or transoms;
 - b. trim or molding at least four inches (4") in width;
 - c. canopies, shutters, or awnings proportional to window size; or
 - d. recessed insets from the Primary Façade by at least two inches (2").

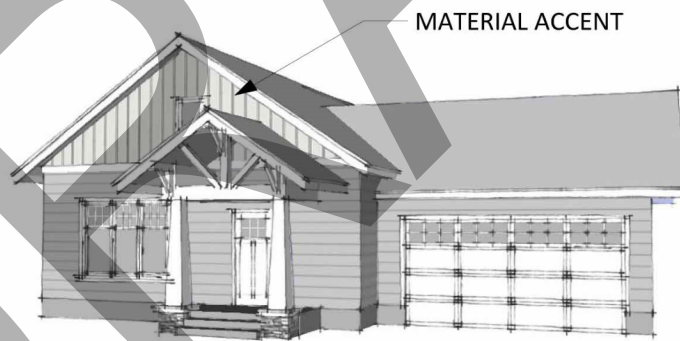


C. Materials.

1. Primary Materials. All Buildings shall use one of the following materials on at least 80% of each Façade:
 - a. Brick;
 - b. Wood;
 - c. Stone; or
 - d. Hardie-board or equivalent material.
2. Secondary Materials. No Building shall use the following materials on more than 20% of any Façade:
 - a. Stucco;
 - b. Corrugated metal siding;
 - c. Split-faced masonry block;
 - d. Exposed smooth-finish concrete block;
 - e. Architectural metal panels;
 - f. Cementous fiber board; or
 - g. EIFS.
3. Prohibited Materials. No Building shall use vinyl or aluminum siding on any Façade.
4. Roofs. All roofs shall be clad in asphalt shingles, wood shingles, standing seam metal, or a material of equivalent quality and durability.
5. Arrangement.
 - a. Where two or more materials are proposed to be combined on a Façade, the heavier and more massive material shall be located below the lighter material.



- b. All material changes shall occur along a horizontal line or where two forms meet; material changes may occur as accents around windows, doors, cornices, at corners, or as a repetitive pattern.



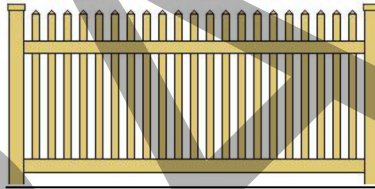
- c. Primary Façade materials and/or colors shall not change within two feet (2') of Building corners and shall continue along any Façade visible from a Street or pedestrian Right-of-Way. Materials may change where side or rear wings meet the main body of a Building. Primary Façade materials used on Buildings on Corner Lots shall extend the full length of the sides visible from a Street or pedestrian Right-of-Way.



D. Compatibility. New Building forms shall be Compatible with the existing neighborhood.

E. Fencing.

1. Fences in Front Yards shall not exceed four feet (4') in height.
2. Fences in Corner Side Yards shall not exceed six feet (6') in height.
3. Fences in Rear Yards shall not exceed six feet (6') in height.
4. Fences may extend to the back of sidewalks, where permitted.
5. A straight classic vinyl picket fence is allowed:



6. Other Vinyl fences are prohibited.
7. Chain link fences are prohibited in any new multi-family or townhome development.

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17.07.100 Required Amenities for multi-Family and Townhome Building Forms.

A. Unless otherwise specifically substituted in a Development Agreement executed as a condition precedent to a rezone, at a minimum, all Buildings shall include the following amenities:

1. Full size washer and dryer;
2. Nine-foot (9') ceilings;
3. Enhanced soundproofing;
4. Upgraded countertops in kitchen and bathrooms (granite, marble, quartz, or equivalent);
5. Stainless steel appliances.

B. Unless otherwise specifically substituted in a Development Agreement executed as a condition precedent to a rezone, all Multi-Family Buildings shall provide the following additional amenities according to the table below:

Table of Required Amenities-Multi-Family

Unit Features	General Amenities	Recreation Amenities	Energy Efficiency Enhancements
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Each Development shall include 3 of the following amenities for the first 50 units; 6 for 51-100 units; 9 for 101-150; units etc.:	Each Development shall include 5 of the following amenities for the first 50 units; 6 for 51-100 units; 9 for 101-150; units etc.:	Each Development shall include 4 of the following amenities for the first 50 units; 6 for 51-100 units; 9 for 101-150; units etc.:	Each Development shall include 2 of the following amenities for the first 50 units; 6 for 51-100 units; 9 for 101-150; units etc.:
<p>Individual garages for at least fifty percent (50%) of all units</p> <p>Private Porches, patio, or balconies for every unit—at least 60 square feet each</p> <p>Upgraded floor coverings (hardwood, tile, concrete, or similar)</p> <p>Solid Doors throughout unit</p> <p>Smart Building Capabilities</p> <p>Trash Valet</p> <p>Walk-In Closets—minimum of 6ft x 6ft</p> <p>Dishwasher</p>	<p>Exterior Social Area—at least 1000 square feet</p> <p>Project Security—automated gate or guard</p> <p>Enclosed Parking Garage</p> <p>Secured, Enclosed Storage Units, at least 80 sq/ft in size, for each Dwelling Unit</p> <p>Public Transit Passes provided to each Dwelling Unit</p> <p>Permanent On-Site Social Activities</p> <p>Library, Office, or Meeting Facilities</p> <p>Secure Package Room/Package Lockers</p> <p>Freight elevator or loading area</p> <p>Polished concrete in Building hallways</p> <p>Rooftop patio/garden</p>	<p>Pool—at least 400 square feet</p> <p>Internal Fitness Facilities at least 1000 square feet in size</p> <p>Secured, programmed, children's playground (at least 1,000 sq/ft)</p> <p>Hot Tub</p> <p>Community Garden</p> <p>Perimeter Trail—a minimum ten-foot wide (10') sidewalk that extends along at least two sides of the Lot and connects to a public trail or Public Open Space</p> <p>Sport Court/Field</p> <p>Bike Storage, Repair and Washing Area</p> <p>Outdoor Dog Park—at least 1000 square feet in size</p> <p>Grilling Stations and Outdoor Pavilions</p> <p>Bike Share/Green Bike program</p>	<p>Compliance with ENERGY STAR New Homes Standard for Buildings three stories or fewer</p> <p>Compliance with ENERGY STAR Multi-Family High-Rise Program for Buildings four stories or greater</p> <p>Installation of photovoltaic panels, wind turbines, or other electric generating renewable energy source to provide at least 20 percent of the project's estimated electricity demand.</p> <p>Electric Vehicle Charging Stations</p> <p>Participation in a recycling program as part of a rental agreement or HOA</p> <p>Installation of tankless hot water systems.</p> <p>Demonstrated compliance with any of the criteria listed in the Site Improvements, Water Conservation, or Energy Efficiency sections of the 2011 Enterprise Green Communities Criteria</p>

C. All Townhome Developments shall provide the following additional amenities according to the table below:

Table of Required Amenities-Townhomes

Unit Features	Common Amenities		Energy Efficiency Enhancements
Each Development shall include 3 of the following amenities for the first 50 units; 6 for 51-100 units; 9 for 101-150; units etc.	Each Development shall include 6 of the following amenities for the first 50 units; 8 for 51-100 units; 10 for 101-150; units etc.:	Each Development shall include 2 of the following amenities for the first 50 units; 6 for 51-100 units; 9 for 101-150; units etc.:	
Upgraded floor coverings (hardwood, tile, concrete, or similar)	Secured, Enclosed Storage Units, at least 80 sq/ft in size, for each Dwelling Unit	Pool—at least 400 square feet	Compliance with ENERGY STAR New Homes Standard for Buildings three stories or fewer
Solid Doors throughout unit	Clubhouse, Library, Office, or Meeting Facilities (min 1,000 square feet)	Internal Fitness Facilities at least 1000 square feet in size	Compliance with ENERGY STAR Program for Buildings four stories or greater
Smart Building Capabilities		Secured, programmed, children's playground (at least 1,000 sq/ft)	Installation of photovoltaic
Walk-In Closets—minimum of	Secure Package Room/Package		

6ft x 6ft Dishwasher 220 Volt garage power for EV charging Hot Tub Fully amenitized rooftop garden/deck comprising at least 50% of the roof area Installation of tankless hot water systems Balcony on each unit (minimum 6 feet in depth, 70 square feet in area)	Lockers Rooftop patio/garden	Community Garden Sport Court/Field Bike Storage, Repair, and Washing Area Outdoor Dog Park- at least 1000 square feet in size Grilling Stations and Outdoor Pavilions Bike Share/Green Bike program	panels, wind turbines, or other electric generating renewable energy source to provide at least 20 percent of the project's estimated electricity demand. Electric Vehicle Charging Stations Participation in a recycling program as part of a rental agreement or HOA Demonstrated compliance with any of the criteria listed in the Site Improvements, Water Conservation, or Energy Efficiency sections of the 2011 Enterprise Green Communities Criteria
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17.07.110 General Design for Non-Residential Development.

Unless otherwise specifically substituted in a Development Agreement executed as a condition precedent to a rezone, in addition to the design standards contained in 17.07.050, the following design standards apply to all non-residential Development:

- A. Frontage. The Primary Façade of all Buildings shall front onto a Public Street or a Common Open Space area.
- B. Orientation.
 1. Single-Building Development. All single-Building Development shall be oriented so that the Primary Façade is parallel to the Public Street it fronts.
 2. Multi-Building Development. Multi-Building Development shall be configured to:
 - a. Break up the site into a series of smaller Blocks defined by on-site Streets, Drive Aisles and internal Streets, pedestrian walkways, or other circulation routes;
 - b. Frame the corner of an adjacent Street intersection or entry point into the Development;
 - c. Frame and enclose a main pedestrian or vehicle access corridor within the Development site;
 - d. Frame and enclose at least three (3) sides of Parking Areas, public spaces, or other site amenities; or
 - e. Frame and enclose outdoor dining or gathering spaces for pedestrians between Buildings.
 3. Outparcel Development.
 - a. Outparcel Developments shall be clustered to define Street edges, entry points, and outdoor seating and gathering areas.
 - b. Spaces between Buildings and outparcels shall be improved to provide small scale pedestrian amenities such as plazas, seating areas, pedestrian connections, gathering spaces, or landscaped Parking Areas.
- C. Building Height. The maximum Building Height shall be the lesser of the maximum district height (See 17.03 for Land Use Districts) or the maximum Building form height as provided below:

Building Form	Minimum Height	Maximum Height
Single-Story Small Format Commercial	20 feet	36 feet
Civic	28 feet	65 feet
Office	26 feet	65 feet
Large Format Commercial	26 feet	36 feet
Flex	30 feet	65 feet
Indoor Storage Climate Controlled	30 feet	Unlimited*

*Unlimited height applies to the Downtown District only, in the Commercial Corridor the maximum height is 65 feet.

D. Materials.

1. Primary Materials.

a. The following shall be additional permitted Primary Materials:

- i. Cast concrete;
- ii. Brick; or
- iii. Stone.

b. All Buildings shall use low-reflectance, subtle, and neutral colored Primary Materials.

2. Secondary Materials.

a. The following shall be additional permitted Secondary Materials:

- i. Cementitious fiber board; or
- ii. Architectural metal paneling.

b. Secondary Materials may feature brighter colors and need not be neutral in color.

3. Prohibited Materials. No Building shall use the following materials on any Façade:

- a. Stucco;
- b. Vinyl siding; or
- c. Aluminum siding.

4. All Buildings shall use at least two (2) materials on each Façade.

5. Identifiable Transition. All Buildings shall provide an identifiable transition between the lower third (1/3) of the Building and the upper two-thirds (2/3). An identifiable transition shall consist of:

- a. A change in material, with the heavier or more massive material on the lower floor(s); or
- b. A change in Façade articulation.

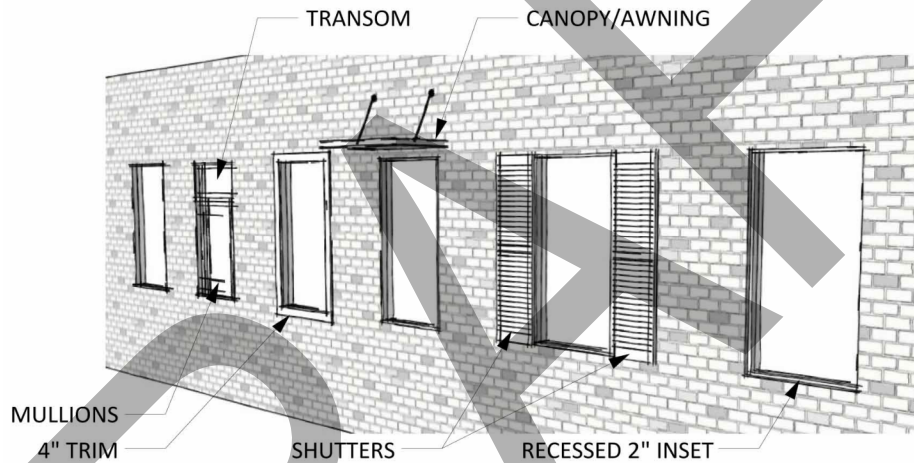
6. Building materials shall continue to the Grade on any Façade.

7. Exceptional Architectural Merit. The Community Development Director may, with a written explanation of such findings, accept Building designs that deviate from these materials standards for designs exhibiting exceptional architectural merit.

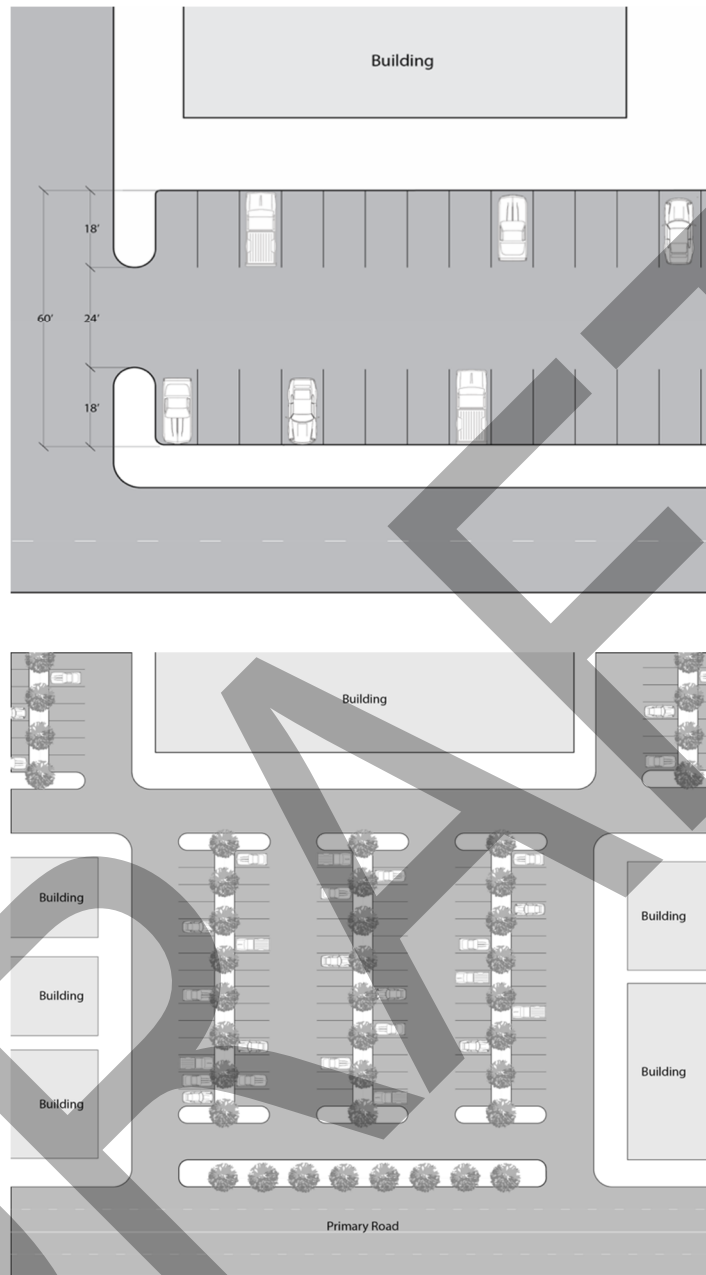
E. Windows.

1. The total Building Façade area shall comprise at least 50% windows.

2. Each Façade that fronts on a Street shall have a minimum of 40% windows.
3. All Façades shall have a minimum of 20% windows.
4. All ground floor windows shall extend from two-feet (2') above Grade a minimum of six-feet (6'), to achieve at least eight-feet (8') above Grade.
5. All ground floor windows shall have a minimum transparency of 60%.
6. All windows above the ground floor shall have a minimum transparency of 25%.
7. All windows shall be recessed from the exterior surface by at least two inches (2").
8. In addition, all Buildings shall incorporate at least two of the following window design elements:
 - a. Mullions and/or transoms;
 - b. Trim or molding at least four inches (4") wide; or
 - c. Canopies, shutters, or awnings, proportional to window size.



- F. Off-Street Parking Areas. In addition to the parking and Landscaping requirements found elsewhere in this Title, the following requirements apply to all non-residential Buildings:
1. Multiple-Building Development. Buildings shall be arranged to frame and enclose at least three (3) sides of all Parking Areas.
 2. Surface Parking Lots containing 100 or more stalls shall be organized into a series of parking bays surrounded by Buildings, Landscaping, pedestrian walkways, or Drive Aisles designed to function as Streets.



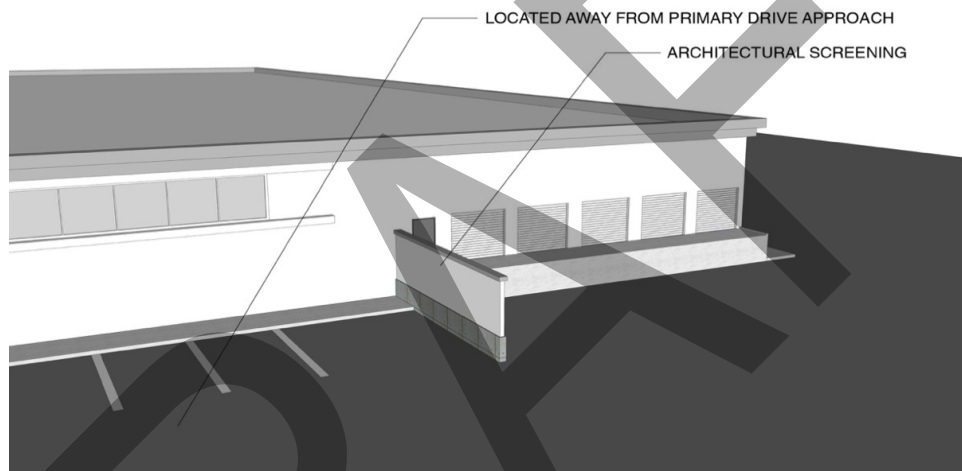
G. Roofs.

1. All Buildings shall have roofs clad in asphalt shingles, wood shingles, standing seam metal, a material of similar quality and durability, or a combination thereof.
2. Buildings with flat roofs shall incorporate a two-foot (2') parapet wall along the entire roofline.

H. Primary Entrance. Every Building shall provide a primary entrance along the Primary Façade.

1. Buildings with multiple tenants shall feature multiple primary entrances.
2. All Primary Façades shall incorporate a Building canopy, awning, or similar weather protection, projecting at least four feet (4') from the Façade, along the Building's primary entrances.

3. Primary Façades shall incorporate visually prominent Building entrances through the use of at least one of the following features:
 - a. Secondary roof structures or a parapet roof with transitions used to accent the principal public entrance;
 - b. Outdoor pedestrian features such as seat walls and Landscaping, or permanent landscaped planters with integrated benches; or
 - c. Architectural details such as tile, metal, stone, precast or cement board work and moldings integrated into the Building.
- I. Loading and Service Areas. Loading, service, and equipment areas shall be located at the rear or side of the Building, behind the Primary Façade, in a manner that minimizes their visibility from drive approaches, Parking Lots, and Streets. Loading, service, and equipment areas shall be screened through the use of Architectural Elements, materials, and Landscaping that reduce their visibility. All loading and service areas must comply with the parking and loading area standards in Chapter 17.06.



- J. Screening Requirements.
 1. Ground-level, wall-mounted, or roof-top mechanical equipment shall be screened from Streets and off-site view.
 2. All roof vents, pipes, Antennae, satellite dishes, and other roof penetrations and equipment, except for chimneys, shall be located on the rear elevation, shall be screened from view, and shall match the roof color.
- K. Fencing. All Buildings shall comply with the following additional fencing requirements:
 1. All fences shall meet the Clear View Area requirements set out in this Title.
 2. Front Yard. The maximum height for any fence in the Front Yard of any Building shall be four feet (4').
 3. Rear or Side Yard. The maximum height for any fence in the Rear or Side Yard of any Building shall be eight feet (8').
 4. Solid Fencing. Solid fencing within a Development or along required Buffers shall be constructed of brick, ceramic tile, stone, precast concrete panel, concrete block, composite, or similar masonry material.
 5. Semi-Transparent Fencing. Semi-Transparent fencing is permitted where solid fencing is not required. Acceptable materials for semi-transparent fencing visible from drive approaches, Parking Lots, or Streets shall be metal or composite picket fencing.

- 6. Prohibited Materials.
 - a. Vinyl fencing is prohibited. Existing vinyl fence may be extended as part of a permitted Building addition or site expansion.
- 7. Exceptions. Regardless of the exceptions contained in this Section, minimum Clear View Area requirements shall not be violated under any circumstance. Public schools or private schools approved by applicable state agencies may use a decorative fence up to six feet (6') high in Front Yards and up to ten feet (10') high in Side or Rear Yards for school playgrounds or school-related recreation areas only.
- L. Buffering Requirements. All new Development that abuts a Residential Use shall provide a landscape Buffer, containing a solid eight-foot (8') fence, on each Property Line or portion thereof that abuts the Residential Use.
 - 1. A Single-Family Use shall have a 10-foot (10') Buffer.
 - 2. A non-Single-Family Use shall have an 8-foot (8') Buffer.
- M. Waste Container Enclosures. Waste container enclosures are required to be constructed for existing non-residential Buildings when any of the following occur:
 - 1. An existing Building is expanded or remodeled;
 - 2. Garbage, junk, solid waste, debris, or refuse are piled or stacked next to or outside the container on a regular basis;
 - 3. The container is regularly overfilled to the point that garbage or refuse from the waste container litters the property on which the container is located or litters that of adjoining properties; or
 - 4. The container has been damaged or dilapidated to the extent that it has become unsightly, or the property Owner has allowed graffiti defacement of the container to remain on the container for more than seven (7) days after the vandalism occurred, and this has occurred at least two (2) other times.
- N. Unity.
 - 1. The architectural design within a multi-Building Development shall be organized around a consistent theme in terms of the Architectural Elements, character, materials, texture, color, and Scale of Buildings.
 - 2. Themed Restaurants, Retail chains, and other franchise-style Buildings shall conform to the Development's Architectural Elements and character.
- O. Drive-Through Window.
 - 1. Canopy or Roof. Drive-through windows shall include a canopy or roof that is architecturally integrated with the Building and mirrors the roof form of the Primary Building.
 - 2. Location. Except when a 10 ft. landscape Buffer that fully screens the drive-through from view is provided, drive-through windows shall be prohibited on any Façade that faces a Right-of-Way.

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17.07.120 ~~Single-Story Small Format~~ Commercial Building Form.

Unless otherwise specifically substituted in a Development Agreement executed as a condition precedent to a rezone, the ~~single-story small format~~ commercial Building form is intended to be used for small and moderate scale commercial or Retail Uses. In addition to the design standards contained in 17.07.050 and 17.07.120, the following design standards apply to all ~~single-story small format~~ commercial Buildings.



- A. Façade. All Buildings shall comply with the following Façade requirements:
1. The Primary Façade shall contain at least one primary entrance and one entrance for every seventy-five feet (75') of Frontage.
 2. The Primary Façade shall contain Façade depth variations every 40 feet (40') of Façade. Façade depth variations shall be at least one-foot (1') deep and ten (10') feet wide.
 3. Primary Façade. Primary Façades shall incorporate at least four (4) of the following design elements:
 - a. Variation in roof form and parapet height;
 - b. Wall recesses or projections of a minimum depth of two feet (2') at least every forty feet (40');
 - c. A ground-level arcade along the full length of the Primary Façade;
 - d. Architectural metal awnings above all entrances and windows;
 - e. Secondary roof structures or a parapet roof with transitions used to accent the primary entrance;
 - f. Outdoor pedestrian features such as seat walls and Landscaping or permanent landscaped planters with integrated benches; or
 - g. Architectural details such as tile, metal, stone, precast or cement board work and moldings integrated into the Building.
- B. Windows and Doors.
1. Each Façade shall have a minimum of 40% windows.
 2. All Buildings shall have doors at least every 30 feet (30') along the ground floor.
- C. Materials.
1. Primary Materials. Additional permitted Primary Materials shall include:
 - a. Marble;
 - b. Split-faced masonry block; or
 - c. Other materials comparable in appearance, quality, and durability.
 2. Secondary Materials. Additional Permitted Secondary Materials shall include:

- a. EIFS; or
 - b. Architectural metal panels.
- D. Roofs. All roofs shall comply with the following standards:
 - 1. Roofs shall correspond with and denote Architectural Elements and Building functions, including primary entrances and arcades.
 - 2. Flat Roofs. Flat roofs shall incorporate a minimum two-foot (2') parapet wall along the entire roofline. The following additional standards apply:
 - a. The parapet shall have a distinct cornice treatment;
 - b. The parapet shall extend along all Façades of the Building; and
 - c. Additional two-foot (2') projections or recesses shall be required in the Façade plane at least every 40 feet (40').
- E. Overhead Doors. Buildings may incorporate overhead doors, subject to the following standards:
 - 1. Overhead doors may not exceed 22 feet in width.
 - 2. Transparency. Each overhead door visible from a public Right-of-Way shall be at least 80% transparent.
 - 3. Materials. Overhead doors visible from a public Right-of-Way shall use materials and colors consistent with Building design standards in this Title.
 - 4. Façades containing overhead doors shall incorporate:
 - a. A canopy or awning over the door; and
 - b. Sconces or other decorative lighting.

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17.08.070 Exempt Signs and Sign-Related Activities.

- A. For Signs or activities listed in this Section, permits are not required, nor is the area of such Signs to be included in any computation of the total allowed Sign Area permitted for a particular Parcel or use. All such Signs must still meet the maintenance, removal and safety standards of this Title as well as the size, location, height and other standards of this Title to the extent possible as determined by the Community Development Department.
- B. Exempt Signs shall not be located on property in a manner that constitutes a safety or visibility problem.
- C. The Signs listed in this Section may be limited or restricted by the Community Development Department as deemed appropriate to meet the intent of this Chapter and the City's General or Master Plans. The Community Development Department may limit the placement, location, size, height, number, lighting and other factors of Signs usage.
- D. Any exempt Sign which becomes a nuisance, as determined by the Community Development Department, may be required by the Community Development Department to be removed, relocated, modified in size or height or other requirements designed to eliminate the nuisance.
- E. The following Signs and Sign-related activities shall be exempt from the provisions of this Chapter to the extent indicated herein:
 - 1. Directional or Instructional Signs. Signs which provide direction or instruction and are located entirely on the property to which they pertain and exceed neither four square feet in area nor four feet in height. These Signs include, without limitation, Signs which identify rest rooms, public telephones or

walkways or may provide direction such as Parking Lot entrance and exit Signs and those of a similar nature.

2. Memorial Signs or Tablets. Memorial Signs or tablets, names of Buildings and dates of Building erection when embedded or cut into the surface or Façade of a Building.
3. Public Notices. Official notices posted by public officers or employees in the performance of their duties.
4. Governmental Signs. Governmental Signs for control of traffic and other regulatory purposes, Street Signs, danger Signs, railroad crossing Signs, and Signs of public service companies indicating danger and aids to service or safety.
5. Real Estate Signs. Real estate Signs that are temporary in nature and have no visible connection to a Sign, light pole, tree or other items and are not placed on roofs. Such Signs shall not be allowed on road pavement, sidewalk, gutter areas or Park Strips.
6. Flags. The flags, emblems or insignias of any nation or political subdivision subject to the restrictions as found herein, those of this Chapter and as allowed by special exception. Flags shall be restricted in size, except when allowed as a special exception, to a maximum of seventy-two (72) square feet in size.
7. Symbols or Insignias. Religious symbols, commemorative plaques of recognized historical agencies or identification emblems of religious orders or historical agencies, provided that no such symbol, plaque or identification emblem may exceed four square feet in area, and provided further that all such symbols, plaques and identification emblems shall be placed flat against a Building or on low profile Signs.
8. Interior Signs. Signs located within the interior of any Building or stadium, or within an enclosed lobby or court of any Building, and Signs for and located within the inner or outer lobby, court or entrance of any theater.
9. Temporary Event Signs. Temporary Signs not exceeding sixty-four (64) square feet in area pertaining to drives or events of civic, philanthropic, educational or religious organizations, provided that said Signs are posted only during said drive and are removed within fifteen (15) days after said event.
10. House Numbers and Name Plates. A Building or house numbers Sign shall be limited to one per Street address. A Building numbers Sign shall not be greater in size than two percent of the Building Façade on which located.
11. Political and Campaign Signs. Political or campaign Signs on behalf of candidates for public office or measures on election ballots are allowed, provided that the Signs are not be erected in such a manner as to constitute a Roof Sign, are not located on property in a way that constitutes a safety or visibility problem and are not erected on utility poles, Street Signs or in public Rights-of-Way.
12. Holiday Decorations. Signs of a decorative nature, clearly incidental and customary and commonly associated with any national, local or religious holidays are permitted. Such Signs may be of any type, number, area or illumination and shall be placed so as to avoid confusion with authorized traffic lights and signals and shall conform to traffic safety standards.
13. Building Plaque Sign. A Building plaque Sign shall be limited to one per address and shall not exceed four square feet in area.
14. Building Security Sign. A Building security Sign whose Sign face is limited to no more than one square foot in area. Building security Signs shall be limited to no more than four Signs per Lot.
15. Gas pump Signs, provided the Sign is an integral part of the pump.
16. Public Event Signs and Banners. A public event Sign or banner authorized by the City for a specific event.

17. Routine Maintenance of Sign. Routine Sign maintenance or changing of lettering or parts of Signs designed to be regularly changed.
18. Warning Signs. Private warning Signs shall be no more than six square feet in area and shall be limited to one such Sign per Parcel unless a special exception is obtained from the Community Development Department.
19. Incidental Signs.
20. Signs specifically authorized by a Development Agreement executed as a condition precedent to a rezone.

17.08.080 Prohibited Signs.

Unless specifically allowed otherwise in this Title, no person may erect, alter or relocate any Sign of the type or nature specified in this Section.

- A. Animated and intensely lighted Signs.
 1. Animated Signs are not permitted, except as allowed as an electronic display Sign and excluding public service Signs.
 2. No Sign is permitted which, because of its intensity of light, size, configuration, elevation or location, constitutes a nuisance or hazard to vehicular traffic, pedestrians or adjacent properties.
- B. Moving Signs. No moving Sign or any portion thereof may rotate or repeat a pattern of motion more than eight complete repetitions every sixty seconds.
- C. Roof Signs of any type, except where allowed as a special exception under the provisions of this Title, or as specifically authorized by a Development Agreement executed as a condition precedent to a rezone, and except location Signs or numbers designed to be visible from the airways only and intended for public safety purposes.
- D. Miscellaneous Signs and Posters. Except where expressly allowed by this Chapter, the tacking, painting, pasting or otherwise affixing of Signs or posters of a miscellaneous character, visible from a public way, located on the walls of Buildings, barns, sheds, on trees, poles, posts, fences or other structures is prohibited.
- E. Snipe Signs of any type are prohibited except as posted by a government agency.
- F. A-frame, pedestal and other portable Signs of any nature, except as allowed as a special exception by the Community Development Department for limited temporary usage.
- G. Portable trailer or flashing Signs.
- H. Flashing or scintillating lights.
- I. Spot lights, except as allowed as a special exception by the Community Development Department.
- J. Parking of advertising vehicles.
 1. No person shall park, on any property in the City, any vehicle or trailer which has attached thereto or located thereon any Sign or advertising device for the basic purpose of providing advertisement of products or directing people to a business or other activity.
 2. It is the intent of this Section to restrict advertising in residential areas of the City and to standard Signs in business areas. This Section is not intended to apply to standard advertising or identification practices where such Signs or advertising devices are painted on or permanently attached to a business or commercial vehicle used to deliver or pick up merchandise or materials for such business.

- a. Such a vehicle may not be parked, except for brief visiting or delivery purposes, on residential district Streets or at a residential property not resided in by the operator of said vehicle and must meet all other requirements of City ordinances.
 - b. Such a vehicle at the residence of the operator may not be parked on the Street and must be parked on private Parking Areas, to the fullest extent such area allows, so that the vehicle is the least visible from the Street.
- K. Sound, Odor, or Visible Matter. No advertising Sign or device shall be permitted which emits audible sound, odor or visible substance.
- L. Painted Wall Signs. Except as allowed as a special exception, no Sign may be painted directly on any Building, wall, fence or pole.

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17.08.330 Commercial and Industrial Districts.

In commercial and industrial districts, Signs indicating the business, commodities, service, industry or other activity sold, offered or conducted on the premises may be allowed as found herein.

- A. All Signs allowed in residential districts may be allowed.
- B. There may be any number of attached or Detached Signs provided their total does not exceed the maximum square footage of Sign Area allowed for the type of Sign and the location unless a special exception is granted for unusual circumstances. Except as otherwise specified, the Community Development Department may determine special exceptions in this Section.
- C. Detached on-premise Signs may be allowed as follows:
 - 1. Detached Signs may be located, subject to the standards of this Chapter, anywhere on the Parcel. However, the total square footage allowed is based solely on Lot Frontage.
 - 2. Size. One and one-half square foot of Sign Area for each lineal foot of Street Frontage. Except for Freeway oriented Signs (see Subsection D below), those Signs subject to "adjacent to residential" requirements of this Chapter, and where granted a special exception for unusual circumstances, no Sign may exceed two hundred (200) square feet of total Sign Area. When more than one Use or business occupies a Lot, the Lot Frontage is to be used to calculate the Sign sizes for a combined total of all Detached Signs, not for each Use. The total may then be divided between the Uses.
 - 3. Billboard Signs shall not count toward the total Sign Area allowed on a Parcel for Detached Signs.
- D. Freeway-Oriented Detached Sign. Businesses may request on-premise Freeway-oriented Detached Signs as a Conditional Use and subject to the requirements as found herein.
 - 1. Must be located on property which is within three hundred (300) feet of the Freeway.
 - 2. Sign Area. The area of the Sign shall be subject to the size limitation based on Lot Frontage whether located in front or another location except such Signs may, if the Planning Commission finds conditions that warrant such sizes, be up to three hundred (300) square feet maximum.
 - 3. All such Signs shall be subject to "adjacent to residential" regulations found elsewhere in this Chapter.
 - 4. Such Signs shall not be allowed on any Parcel of property east of those Parcels with Frontage on State Street.
- E. Attached on-premise Signs may be allowed as follows:

1. Signs may be placed, subject to the standards of this Chapter, on any side of a Building. However, the total Sign Area allowed will be based solely on the Building front.
 2. Size. On-premise Attached Signs may not exceed a total of three square feet of Sign Area for each lineal foot of Building Frontage, unless, for unusual circumstances, a special exception is granted. The area of any one Sign shall not exceed one hundred fifty (150) square feet, unless, for unusual circumstances, a special exception is granted.
 3. When more than one Use or business occupies a Building, the lineal footage of the Building is to be used to calculate the Sign sizes for a combined total of all Attached Signs, not for each Use. The total may then be divided between the Uses.
- F. Businesses in free standing Buildings containing more than one non-Residential Use and businesses located on Lots containing more than one nonresidential Building and more than one non-Residential Use, may request a special exception for additional Signs or Sign Area.
- G. Off-Premise Directional Signs may be allowed as found elsewhere in this Chapter. Other than Off-Premise Directional Signs, off-premise Signs may be allowed only as found in this Chapter.
- H. Billboards may be allowed only as found elsewhere in this Chapter and are prohibited or restricted in certain locations.
- I. Low-profile Signs as defined in this Chapter may be allowed in conformity with the following provisions:
1. Low-profile Signs must not violate the clear view ordinance of this Title;
 2. Low-profile Signs must not cross the Property Line;
 3. Low-profile Signs must be incorporated into a Landscaped Area, which area is subject to design review standards;
 4. Low-profile Signs shall be limited to a maximum of six feet in height from Grade; and
 5. Low-profile Signs shall contain no animation unless granted a Conditional Use by the Planning Commission.
- J. Unless specifically authorized by a Development Agreement executed as a condition precedent to a rezone, Roof Signs shall not be allowed except as a special exception under the provisions of this Chapter and, if allowed as a special exception, must conform to the following standards:
1. The height of the Sign face of Roof Signs shall not exceed twenty (20) percent of the height of the Building or ten feet, whichever is less;
 2. Roof Signs shall not be animated;
 3. No visible guy wires, braces or secondary supports shall be used;
 4. Roof Signs shall be designed to appear as extensions of the exterior Building wall;
 5. Roof Signs shall not exceed the maximum permitted height for the zoning district in which located;
 6. Detached Signs may not overhang any portion of the roof of a Building. Attached Signs may not overhang any portion of the same or any other Building; and
 7. Height Regulations for Signs on Parapet Walls, Sloping and Shed Roofs. The following regulations apply to the location and height of Signs on parapet walls and various roof structures:

- a. Parapet Wall. A Sign attached to a parapet wall may project above the top of the parapet wall no more than one fourth of the Sign height, except that the maximum projection allowed is four feet.
 - b. Sloping Roof. A Sign attached to the fascia or located on the sloping roof of a structure, may not extend more than four feet above the lower edge or the fascia of the sloping roof.
 - c. Shed Roof. A Sign attached to the fascia of a shed roof may not be located so as to extend more than four feet above the lower edge of the fascia.
- K. Menu boards for drive-in Restaurants may be allowed as detached or Attached Signs provided there are no more than two free-standing or wall-mounted menu boards per business and such are located not less than twenty (20) feet from the Street Property Line.

...

17.10.190 Utilities

A. Location. Utility facilities including, but not limited to, gas, fiber, electric power, fiber, telephone, and cable TV, shall be located underground in new Subdivisions wherever underground location does not violate safety standards of the particular utility. Underground service connections for water and sewer shall be installed to the Street Property Line of each platted Lot at the expense of the Applicant, as shall adequate casings or conduits for fiber and all other underground utilities. This section does not apply to the City Facility district.*

B. Easements.

1. Easements shall be provided for private and municipal utilities, such Easements shall be at least 10-feet wide along the front, side, and rear lot lines, when it does not negatively affect the location of the Development. The Easements shall not include those spaces occupied by an existing Building.
2. The width may be reduced when new Development occurs. The provided Easements shall comply with the location and width and as shown on the table below. The Easements shall not include those spaces occupied by an existing Building.

	Front	Side	Rear	Project Perimeter
Commercial Corridor	10'	0'	0'	
Commercial Neighborhood	10'	5'	0'	
Commercial General	10'	0'	0'	
TOD & TOD-Core	5'	0'	0'	
Mixed-Use	5'	5'	20'	
Business Park	10'	0'	0'	
Flex	10'	0'	0'	
Historic and Landmark	10'	10'	10'	
Jordan River	10'	10'	10'	
School	10'	10'	10'	
R1	10'	5'	10'	
Townhome Overlay	10'	0'	0'	8'

Residential Multiple	10'	5'	10'	
Riverfront MPMU - Flex/Office	10'	5'	10'	
Riverfront MPMU - R1	10'	5'	10'	
Riverfront MPMU - RM1	10'	10'	10'	
Riverfront MPMU - School	10'	10'	10'	
Crossing MPMU - Anchor Tenant	**	**	**	
Crossing MPMU - 2100 S./State St.	**	**	**	
Crossing MPMU - Transit	**	**	**	
Downtown	5'	0'	0'	
East Streetcar	5'	0'	0'	
Granite Lofts Townhome Units 1-5,8-11,14-15,20-23	8'	0	10'	
Granite Lofts Townhome Units 6,7,12,13,18,19,24,25	8'	8'	0	
Granite MPMU - Library	**	**	**	
Granite MPMU - Townhome	**	**	**	
HT Overlay	**	**	**	

*See 17.03.130

**See Approved MPMU, ~~or~~ Overlay District, or Development Agreement.

3. All easements shall be indicated on the Plat. Proper coordination shall be established by the Applicant between the applicable utility companies for the establishment of utility facilities and easements to adjoining Properties.
4. Where necessary to ensure proper Access and maintenance, easement widths shall be increased as required by the City Engineer for the type of Development proposed. Easements for water lines shall be a minimum of thirty feet (30') wide.