Dawn R. Ramsey, *Mayor*
Patrick Harris, *Council Member*
Kathie L. Johnson, *Council Member*
Donald J. Shelton, *Council Member*
Tamara Zander, *Council Member*
Jason T. McGuire, *Council Member*

SOUTH JORDAN
UTAH

PH: 801.446-HELP @SouthJordanUT

Posted on October 13, 2025, on the Utah Public Notice Website https://www.utah.gov/pmn/index.html, South Jordan City Website https://sjc.utah.gov/241/City-Council and at City Hall, 1600 W. Towne Center Drive, South Jordan, UT 84095

City of South Jordan Notice of Ordinance Adoption – Ordinance 2025-16

ORDINANCE 2025-16, AMENDING CHAPTERS 17.18 (USES), 17.30 (AGRICULTURAL ZONES), 17.40 (RESIDENTIAL ZONES), 17.54 (REDWOOD ROAD MIXED USE ZONES), 17.72 (PLANNED COMMUINITY ZONE) OF THE SOUTH JORDAN CITY MUNICIPAL CODE TO COMPLY WITH CHANGES IN STATE LEGISLATION. APPROVED 10-07-2025 BY 5-0 VOTE.

The complete ordinance is on file at the South Jordan City Recorder's Office and attached to this notice. Published this 13th day of October, 2025.

Anna Crookston, South Jordan City Recorder.

ORDINANCE NO. 2025 - 16

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AMENDING CHAPTERS 17.18 (USES), 17.30 (AGRICULTURAL ZONES), 17.40 (RESIDENTIAL ZONES), 17.54 (REDWOOD ROAD MIXED USE ZONES), 17.72 (PLANNED COMMUINITY ZONE) OF THE SOUTH JORDAN CITY MUNICIPAL CODE TO COMPLY WITH CHANGES IN STATE LEGISLATION.

WHEREAS, Utah Code Section 10-9a-102 grants the City of South Jordan (the "City") authority to enact ordinances that the South Jordan City Council (the "City Council") considers necessary or appropriate for the use and development of land within the City; and

WHEREAS, the updated zoning code will enable the City to comply with changes in State of Utah legislation; and

WHEREAS, the South Jordan Planning Commission held a public hearing, reviewed the proposed text amendment set forth in the attached **Exhibit A, Exhibit B, Exhibit C, Exhibit D and Exhibit E**, and made a recommendation to the City Council; and

WHEREAS, the City Council held a public hearing and reviewed the proposed text amendment; and

WHEREAS, the City Council finds that the proposed text amendment, set forth in **Exhibit A**, will enhance the public health, safety and welfare and will improve outdoor landscaping in the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH:

SECTION 1. Amendment. Section 17.18 of the South Jordan City Municipal Code, as set forth in the attached **Exhibit A**, is hereby amended.

SECTION 2. Amendment. Section 17.30 of the South Jordan City Municipal Code, as set forth in the attached **Exhibit B**, is hereby amended.

SECTION 3. Amendment. Section 17.40 of the South Jordan City Municipal Code, as set forth in the attached **Exhibit C**, is hereby amended.

SECTION 4. Amendment. Section 17.54 of the South Jordan City Municipal Code, as set forth in the attached **Exhibit D**, is hereby amended.

SECTION 5. Amendment. Section 17.72 of the South Jordan City Municipal Code, as set forth in the attached **Exhibit E**, is hereby amended.

SECTION 6. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all sections, parts, provisions and words of this Ordinance shall be severable.

SECTION 7. Effective Date. This Ordinance shall become effective immediately upon publication or posting as required by law.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS 7 DAY OF October, 2025 BY THE FOLLOWING VOTE:

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	✓			
Kathie Johnson	✓			
Donald Shelton	✓			
Tamara Zander	✓			
Jason McGuire	✓			

Mayor: Dawn R. Ramsey

Dawn R. Ramsey

Attest: Anna Crookston

Anna Crookston, City Recorder

Approved as to form:

Gregory Simonsen

Office of the City Attorney

City of South Jordan CORPORATE Seal State of Utah

Exhibit A

Chapter 17.18 USES

17.18.010 PURPOSE

In order to implement the purposes and provisions of this title, this chapter is adopted to identify allowed uses, permitted and conditional, of zoning districts established within the City per chapter 17.20, "Zone Establishment", of this title and consolidate regulations pertaining to allowed uses. This chapter shall only apply to the zones listed in the allowed uses table in subsection 17.18.020C of this chapter.

17.18.020 ALLOWED USES

A. Regulations: Development or use of a property for primary uses not specifically allowed in the table in subsection C of this section or approved by the provisions of this chapter and this Code are prohibited, except as otherwise determined by the Planning Director according to subsection 17.18.030.010B of this chapter. Regardless of whether a primary use is allowed as a permitted or conditional use, the regulations of this title shall apply. Allowed uses shall be identified in the allowed uses table in subsection C of this section with a "P" for a permitted use and a "C" for a conditional use.

B. Classifications: The classification of uses as agricultural, residential, public, commercial, and industrial, and associated grouping within each category, is for organizational and reference purposes.

C. Allowed Uses Table:

Key:

P = Permitted

C = Conditional

		Zones																			
Category	**Uses**	**A-1, A-5**	**BH-MU**	**C-C**	**C-F**	**C-I**	**C-N**	**I-F**	**MU-TC, MU-**	**P-O**	**R-1.8**	**R-2.5 R-3 R-4 R-**	**R-M**	**MU-NGATE**	**MU-R&D**	**MU-CITY**	**MU-HIST**	**MU-COMM**	**MU-SOUTH**	**MU-SGATE**	**P-C (See 17.72)**
Agricultural	Animal husbandry	P																			
	Horticulture	P																			
	Plant nursery	C	C	C	C						C										
	Public agricultural facility	C									C										
Residential:																					
Group living	Community residential facility		C							C			C			**C ***					
	Dormitory																				
	Institutional facility																				
Household	Live-work		C																		
	Multi-family																				
	Neighborhood residential facility	P									P	P	P								
	Single-family, attached												P	**P**	**C ***						

	Single-family, detached	P									P	P	P	**P**	**C***						
Public:																					
Civic and community	Cemetery																				
	Community services	C	C	C	P	P	C	P	C	C	C	C	C	**C**		**C**	**C**	**C**	**C**	**C**	
	Public safety	C	C	C	C	C	C	C	C	C	C	C	C	**C**		**C**	**C**	**C**	**C**	**C**	
	Religious assembly and worship	C	C	C	C	C	C	C	C	C	C	C	C	**C**		**C**	**C**	**C**	**C**	**C**	
Education	Elementary/secondary education	C	C	C	C				P	C	C	C	C	**C**		**C**	**C**	**C**	**C**		
	University/college		C	C	C			C	P	C				**C**		**C**	**C**	**C**	**C**		
	Vocational/professional		C	C	C			C	P	C				**C**		**C**	**C**	**C**	**C**		
Open space	Natural open space													**C**		**C**	**C**	**C**	**C**	**C**	
	Park open space		C						C					**C**		**C**	**C**	**C**	**C**	**C**	
Utility and communication	Energy conversion	C				C		C													
	Telecommunication facility	C		C	C	C	C	C		C	C	C	C	**C**							
	Utility services	P		P	P	P	P	P		P	P	P	P	**C**							
Commercial:																					
Services	Animal services			C	C	C	C														
	Business support		P	C	P	P		P	P	P				**C**		**P**	**C**		**C**		
	Daycare	P	P	P	P		P	P	P	C	P	P	P	**C**	**C**	**C**		**C**	**C**	**C**	
	Financial institution		P	P	P		C	P	P	P						**C**			**C**		
	Hospital		C		C					C											
	Light service and repair		C	C	C	P	C	P								**C**					
	Lodging		P	C	P		C	P	P	C						**C**	**P**		**C**		
	Medical/dental office or clinic		P	P	P		P	P	P	P				**C**		**P**					

	Mortuary/funeral home			C						P											
	Office		P	P	P		P	P	P	P				**C**	**P**	**P**	**C**	**P**	**P**	**P**	
	Personal services		P	P	P		P	P	P	P						**P**		**C**	**P**		
	Professional services			P	P		P	P	P	P				**C**		**P**	**C**	**P**	**P**	**P**	
	Restaurant		P	P	P		P	P	P	P						**C**	**P**		**P**		
	Self-storage			C	C	C				C						**C***			**C***		
	Vehicle repair					C		C								**C***			**C***		
	Vehicle services		C	C	C	P		P	C							**C***			**C***		
Recreation and assembly	Arts and recreation		P	P	P	P		P	P	P						**C**	**C**	**P**	**C**		
	Convention/reception center			C	C			C	C	C											
	Instruction and training			P	C	P	P	P		C						**C**			**C**		
	Outdoor recreation		C	C	C			C								**C**			**C**		
	Stadium/ theater/ auditorium		C	C	C			C	C							**C**			**C**		
Retail	Gas station		C	C	C	C	C	C	C							**C**					
	General retail		P	P	P	P	P	P	P							**P**	**P**	**P**	**P**		
	Kiosk, freestanding		P	C	C					P						**C**					
	Shopping center/department store		P	C	C			C	P							**P**		**P**	**P**		
	Vehicle sales and rental		C		C			C													
Industrial:																					
Manufacturing and production	Assembly					P		P													
	Fabrication					C		C													
	Manufacturing					C		C													
	Mining																				

Sales and service	Commercial service and repair					C		C													
	Food and drink preparation					C		C													
	Heavy equipment sales and rental					C		C													
	Office /warehouse flexible space					P		P							**C**						
	Research and development					P		P		C					**P**						
	Storage yards					C															
	Wholesale and warehouse					P		P													
Transportation	Aircraft transportation																				
	Parking facility									C											
	Passenger terminal/station			C	C	C		C	C	C											
	Railroad facility					C															
Waste	Refuse																				
	Salvage					C		C													

***See zoning district for limitations on use**

17.18.030 USE REGULATIONS

17.18.030.010 General Use Regulations

A. Uses may be conducted within the City only in accordance with the regulations of this title, including, but not limited to, the use regulations of this chapter, chapter 17.04, "General And Supplementary Provisions", of this title, and the zone specific use regulations listed in the applicable zone ordinance of this title. A conditional use permit, where required, must be obtained prior to the establishment of the use.

B. The Planning Director may provide interpretation of the provisions of this chapter to clarify words or phrases not otherwise defined, provide additional clarity necessary to apply provisions to specific cases, resolve the applicability of conflicting provisions**.** ~~, determine the applicability of provisions to uses not expressly listed in the table in subsection 17.18.020C of this chapter or determine and impose limitations on accessory uses not otherwise identified. If the Planning Director is unable to interpret the provision in question, a zone text amendment may be processed in order to clarify the zoning regulations.~~

C. Classification Requests. To determine the applicability of provisions to uses not expressly listed in the table in subsection 17.18.020(C) of this chapter, an applicant may submit a zoning compliance letter application to the planning department for a classification of the use. If a use is determined to be aligned with existing uses, the use may be regulated under the existing code. The Planning Director shall make a determination on the classification of a proposed use in accordance to the following criteria:

1. Said interpretation shall consider the goals of the general plan, the purpose and intent of the zoning district involved, the character (e.g., scale, impacts, activities, materials, and building types) of allowed uses identified in the zoning district involved, the character of a proposed use, and the potential to generate negative impacts on surrounding properties.

2. The Planning Director shall issue a written decision **of the classification** within thirty (30) days of ~~a request for interpretation~~ **receipt of submittal of the zoning compliance letter application.**

3. The Planning Director shall maintain all written decisions and uniformly apply those decisions.

4. An applicant may appeal to the classification determination by filing an appeal application with the Appeal Hearing Officer in accordance with the appeal process as described in section 17.16.020.020 f this Code.

D. New and Unlisted Uses.

4. **If a use is determined not to align with existing uses, it shall be considered as a new or unlisted use. New or unlisted uses shall require a zoning code text amendment to provide the following:**

   a. **A classification category for the use.**

   b. **A definition of use.**

   c. **Identify if the use is allowed, conditionally allowed, or prohibited in each of the existing zoning districts.**

   d. **Identify any specific regulations applicable to the use. These may include impact control measures, limitations, location limitations or other relevant regulations applicable to the use.**

5. **Zoning code text amendments for new and unlisted uses shall be heard at the Planning Commission for a recommendation and the City Council for a final decision. A final decision shall be issued within ninety (90) days of submittal of a zoning code text amendment application, unless additional time is requested by an applicant in writing.**

6. **If a new and unlisted use zoning code text amendment is denied, the City shall issue the applicant a written notification of denial within ten (10) days of the decision. This notification shall include:**

   a. **Each reason for the denial.**

   b. **Information on how an applicant may appeal the decision.**

E. ~~C.~~ It shall be unlawful to park, store or leave, or to permit the parking, storing or leaving of any vehicle of any kind, or parts thereof, that is in a wrecked, junked, dismantled, inoperative or abandoned condition, whether attended or not, upon any private or public property for longer than seventy two (72) hours, except as the following applies:

4. Where commonly associated with an approved use and in an area designated for parking or storage on an approved site plan.

5. Where up to two (2) such vehicles or parts thereof are stored completely within an enclosed building or within a six foot (6') obscuring fence enclosure that completely screens view of the vehicles from public streets and neighboring properties.

F. ~~D.~~ Commercial vehicles or earthmoving or material handling equipment, such as semitrailer trucks and trailers, trucks and trailers exceeding eight thousand (8,000) pounds curb weight, "truck" as defined in section 10.04.020 of this

code, delivery vehicles, dump trucks, backhoes, graders, loaders, cement trucks, bulldozers, belly dumps and scrapers, forklifts or other similar vehicle or equipment, may not be parked or stored on a residential lot or parcel for any length of time or on a nonresidential lot or parcel for not longer than forty eight (48) hours, except as the following applies:

4. In conjunction with and required for an active and approved development or construction project.

5. While loading or unloading said vehicle.

6. When commonly associated with an approved use on a nonresidential lot or parcel and in an area designated for parking or storage on an approved site plan or stored completely within an approved enclosed building or opaque fence enclosure.

G. ~~E.~~ Watercraft, trailers, campers, motor homes and other utility or recreational vehicles may only be stored within lawfully constructed buildings when associated with an allowed and approved use on the premises or in parking and storage areas shown on an approved site plan, except in conjunction with a single-family dwelling. Said trailers and vehicles on single-family lots or parcels shall be stored behind the front line of the main building and, when located in a street side yard, shall be eight feet (8') from the street right of way and behind a six foot (6') obscuring wall or fence, except that said vehicles may be stored temporarily in front or street side yards for no longer than seventy two (72) hours. Travel trailers, campers and motor homes may not be occupied as living quarters, except that a trailer or vehicle owned by a guest of the resident may be stored and occupied in the driveway located in the required front yard or street side yard of the permanent dwelling for no more than seven (7) days per calendar year.

H. ~~F.~~ Sexually oriented businesses are allowed in the C-F, C-I, and I-F zones. Sexually oriented businesses shall be located no less than five hundred feet (500') from the right of way line of South Jordan Parkway, Shields Lane, and 11400 South Street to any buildings, signage, or other activities associated with the applicable use.

I. ~~G.~~ Businesses shall comply with the requirements of title 5, "Business Licenses And Regulations", of this code.

J. ~~H.~~ Telecommunications shall comply with the requirements of chapter 17.112, "Wireless Communications Facilities", of this title.

K. ~~I.~~ Wind energy conversion systems shall comply with the requirements of chapter 17.108, "Wind Energy Conversion Systems", of this title.

L. ~~J.~~ All uses are subject to the impact control measures in section 17.18.040 of this chapter.

Exhibit B

Chapter 17.30 Agricultural Zones

17.30.030 Development and Design Standards

A. Development Review: Uses proposed in agricultural zones may only be established in conformance with development review procedures of the city. Applicants shall follow the procedures and requirements of this code regarding development review in the preparation and review of development proposals in agricultural zones. All uses shall be conducted according to the approved plan or plat and any conditions of approval. Plans or plats may not be altered without prior approval of the city, except as otherwise allowed under state law.

B. Lot Area: The area of any lot in agricultural zones shall not be less than the minimum lot area requirement identified in the minimum lot area table below. Every portion of a parcel being subdivided shall be included as a lot or lots in the proposed subdivision plat, right of way or as common, limited common or private ownership.

Zone	Minimum Lot Area (Acres)
A-5	5
A-1	1

C. Lot Density: Only one single-family primary dwelling may be placed on a lot or parcel of land in an agricultural zone.

D. Lot Width And Frontage: Each lot or parcel in an agricultural zone shall have a minimum lot width not less than the dimension in the minimum width column of the lot width and frontage table below. The minimum lot width shall be measured at the minimum front yard requirement (see subsection F of this section) that shall be determined from a point which corresponds to the midpoint of the front lot line. Each lot or parcel shall abut the right of way line of a public street a minimum distance not less than the dimension in the frontage (standard) column of the lot width and frontage table below, except that lots with side property lines which diverge at an angle of at least twenty degrees (20°) shall abut the right of way or landscaped open space a minimum distance not less than the dimension in the frontage (diverged) column.

Zone	Minimum Width	Frontage (Standard)	Frontage (Diverged)
A-5	100’	100’	60’
A-1	100’	100’	60’

E. Lot Coverage: The area of lot, parcel or private ownership area in an agricultural zone covered by buildings shall not exceed the percentage identified in the lot coverage table below of the total lot, parcel or private ownership area.

Zone	Maximum Building Coverage
A-5	20%
A-1	30%

F. Yard Area: The yard area (setback) requirements below shall apply in all Agricultural Zones. Minimum yard areas are measured from the corresponding front, side and rear property lines of lots or from the boundaries of private ownership areas. A land use permit shall be obtained prior to the construction of any accessory building for which a building permit is not required. An application form, lot plan showing streets, existing buildings, dimensions, easements and setbacks of the proposed accessory building and other information as needed shall be submitted for review.

1. Minimum Yard Area Requirements

Zone	Front Yard (Interior and Corner)	Front Garage	Front Yard (Cul-De-Sac Lots)	Side Yard (Standard)	Side Yard (Corner Lot Street Side)	Rear Yard (Interior Lot)	Rear Yard (Corner Lot)
A-5	30'	30'	25'	10'	25'	25'	10'
A-1	30'	30'	25'	10'	25'	25'	10'

2. Minimum Yard Area Requirements For Accessory Buildings:

a. Location: Accessory buildings may not be located between the front building line of a main building and the right-of-way that determines the front yard area.

b. Side Yard: An accessory building may be located in a side yard, including a street side, if located no closer than the minimum side yard requirement for the main building pursuant to this subsection F, except that accessory buildings no greater than ten feet (10') in height and not containing habitable space may be located no closer than five feet (5') from the side property line or boundary.

c. Rear Yard: An accessory building may be located in a rear yard no closer than three feet (3') from the side or rear property line or boundary and increased by one foot (1') for each foot of building height in excess of sixteen feet (16'), except that the setback shall be increased to no closer

than five feet (5') from the side or rear property line or boundary when adjacent to a right-of-way, which shall be increased by one foot (1') for each foot of building height in excess of sixteen feet (16').

3. Buildings Used To Shelter Animals: Buildings used for the housing or shelter of animals shall be located a minimum distance of forty feet (40') from any existing dwelling or neighborhood street right-of-way or, if approved with a conditional use permit, a minimum of twenty feet (20') from any collector street right-of-way line.

4. Projections: The following may be erected on or projected into any required yard space in Agricultural Zones:

   a. Fences and walls in conformance with this Code.

   b. Agricultural crops, landscape or garden elements, including trees, shrubs and other plants.

   c. Utility or irrigation equipment or facilities.

   d. Decks not more than two feet (2') high.

   e. Cornices, eaves, sills, planter boxes, stairways, landings, porches, decks, awnings or similar architectural features attached to the building and not enclosed by walls, extending not more than two feet (2') into a side yard, or four feet (4') into a front or rear yard.

   f. Chimneys, fireplace keys, box or bay windows or cantilevered walls attached to the building no greater than eight feet (8') wide and extending no more than two feet (2') into a side yard, or four feet (4') into a front or rear yard.

G. Parking And Access: Parking areas and vehicle access in Agricultural Zones shall meet the requirements of title 16, chapter 16.26, "Parking And Access", of this Code, chapter 17.18, "Uses", of this title and title 10 of this Code (Traffic Code). A driveway may only directly access a collector or arterial street with approval of the Utah Department of Transportation ("UDOT") for UDOT streets, or with approval of the City Engineer for City streets.

H. Fencing, Screening And Clear Vision: The fencing, screening and clear vision requirements of this section shall apply in Agricultural Zones.

1. Utility Screening: In nonresidential and nonagricultural developments, all mechanical equipment, antennas (where possible), loading areas and utility areas shall be screened from view at ground level along the property line of the subject property with architectural features or walls consistent with materials used in the associated buildings. Exterior trash receptacles in nonresidential developments shall be enclosed by masonry walls that are at

least as tall as the receptacle itself, but not less than six feet (6') tall, and solid steel access doors. The color of trash receptacle enclosures (masonry walls and access doors) shall be consistent with colors used in the associated buildings.

2. Incompatible Land Use Screening: Incompatible land uses, including waterways, trails, parks, open spaces and other uses or zones shall be screened or buffered with fences, walls and/or landscaping as required by the development approval.

3. Rear And Side Yard Fencing: A maximum six foot (6') high fence and/or hedge may be installed and maintained between a dwelling and a rear or side lot line.

4. Front Yard Fencing: A maximum four foot (4') high, nonvisually obscuring decorative wrought iron, simulated wrought iron or nonobscuring vinyl picket fence may be constructed along a side lot line to the right-of-way line or sidewalk of a neighborhood street, except as regulated in clear vision areas, according to Section 16.04.200 (J). A masonry or solid vinyl fence or hedge may also be constructed along lot lines to the right-of-way or sidewalk but may not be greater than three feet (3') high. Brick pillars may not exceed eighteen inches (18") square or be closer than ten feet (10') on center. Posts or pillars may not extend higher than four inches (4") above the fence panel.

5. Clear Vision Area: Landscape materials within a Clear Vision Area shall comply with Section 16.04.200 (J).

6. Collector Street Fencing: Any single-family residential rear or side yard fence erected or maintained roughly parallel to and within twenty feet (20') of a collector or arterial street right-of-way in an Agricultural Zone shall be constructed according to section 16.04.200 of this Code.

I. Architecture: The following exterior materials and architectural standards are required in Agricultural Zones:

1. General Architectural Standards:

   a. All building materials shall be high quality, durable and low maintenance.

   b. The exteriors of buildings in Agricultural Zones shall be properly maintained by the owners or owners' association.

   c. Signs shall meet the requirements of title 16, chapter 16.36, "Sign Ordinance", of this Code and shall be constructed of materials that are consistent with the buildings they identify.

   d. Main buildings shall be no greater than thirty five feet (35') high.

2. Architectural Standards For Main Buildings:

a. ~~Residential main buildings shall include a minimum two car garage. (minimum twenty-two feet (22') by twenty-two feet (22'), or an approved equivalent area).~~ **Residential main buildings shall include a minimum two car garage. Each covered or enclosed parking space shall be a minimum of ten feet (10') wide and twenty feet (20') long.**

b. **Single family (attached or detached) owner occupied affordable housing as defined in Utah Code 10-9a-534, do not require a garage but shall at minimum provide two (2) off street parking spaces. Uncovered parking spaces shall be a minimum of nine feet (9') wide and twenty feet (20') long. Covered or enclosed parking spaces shall be a minimum of ten feet (10') wide and twenty feet (20') long.**

~~c.~~ **d.** The minimum total floor area, finished and unfinished, of any residential main building shall be one thousand (1,000) square feet not including a garage.

~~d.~~ **e**. The front of the house shall be accessible by a pedestrian from the adjacent right-of-way.

3. Architectural Standards For Accessory Buildings:

a. Accessory buildings may not be higher than the main building, except as approved by the Planning Commission as a conditional use permit. In no case shall an accessory building be greater than twenty five feet (25') high.

b. The footprint of an accessory building in Agricultural Zones shall not exceed the footprint of the main building, including the footprint of an attached garage, except as approved by the Planning Commission as a conditional use permit.

c. Any portion of an accessory building within twenty feet (20') of a property line shall meet the following requirements, except as approved by the Planning Commission as a conditional use permit:

(1) Openings (e.g., windows and doors) that are visible from the subject property line shall not be located in an exterior wall when the floor height exceeds four feet (4') above grade.

(2) The average wall height shall not exceed sixteen feet (16') above grade.

d. Accessory buildings with a footprint exceeding two hundred (200) square feet shall be constructed with a minimum one to twelve (1:12) roof pitch over a majority of the structure.

e. Applications for a conditional use permit under subsections I3a, I3b and I3c of this section shall demonstrate that the proposed accessory building

is consistent with the character of the surrounding area, which analysis includes, but is not limited to, consideration of nearby structures and uses and applicable declarations of conditions, covenants and restrictions ("CC&Rs"). Written notice shall be provided to all property owners located within the subdivision plat of the subject property and to all property owners otherwise located within three hundred feet (300') of the subject property. Notice shall be provided no less than ten (10) days prior to the scheduled Planning Commission meeting.

J. Landscaping: The following landscaping requirements and standards shall apply in Agricultural Zones. Landscaping in Agricultural Zones is also subject to the requirements of Title 16, Chapter 16.30, “Water Efficiency Standards,” of this Code.

1. The front and street side yards of single-family lots shall be fully improved and properly maintained. Improvements shall include not less than fifty percent (50%) of the yard area landscaped and not less than fifty percent (50%) of the required landscaped area covered in acceptable live plant material unless otherwise approved with a conditional use permit.

2. All collector street and other public and private park strips in Agricultural Zones shall be improved and maintained by the adjoining property owners according to specifications adopted by the City unless otherwise allowed with development approval.

3. Where an adjacent park strip in a residential right-of-way is at least five feet (5') wide, park strip improvements shall include one shade tree that is a minimum two inch (2") caliper, for every fifty feet (50') of frontage and spaced evenly throughout the landscaped portion of the park strip, except that park strip trees shall not be planted within thirty feet (30') of a stop sign. Park strip trees shall be consistent with the "Streetscape Tree Species for South Jordan City" list.

4. In developments that have a principal use other than residential or agricultural, the following landscaping requirements shall also apply:

   a. All areas of developments not approved for parking, buildings, recreation facilities, access, other hard surfaces, or otherwise exempted with development approval shall be landscaped and properly maintained with grass, deciduous and evergreen trees and other plant material approved in conjunction with a site plan or plat for the development.

   b. A minimum of one tree per one thousand (1,000) square feet, or part thereof, of landscaped areas, excluding landscaped sport or play areas, is required. At least thirty percent (30%) of all required trees shall be minimum seven foot (7') evergreens. Deciduous trees shall be a minimum

two inch (2") caliper. Deciduous and evergreen trees need not be equally spaced, except as required in parking areas and in park strips but shall be distributed throughout the required yard areas on the site.

c. Curbed planters with two inch (2") or larger caliper shade trees and other approved plant/landscape materials shall be installed at the ends of each parking row. Planters shall be at least five feet (5') wide.

d. Minimum five foot (5') wide landscaped planters shall be installed along the street side of building foundations, except at building entrances.

e. All landscaped areas shall be curbed.

5. Developments that are contiguous to canals, streams or drainage areas shall make reasonable efforts to include banks and rights-of-way in the landscaping of the project and the urban trails system. Any area so included and perpetually preserved as open space may be counted toward required open space for the development. If approved by the City Engineer, waterways which traverse developments may be left open if properly landscaped and maintained by the adjacent owners. Waterways may not be altered without approval of any entity or agency having jurisdiction over said waterways.

6. All required landscaping in yard areas and open spaces shall be installed prior to occupancy unless deferred pursuant to section 16.04.300, "Deferred Improvements", of this Code.

7. Property owners shall properly irrigate and maintain all landscaped areas, including those in adjacent public right-of-way areas that are not maintained by the City.

8. Required trees may not be topped and required landscape material may not be removed in Residential Zones without City approval.

9. Dead plant material shall be replaced in accordance with the requirements of this chapter and the conditions of site plan or plat approval.

K. Lighting:

1. A lighting plan shall be submitted with all new developments that have a principal use that is not agricultural or residential.

2. Lighting shall be shielded to prevent glare on adjacent agricultural and residential properties.

3. Lighting fixtures in all developments that have a principal use that is not agricultural or residential shall be architectural grade and consistent with the architectural theme of the development.

4. Lighting fixtures on public property shall be approved by the City Engineer.

L. Streets: Streets in Agricultural Zones shall meet the requirements of section 16.04.180, "Streets", of this Code, except that private streets and gated communities are prohibited in Agricultural Zones.

Exhibit C

Chapter 17.30 Residential Zones

17.30.030 Development and Design Standards

A. Development Review: Uses proposed in residential zones may only be established in conformance with development review procedures of the city. Applicants shall follow the procedures and requirements of this code regarding development review in the preparation and review of development proposals in residential zones. All uses shall be conducted according to the approved plan or plat and any conditions of approval. Plans or plats may not be altered without prior approval of the city, except as otherwise allowed under state law.

B. Lot Area: The area of any lot in residential zones shall not be less than the minimum lot area requirement identified in the minimum lot area table below. Every portion of a parcel being subdivided shall be included as a lot or lots in the proposed subdivision plat, right of way or as common, limited common or private ownership.

Zone	Minimum Lot Area (Square Feet)
R-1.8	14,520
R-2.5	12,000
R-3	10,000
R-4	8,000
R-5	6,000
R-M	5,000

C. Lot Density: The maximum gross density (number of lots or primary dwelling units per acre) in any residential development in a residential zone shall not exceed the density shown in the lot density table below. The primary dwelling density of each area zoned R-M shall be determined, according to the densities established in the lot density table, with approval of a rezoning application per chapter 17.22, "Zoning Amendments", of this title and indicated on the official zoning map with a numerical suffix matching the approved density.

Zone	Maximum Gross Density
R-1.8	1.8
R-2.5	2.5
R-3	3
R-4	4
R-5	5
R-M-5	5

D. Lot Width And Frontage: Each lot or parcel in a residential zone shall have a minimum lot width not less than the dimension in the minimum width column of the lot width and frontage table below. The minimum lot width shall be measured at the minimum front yard requirement (see subsection F of this section) that shall be determined from a point which corresponds to the midpoint of the front lot

line. Each lot or parcel shall abut the right of way line of a public street a minimum distance not less than the dimension in the frontage (standard) column of the lot width and frontage table below, except that lots with side property lines which diverge at an angle of at least twenty degrees (20°) shall abut the right-of-way or landscaped open space a minimum distance not less than the dimension in the frontage (diverged) column.

Zone	**Minimum Width**	**Frontage (Standard)**	**Frontage (Diverged)**
R-1.8	90'	90'	50'
R-2.5	90'	90'	50'
R-3	85'	85'	50'
R-4	80'	80'	50'
R-5	75'	75'	50'
R-M-5	65'	65'	40'

E. Lot Coverage: The area of lot, parcel or private ownership area in a residential zone covered by buildings shall not exceed the percentage identified in the lot coverage table below of the total lot, parcel or private ownership area.

Zone	Maximum Building Coverage
R-1.8	40%
R-2.5	40%
R-3	40%
R-4	40%
R-5	50%
R-M	60%

F. Yard Area: The yard area (setback) requirements below shall apply in all residential zones. Minimum yard areas are measured from the corresponding front, side and rear property lines of lots or from the boundaries of private ownership areas. A land use permit shall be obtained prior to the construction of any accessory building for which a building permit is not required. An application form, lot plan showing streets, existing buildings, dimensions, easements and setbacks of the proposed accessory building and other information as needed shall be submitted for review.

1. Main Buildings: Minimum yard area requirements for main buildings are as follows:

Zone	Front Yard (Interior And Corner Lots)	Garage Opening[1] (Front Or Street Side)	Front Yard (Cul-De-Sac Lots)	Side Yard (Standard)	Side Yard (Corner Lot Street Side)	Rear Yard (Interior Lot)	Rear Yard (Corner Lot)
R-1.8	30'	30'	25'	10'	30'	25'	10'
R-2.5	25'	30'	20'	10'	25'	25'	10'
R-3	25'	30'	20'	10'	25'	25'	10'
R-4	20'	25'	20'	8'	20'	20'	10'
R-5	20'	25'	20'	8'	20'	20'	10'
R-M-5	20'	25'	20'	8'	10'	20'	10'

Note: The garage opening minimum yard area requirement shall apply to garages when the garage opening faces the street, otherwise the front yard minimum yard area shall apply. The garage opening minimum yard requirement shall be 25 feet to any street-facing garage opening in a cul-de-sac.

2. Accessory Buildings: Minimum yard area requirements for accessory buildings are as follows:

    a. Location: Accessory buildings may not be located between the front building line of a main building and the right-of-way that determines the front yard area.

    b. Side Yard: An accessory building may be located in a side yard, including a street side, if located no closer than the minimum side yard requirement for the main building pursuant to this subsection F, except that accessory buildings less than ten feet (10') in height and not containing habitable space may be located no closer than five feet (5') from the side property line.

    c. Rear Yard: An accessory building may be located in a rear yard no closer than three feet (3') from the side or rear property line or boundary and increased by one foot (1') for each foot of building height in excess of sixteen feet (16'), except that the setback shall be increased to no closer than five feet (5') from the side or rear property line or boundary when adjacent to a right-of-way, which shall be increased by one foot (1') for each foot of building height in excess of sixteen feet (16').

3. Buildings Used To Shelter Animals: Buildings used for the housing or shelter of animals shall be located a minimum distance of forty feet (40') from any

existing dwelling or neighborhood street right-of-way or, if approved with a conditional use permit, a minimum of twenty feet (20') from any collector street right-of-way line.

4. Projections: The following may be erected on or projected into any required yard space in Residential Zones:

   a. Fences and walls in conformance with this Code.

   b. Agricultural crops and landscape elements, including trees, shrubs and other plants.

   c. Utility or irrigation equipment or facilities.

   d. Decks not more than two feet (2') high.

   e. Cornices, eaves, sills, planter boxes, stairways, landings, porches, decks, awnings or similar architectural features attached to the building and not enclosed by walls, extending not more than two feet (2') into a side yard, or four feet (4') into a front or rear yard.

   f. Chimneys, fireplace keys, box or bay windows or cantilevered walls attached to the building no greater than eight feet (8') wide and extending not more than two feet (2') into a side yard, or four feet (4') into a front or rear yard.

G. Parking And Access: Parking areas and vehicle access in Residential Zones shall meet the requirements of title 16, chapter 16.26, "Parking And Access", of this Code, chapter 17.18, "Uses", of this title, and title 10 of this Code (Traffic Code). A driveway may only directly access a collector or arterial street with approval of the Utah Department of Transportation ("UDOT") for UDOT streets or with approval of the City Engineer for City streets.

H. Fencing, Screening And Clear Vision: The fencing, screening and clear vision requirements of this section shall apply in Residential Zones.

   1. Utility Screening: In nonresidential developments, all mechanical equipment, antennas (where possible), loading areas, and utility areas shall be screened from view at ground level along the property line of the subject property with architectural features or walls consistent with materials used in the associated buildings. Exterior trash receptacles in nonresidential developments shall be enclosed by masonry walls that are at least as tall as the receptacle itself, but not less than six feet (6') tall, and solid steel access doors. The color of trash receptacle enclosures (masonry walls and access doors) shall be consistent with colors used in the associated buildings.

   2. Incompatible Land Use Screening: Incompatible land uses, including waterways, trails, parks, open spaces and other uses or zones shall be screened

or buffered with fences, walls and/or landscaping as required by the development approval.

3. Rear And Side Yard Fencing: A maximum six foot (6') high fence and/or hedge may be installed and maintained between a dwelling and a rear or side lot line.

4. Front Yard Fencing: A maximum four foot (4') high, nonvisually obscuring decorative wrought iron, simulated wrought iron or nonobscuring vinyl picket fence may be constructed along a side lot line to the right-of-way line or sidewalk of a neighborhood street, except as regulated in Clear Vision Areas, according to Section 16.04.200 (J). A masonry or solid vinyl fence or hedge may also be constructed along lot lines to the right-of-way or sidewalk but may not be greater than three feet (3') high. Brick pillars may not exceed eighteen inches (18") square or be closer than ten feet (10') on center. Posts or pillars may not extend higher than four inches (4") above the fence panel.

5. Clear Vision Area: Landscape materials within a Clear Vision Area shall comply with Section 16.04.200 (J).

6. Collector Street Fencing: Any single-family residential rear or side yard fence erected or maintained roughly parallel to and within twenty feet (20') of a collector or arterial street right-of-way in a Residential Zone shall be constructed according to section 16.04.200 of this Code.

I. Architecture: The following exterior materials and architectural standards are required in Residential Zones:

1. General Architectural Standards:

   a. All building materials shall be high quality, durable and low maintenance.

   b. The exteriors of buildings in Residential Zones shall be properly maintained by the owners or owners' association.

   c. Signs shall meet requirements of title 16, chapter 16.36, "Sign Ordinance", of this Code and shall be constructed of materials that are consistent with the buildings they identify.

   d. Main buildings shall be no greater than thirty five feet (35') high.

2. Architectural Standards For Main Buildings:

   a. Residential main buildings shall include a minimum two car garage. ~~(minimum twenty-two feet (22') by twenty-two feet (22'), or an approved equivalent area).~~ **Each covered or enclosed parking space shall be a minimum of ten feet (10') wide and twenty feet (20') long.**

b. <u>Single family (attached or detached) owner occupied affordable housing as defined in Utah Code 10-9a-534, do not require a garage but shall at minimum provide two (2) off street parking spaces. Uncovered parking spaces shall be a minimum of nine feet (9') wide and twenty feet (20') long. Covered or enclosed parking spaces shall be a minimum of ten feet (10') wide and twenty feet (20') long.</u>

~~c.~~ **<u>d.</u>** The minimum total floor area, finished and unfinished, of any residential main building shall be one thousand (1,000) square feet not including a garage.

~~d.~~ **<u>e</u>**. The front of the house shall be accessible by a pedestrian from the adjacent right-of-way.

3. Architectural Standards For Accessory Buildings:

   a. Accessory buildings may not be higher than the main building, except as approved by the Planning Commission as a conditional use permit. In no case shall an accessory building be greater than twenty five feet (25') high.

   b. The footprint of accessory buildings in the R-2.5, R-3, R-4, R-5 and R-M Zones shall not exceed sixty percent (60%) of the footprint of the main building, including the footprint of an attached garage, except that the Planning Commission may approve a conditional use permit for an accessory building with a footprint that is greater than sixty percent (60%) but in no case shall exceed the footprint of the main building. In the R-1.8 Zone, the footprint of an accessory building, such as a barn or a stable, shall not exceed the footprint of the main building, except with a conditional use permit approved by the Planning Commission.

   c. Any portion of an accessory building within twenty feet (20') of a property line shall meet the following requirements, except as approved by the Planning Commission as a conditional use permit:

      (1) Openings (e.g., windows and doors) that are visible from the property line shall not be located in an exterior wall when the floor height exceeds four feet (4') above grade.

      (2) The average wall height shall not exceed sixteen feet (16') above grade.

   d. Accessory buildings with a footprint exceeding two hundred (200) square feet shall be constructed with a minimum one to twelve (1:12) roof pitch in the R-1.8 Zone, and a minimum three to twelve (3:12) roof pitch over a majority of the structure in all other Residential Zones.

   e. Applications for a conditional use permit under subsections I3a, I3b and I3c of this section shall demonstrate that the proposed accessory building

is consistent with the character of the surrounding area, which analysis includes, but is not limited to, consideration of nearby structures and uses and applicable declarations of conditions, covenants and restrictions ("CC&Rs"). Written notice shall be provided to all property owners located within the subdivision plat of the subject property and to all property owners otherwise located within three hundred feet (300') of the subject property. Notice shall be provided no less than ten (10) days prior to the scheduled Planning Commission meeting.

J. Landscaping: The following landscaping requirements and standards shall apply in Residential Zones. Landscaping in Residential Zones is also subject to the requirements of Title 16, Chapter 16.30, “Water Efficiency Standards,” of this Code.

1. The front and street side yards of single-family lots shall be fully improved and properly maintained with not less than fifty percent (50%) of the yard area landscaped and not less than fifty percent (50%) of the required landscaped area covered in acceptable live plant material unless otherwise approved with a conditional use permit.

2. All collector street and other public and private park strips in Residential Zones shall be improved and maintained by the adjoining property owners according to specifications adopted by the City unless otherwise allowed with development approval.

3. Where an adjacent park strip in a residential right-of-way is a minimum of five feet (5') wide, park strip improvements shall include one shade tree that is a minimum two inch (2") caliper, for every fifty feet (50') of frontage and spaced evenly throughout the landscaped portion of the park strip, except that park strip trees shall not be planted within thirty feet (30') of a stop sign. Park strip trees shall be consistent with the "Streetscape Tree Species for South Jordan City" list.

4. In developments that have a principal use other than single-family, detached, the following landscaping requirements shall apply:

a. All areas of developments not approved for parking, buildings, recreation facilities, access, other hard surfaces, or otherwise exempted with development approval shall be landscaped and properly maintained with grass, deciduous and evergreen trees and other plant material approved in conjunction with a site plan or plat for the development.

b. A minimum of one tree per one thousand (1,000) square feet, or part thereof, of landscaped areas, excluding landscaped sports or play areas, is required. At least thirty percent (30%) of all required trees shall be a minimum seven foot (7') evergreen. Deciduous trees shall be a minimum

two inch (2") caliper. Deciduous and evergreen trees need not be equally spaced, except as required in parking areas and in park strips but shall be distributed throughout the required yard areas on the site.

c. Curbed planters with two inch (2") or larger caliper shade trees and other approved plant/landscape materials shall be installed at the ends of each parking row. Planters shall be at least five feet (5') wide.

d. Minimum five foot (5') wide landscaped planters shall be installed along the street side of building foundations, except at building entrances.

e. All landscaped areas shall be curbed.

5. Developments that are contiguous to canals, streams or drainage areas shall make reasonable efforts to include banks and rights-of-way in the landscaping of the project and the urban trails system. Any area so included and perpetually preserved as open space may be counted toward required open space for the development. If approved by the City Engineer, waterways which traverse developments may be left open if properly landscaped and maintained by the adjacent owners. Waterways may not be altered without approval of any entity or agency having jurisdiction over said waterways.

6. All required landscaping in yard areas and open spaces shall be installed prior to occupancy unless deferred pursuant to section 16.04.300, "Deferred Improvements", of this Code.

7. Property owners shall properly irrigate and maintain all landscaped areas, including those in adjacent public rights-of-way that are not maintained by the City.

8. Required trees may not be topped and required landscape material may not be removed in Residential Zones without City approval.

9. Dead plant material shall be replaced in accordance with the requirements of this chapter and the conditions of site plan or plat approval.

K. Lighting:

1. A lighting plan shall be submitted with all new nonresidential developments in Residential Zones.

2. Lighting shall be shielded to prevent glare on adjacent agricultural and residential properties.

3. Lighting fixtures in all developments that have a principal use that is not agricultural or residential shall be architectural grade and consistent with the architectural theme of the development.

4. Lighting fixtures on public property shall be approved by the City Engineer.

L. Streets: Streets in Residential Zones shall meet the requirements of section 16.04.180, "Streets", of this Code, except that private streets and gated communities are prohibited in Residential Zones unless otherwise provided for in this chapter

Exhibit D

Chapter 17.54 Redwood Road Mixed Use (MU) Zones

17.54.010 PURPOSE

The Redwood Road mixed use (MU) zones are established to implement the land use element of the general plan and the Redwood Road centers map, as amended, which is included for reference in this chapter. The purpose of the MU zones is to establish unique and distinct districts in a succession of nodes along the Redwood Road corridor. These districts are defined by separate classes of uses and development standards which identify the character of the individual districts. The allowed uses and standards applicable to each district are set forth in this chapter and are intended to create a distinctive identity representative of the City's quality of life. The MU zones will encourage orderly, aesthetically pleasing development and a balance of uses while discouraging strip commercial with its attendant congestion, pollution and visual blight.

17.54.020 ZONING MAP DESIGNATIONS

The MU zones shall be established according to the boundary of the individual center indicated on the "Redwood Road centers" map and according to the land uses designated on the general plan land use plan map, as adopted or amended by the City Council. The MU zones shall be noted as follows on the official zoning map of the City:

MU-Ngate	Mixed Use-North Gateway Zone
MU-R&D	Mixed Use-Research and Development Zone
MU-City	Mixed Use-City Center Zone
MU-Hist	Mixed Use-Historic and Landmark Zone
MU-Comm	Mixed Use-Community Center Zone
MU-South	Mixed Use-South Center Zone
MU-Sgate	Mixed Use-South Gateway Zone

17.54.030 USES

Uses **are permitted as set forth in Chapter 17.18 of this Code. In addition** ~~may be conducted in the MU zones only in accordance with~~ the following regulations **apply**:

A. Only allowed permitted, conditional or accessory uses as set forth in this chapter may be conducted in the MU zones. A conditional use permit must be obtained prior to the establishment of a conditional use. Sexually oriented businesses are prohibited in the MU zones.

B. All uses established in the MU zones shall be conducted within completely enclosed buildings, except those uses deemed, through conditional use approval, to be customary "outdoor" uses such as recreation, garden nursery, lumberyards or other similar uses.

C. Accessory uses and buildings are permitted in the MU zones only in conjunction with allowed permitted and conditional uses. Accessory uses include, but are not limited to, parking areas, utility and loading areas and other buildings and activities which are incidental and subordinate to the permitted or conditional use on the premises. Accessory buildings in residential developments shall meet requirements for residential zones found elsewhere in this title.

D. There shall be no open storage of trash, debris, used, wrecked or neglected materials, equipment or vehicles in MU Zones. No commercial materials, goods or inventory may be stored in open areas in MU Zones, except for temporary display items which are removed daily and which may be located only on private property no closer than ten feet (10') from any public right-of-way. No more than twelve (12) small party balloons and six (6) weatherproof placards, each not exceeding two feet (2') square per business, may be attached to the displays and shall be removed daily with the displays. All other signs and devices are prohibited. Outdoor storage of inventory or products such as firewood, water softener salt, garden supplies and building materials is permitted only in screened areas approved for such purpose with site plan review.

E. No vehicle, boat or trailer, or parts thereof, which is in a wrecked, junked, dismantled, inoperative or abandoned condition, attended or not, may be parked or stored in MU Zones for longer than seventy two (72) hours unless stored within a completely enclosed building or opaque fence enclosure which completely obscures said vehicle or parts from public view. No more than two (2) such vehicles may be so stored on a lot in MU Zones. No commercial vehicles such as earthmoving or material handling equipment, semitrucks or trailers or any commercial truck, trailer or vehicle may be stored in MU Zones for longer than seventy two (72) hours, except in conjunction with an approved use or approved development or construction activities on the property.

F. Watercraft, trailers, campers, motor homes and other utility or recreational vehicles shall be stored within lawfully constructed buildings or behind the front line of the main building on the lot or parcel in an MU Zone, except that

said vehicles may be stored temporarily in front or street side yards for no longer than seventy two (72) hours. Recreational and utility vehicles may be stored permanently in the street side yard of a corner lot only if stored completely behind the front line of the main building and at least eight feet (8') from the street right-of-way line and if enclosed with a six foot (6') high solid vinyl or masonry fence. Travel trailers, campers and motor homes may not be occupied as living quarters in MU Zones, except that a vehicle owned by a guest of the resident may be stored and occupied in the required front yard or side yard of the permanent dwelling for no more than seven (7) days per calendar year.

G. Home occupations may be licensed in any residence in MU Zones according to provisions of title 5, chapter 5.38 of this Code.

H. Religious activities may be allowed in MU Zones with approval of a conditional use permit.

I. <u>Commercial office PUD or condominium projects require a minimum site size of five (5) acres and must be considered for approval by the Planning Commission as a conditional use permit.</u>

J. <u>All projects smaller than five (5) acres may only be approved by the Planning Commission with a conditional use permit.</u>

17.54.040 SITE PLAN/PLAT APPROVAL

All uses proposed in the MU Zones shall be established in conjunction with an approved conditional use permit, site plan, subdivision plat or condominium map. Procedures and requirements of this title and title 16 of this Code concerning site plan, condominium map and plat approval shall be followed in the preparation and review of developments proposed in the MU Zones. All uses shall be conducted according to the approved site plan, condominium map or plat and any conditions of approval. Site plans or plats may be altered according to procedures set forth in title 16 of this Code.

17.54.050 ZONE AND PROJECT AREA

The minimum area of any MU Zone shall be five (5) acres. The minimum area of any project in the MU Zones shall be five (5) acres. "Project" shall be defined as any residential, commercial, institutional, office or mixed use development for which preliminary plat, map or site plan approval has been proposed or granted. If a project is proposed to be smaller than five (5) acres, a concept plan shall be prepared according to section 16.24.030 of this Code with the involvement of the neighboring property owners and submitted for review by the Planning Commission. The concept plan shall facilitate future coordination of land use, access, parking, landscaping and building placement between the parcel proposed for development and neighboring parcels. The area for which the concept plan shall be prepared will be determined by

the Planning Department but shall include, at a minimum, all parcels within five hundred feet (500') of the subject parcel. After reviewing the concept plan, the Planning Commission may authorize the developer to proceed with the site plan application according to the concept plan, require modifications to the concept plan before proceeding with the site plan or reject the concept plan. If the applicant proceeds with the site plan application, the concept plan may be considered by the Planning Commission in approving or denying the site plan for the project. Any project under five (5) acres in area shall be a conditional use in the MU Zones.

17.54.060 LOT FRONTAGE, WIDTH AND COVERAGE

A. No minimum lot width is required for lots in MU Zones, except for single-family lots developed to R-2.5 standards which shall have a minimum width of ninety feet (90') measured at the minimum front yard setback at a point which corresponds to the midpoint of the front lot line.

B. Each lot developed to R-2.5 standards shall abut the right-of-way line of a public street a minimum distance of ninety feet (90'), except that lots with side property lines which diverge at an angle of at least twenty degrees (20°) shall abut the right-of-way a minimum distance of fifty feet (50').

C. All developments not meeting R-2.5 standards shall abut a public street a minimum distance of one hundred fifty feet (150').

D. Side property lines shall be within five degrees (5°) of perpendicular to the front lot line.

E. No maximum lot coverage by buildings is required in the MU zones, except for single-family (R-2.5 standards) residential development, in which case the maximum lot coverage shall be forty percent (40%).

17.54.070 YARD REQUIREMENTS

The following minimum yard areas are required in the MU zones. The "project perimeter" yard area shall be measured from the exterior boundary of the preliminary plat or site plan. Yard requirements for self-storage facilities shall be determined with development review. Yards indicated as "landscaped" shall be landscaped with lawn, trees, shrubs or other plant material, except for necessary driveways and walkways.

A. Single-family residential (R-2.5 Zone standards):

Front	30	feet (landscaped)
Side	10	feet

Corner lot street side	30	feet (landscaped)
Collector street side	35	feet
Rear	25	feet
Corner lot rear	10	feet
Collector street rear	35	feet

B. Office and institutional:

Front and street side	20	feet (landscaped)
Project perimeter adjacent to office use	0	feet
Project perimeter adjacent to retail use	5	feet (landscaped)
Project perimeter adjacent to multi-family residential use	10	feet (landscaped)
Project perimeter adjacent to single-family residential or agricultural use	10	feet (landscaped)
Between buildings	20	feet (landscaped, may be partially paved)

C. Retail:

Front and street side	20	feet (landscaped)
Project perimeter adjacent to office use	5	feet (landscaped)
Project perimeter adjacent to retail use	0	feet
Project perimeter adjacent to multi-family residential use	10	feet (landscaped)
Project perimeter adjacent to single-family residential use	15	feet (landscaped)
Between buildings	0	feet

D. The minimum side and rear landscaped yards for office and retail buildings or structures adjacent to residential or agricultural zones or uses shall be an additional foot for each foot of building height over twenty five feet (25'). The minimum setback from property lines for accessory buildings and structures exceeding twelve feet (12') in height shall be increased by one foot (1') for each foot of height in excess of twelve feet (12'). At least fifty percent (50%) of additional required yard areas shall be landscaped.

E. Projections into required yard areas shall be regulated according to the respective residential (R-1.8, R-2.5, R-3, R-M), commercial (C-C, C-N), industrial (C-I) and office (P-O) requirements found elsewhere in this title.

F. Should an adjacent property have a future land use designation that is commercial, office or industrial, the required minimum interior side and/or rear yard may be reduced if approved by the Planning Commission with site plan review.

17.54.080 OPEN SPACE

Open space is landscaped area, including required landscaped yard areas. Open space may include recreational improvements, including sports courts, swimming pools and walking paths. All open spaces shall be preserved and properly maintained by the owners. A perpetual open space easement or common area shall be recorded for developments by an owners' association with power to assess and collect fees for maintenance. Open space requirements for self-storage facilities shall be determined with development review. The following minimum landscaped open spaces shall be provided in the MU zones:

Multi-family residential	16 percent of gross area
Office, plant or institutional	15 percent of gross area
Retail	None
Single-family residential (R-2.5 Zone standards)	None

17.54.090 MIXED USE-NORTH GATEWAY (MU-NGATE) ZONE

A. Purpose: The Mixed Use-North Gateway Zone (MU-Ngate) is established to encourage primarily residential development which is representative of the residential character and lifestyle of the City. This zone will serve to identify and distinguish the City at the north boundary on Redwood Road.

B. ~~Permitted Uses: The following use may be conducted in the MU-Ngate Zone:~~ Single-family residential development **shall follow the standards as set forth in the** R-2.5 **Zone.** ~~standards.~~

C. ~~Conditional Uses: The following uses may be allowed in the MU-Ngate Zone with approval of a conditional use permit:~~
~~Active parks, recreation facilities.~~
~~Group daycare.~~
~~Medical or dental office.~~
~~Office or commercial PUD or condominium, minimum five (5) acres.~~
~~Office service.~~
~~Passive parks.~~
~~Project smaller than five (5) acres.~~
~~Public or quasi-public facilities.~~
~~Schools.~~

17.54.100 MIXED USE-RESEARCH AND DEVELOPMENT (MU-R And D) ZONE

A. Purpose: The Mixed Use-Research and Development Zone (MU-R&D) is established to encourage primarily office, commercial and high tech laboratories and manufacturing development in a well landscaped campus environment. This zone will establish a visible area in the City for business and research facilities which promotes the use, open space and architectural standards of the community.

B. ~~Permitted Uses: The following uses may be conducted in the MU-R&D Zone:~~
~~Office service.~~
~~Research and development facilities.~~

B. ~~Conditional Uses: The following uses may be allowed in the MU-R&D Zone with approval of a conditional use permit:~~
~~Group daycare.~~
~~High tech light manufacturing, warehousing and distribution.~~
~~Office PUD or condominium, minimum five (5) acres.~~
~~Offices with customers on the premises.~~
~~Project smaller than five (5) acres.~~
~~Public or quasi-public uses.~~
~~Residential with attached or detached s~~ **S**ingle-family **residential uses must comply with the following:**

1. Attached dwellings may ~~dwellings,~~ not **be** stacked,

2. ~~m~~ **M**aximum **density of** five (5) units per acre,

3. ~~m~~ **M**inimum **development size of** twenty (20) acres.

17.54.110 MU-CITY CENTER (MU-CITY) ZONE

A. Purpose: The mixed use-city center zone (MU-City) is established to provide a centralized retail hub within the 10400 South Redwood Road vicinity. This center will help to meet the routine retail and service needs of local residents and motorists. Development should be geared toward commerce and demonstrate the high architectural standards of the city. "Postmodern" architectural style is encouraged in building design.

~~B. Permitted Uses: The following uses may be conducted in the MU-City zone:~~
~~Health, beauty and fitness services.~~
~~Offices with customers on the premises.~~
~~Retail uses.~~

~~C.~~ **B.** ~~Conditional Uses: The following uses may be allowed in the MU-City zone with approval of a conditional use permit:~~
~~Active parks, recreation facilities. Assisted living centers~~ **Community residential facilities are limited to a** maximum two (2) stories.

C. ~~Automotive~~ **Vehicle** repair~~s~~ **uses shall comply with the following:**

1. Repairs must be entirely within enclosed buildings,

2. A maximum total of two (2) acres in the MU-City zone **may be used as vehicle repair,** ~~(~~

3. ~~n~~ **N**o outside storage of parts, supplies, equipment or damaged vehicles **is permitted.** ~~)~~

D. ~~Automotive~~ **Vehicle** services **uses shall not store** ~~, including lube, tune up, wash, inspection, tires, mufflers, minor repairs (no outside storage of~~ parts, supplies or equipment~~).~~
~~Banks, credit unions, financial institutions.~~
~~Bed and breakfast inn.~~
~~Business services.~~
~~Care centers, maximum two (2) stories. Cultural facilities.~~

E. Drive-through facilities ~~for allowed uses.~~ **are permitted for allowed uses.**

~~Educational and training activities.~~
~~Entertainment, amusement.~~
~~Equipment and appliance light repairs and service enclosed within a building.~~
~~Fast food with no eating accommodations.~~
~~Gas stations, convenience stores.~~
~~Group daycare center.~~
~~Laundry.~~
~~Lumber, building materials and landscaping retail sales yards.~~
~~Office or commercial PUD or condominium, minimum five (5) acres.~~
~~Office service.~~

~~Passive parks.~~
~~Pharmacy.~~
~~Project smaller than five (5) acres.~~
~~Public or quasi-public facilities.~~
~~Restaurants.~~ Self-storage facilities **are limited to a**~~,~~ maximum ~~total~~ of three (3) acres **total** in the MU-City zone.

17.54.120 MU-HISTORIC AND LANDMARK (MU-HIST) ZONE

A. Purpose: The Mixed Use-Historic and Landmark Zone (MU-Hist) is established to preserve the historic and cultural heritage of the City while providing limited residential, commercial and office opportunities. Uses established in the MU-Hist Zone will reflect and be sensitive to the historic nature of this zone. Buildings should reflect the historic architecture of the State, possibly implementing Victorian characteristics. Historic buildings and sites shall be preserved as required by the City Council.

B. ~~Permitted Uses: The following uses may be conducted in the MU-Hist Zone:~~
~~Bed and breakfast lodging.~~
~~Minor retail uses.~~
~~Restaurants.~~

C. ~~Conditional Uses: The following uses may be allowed in the MU-Hist Zone with approval of a conditional use permit:~~
~~Active parks, recreational activities.~~
~~Cultural facilities.~~
~~Minor business services.~~
~~Office or commercial PUD or condominium, minimum five (5) acres.~~
~~Office service.~~
~~Passive parks.~~
~~Project smaller than five (5) acres.~~
~~Public or quasi-public facilities.~~
~~Schools.~~

17.54.130 MU-COMMUNITY CENTER (MU-COMM) ZONE

A. Purpose: The Mixed Use-Community Center Zone (MU-Comm) is established to encourage centralized civic facilities with supporting and compatible office and commercial development. This zone should be characterized by a campus like environment with pedestrian amenities.

B. ~~Permitted Uses: The following uses may be conducted in the MU-Comm Zone:~~
~~Cultural facilities.~~
~~Office service.~~
~~Restaurants.~~
~~Retail business.~~

~~C. Conditional Uses: The following uses may be allowed in the MU-Comm Zone with approval of a conditional use permit:~~
~~Active parks, recreational facilities.~~
~~Buildings for religious activities.~~ **B. Drive-through facilities are permitted for allowed uses** ~~Drive-through service. Group daycare.~~
~~Health, beauty and fitness services.~~
~~Office or commercial PUD or condominium, minimum five (5) acres.~~
~~Passive parks.~~
~~Project smaller than five (5) acres.~~
~~Public or quasi-public facilities.~~
~~Schools.~~

17.54.140 MU-SOUTH CENTER (MU-SOUTH) ZONE

A. Purpose: The Mixed Use-South Center Zone (MU-South) is established to provide a retail hub at the 11400 South intersection. This center will help to meet the routine retail and service needs of residents in this vicinity and motorists passing through this major intersection. Development will be geared toward commerce and demonstrate the high architectural standards of the City. An equestrian theme is desired both in uses and architecture.

~~B. Permitted Uses: The following uses may be conducted in the MU-South Center Zone:~~
~~Health, beauty and fitness services.~~
~~Offices with customers on the premises.~~
~~Restaurants.~~
~~Retail uses.~~

~~C. Conditional Uses: The following uses may be allowed in the MU-South Center Zone with approval of a conditional use permit:~~
~~Active parks, recreational facilities.~~

B. Vehicle repair uses shall comply with the following:

1. ~~Automotive~~ **Vehicle** repairs **must be** entirely within enclosed buildings,

2. A maximum total of three (3) acres in the MU-South Zone **may be used for vehicle repair uses.**

3. No outside storage of parts, supplies, equipment or damaged vehicles visible from the street or from adjacent properties is allowed.

C. ~~Automotive~~ **Vehicle** services~~, including lube, tune up, wash, inspection, tires, mufflers, minor repairs. No~~ **shall not have** outside storage of parts, supplies, equipment or damaged vehicles visible from the street or from adjacent properties ~~is allowed~~. ~~Banks, credit unions, financial institutions.~~
~~Bed and breakfast lodging.~~

~~Business services.~~
~~Cultural facilities.~~

D. Drive-through ~~service~~ **is permitted with associated permitted use.**

~~Educational and training activities.~~
~~Entertainment, amusement.~~
~~Equipment and appliance light repairs and service enclosed within a building.~~
~~Fast food with no eating accommodations.~~
~~Gas stations, convenience stores.~~
~~Group daycare center.~~
~~Laundry.~~
~~Lumber, building materials and landscaping retail sales yards.~~
~~Office or commercial PUD or condominium.~~
~~Office service.~~
~~Passive parks.~~
~~Pharmacy.~~
~~Project smaller than five (5) acres.~~
~~Public or quasi-public facilities.~~ **E.** Self-storage facilities **are limited to a**~~,~~ maximum total of three (3) acres in the MU-South Zone.

17.54.150 MU-SOUTH GATEWAY (MU-SGATE) ZONE

A. Purpose: The Mixed Use-South Gateway Zone (MU-Sgate) is established to encourage primarily office development which is representative of the character and lifestyle of the City. This zone will serve to identify and distinguish the City at the south boundary on Redwood Road. Architecture should be residential in scale and flavor.

B. ~~Permitted Uses: The following use may be conducted in the MU-Sgate Zone:~~

~~Office service.~~

C. ~~Conditional Uses: The following uses may be allowed in the MU-Sgate Zone with approval of a conditional use permit:~~

~~Active parks, recreation facilities.~~

~~Group daycare.~~

~~Office or commercial PUD or condominium.~~

~~Passive parks.~~

~~Project smaller than five (5) acres.~~

~~Public or quasi-public facilities.~~

17.54.160 LANDSCAPING

A. The following landscaping requirements shall apply in the MU zones. Landscaping in the MU zones is also subject to the requirements of Title 16, Chapter 16.30, “Water Efficiency Standards,” of this Code.

1. Single-family residential: The front and side yards of single-family lots shall be landscaped and properly maintained with grass, trees and other plant material unless otherwise approved with a conditional use permit.

2. Multi-family residential: Grass, shrubs, ground cover, two inch (2") or larger caliper deciduous trees, seven feet (7') or taller evergreen trees; approved plant/landscape materials and two inch (2") or larger caliper deciduous trees in public park strips.

3. Office, plant or institution: Grass, shrubs, ground cover, two inch (2") or larger caliper deciduous trees, seven feet (7') or taller evergreen trees; approved plant/landscape materials and two inch (2") or larger caliper deciduous trees in public park strips.

4. Retail business: Grass, shrubs, ground cover, two inch (2") or larger caliper deciduous trees, seven feet (7') or taller evergreen trees; approved plant/landscape materials and two inch (2") or larger caliper deciduous trees in public park strips.

5. Park strip trees shall not be planted within thirty feet (30') of a stop sign.

B. Areas of a development that are not covered by paving or buildings shall be landscaped. All required landscaping in yard areas and open spaces, except in R-2.5 developments, shall be installed or escrowed (due to weather) prior to occupancy.

C. All landscaped areas, including adjoining public right of way areas, shall be properly irrigated and maintained by the owners unless otherwise allowed with development approval.

D. Trees may not be topped nor may any landscape material be removed without city approval unless replaced in accordance with the requirements of this chapter and the conditions of site plan or plat approval.

E. Curbed planters with two inch (2") or larger caliper shade trees and shrubs or ground cover shall be installed at the ends of parking rows. Planters shall be at least five feet (5') wide.

F. Shade trees shall be planted between double parking rows at minimum intervals of six (6) stalls and along single parking rows at minimum intervals of

three (3) stalls and no farther than six feet (6') from the parking area. Shade trees are not required in parking rows which are adjacent to buildings.

G. In commercial and institutional developments, minimum five foot (5') landscaped planters shall be provided along the street sides of buildings except at building entrances or drive-up windows. In office developments, said planters shall be provided around the entire building except at building entrances or drive-up windows.

H. All landscaped areas other than in single-family residential developments shall be separated from driveways and parking areas with minimum four inch (4") high curbs.

I. Minimum three (3) to four foot (4') high berms or hedges shall be provided in landscaped areas between public streets and parking areas of developments in the MU zones. Berms or hedges are not required where the entire area, excluding walkways, between the public street and a building is landscaped.

J. Trees shall be planted on private property, except in R-2.5 developments, at the minimum rate of one per seven hundred (700) square feet of required landscaped area. At least thirty percent (30%) of all required trees, excluding public park strip trees, shall be evergreens.

K. Trees are required in park strips along collector and arterial streets and shall be selected from and planted according to the city street tree plan. Trees shall be planted along the property side of the sidewalk on Redwood Road thirty feet (30') on center and six feet (6') from the sidewalk. Approved plant/landscaping materials shall be planted and maintained in the park strip along Redwood Road.

L. Developments which are contiguous to canals, streams or drainage areas shall make reasonable efforts to include banks and rights of way in the landscaping of the project and the urban trails system. Any areas so included may be counted toward required open space for the development. Waterways which traverse developments may be left open if properly landscaped and maintained. Any entity or agency having jurisdiction over said waterways must grant approval for any redevelopment of said waterways.

M. All development applications shall be accompanied by landscape plans prepared by a professional landscape architect.

17.54.170 Architectural Standards

A. The following architectural standards are required for the respective uses listed in the MU zones:

1. Single-family residential: ~~Brick or stone in the minimum amount of two feet (2') times perimeter of the foundation (including garage); minimum five to twelve (5:12) roof pitch; minimum two (2) car garage (minimum 22 feet by 22 feet, or approximate approved equivalent) per dwelling~~

   a. A~~;~~ minimum ~~two thousand four hundred~~ **one thousand** (~~2,400~~ **1,000**) square feet minimum dwelling unit size.

   b. Residential main buildings shall include a minimum two car garage. Each covered or enclosed parking space shall be a minimum of ten feet (10') wide and twenty feet (20') long.

   c. Single family (attached or detached) owner occupied affordable housing as defined in Utah Code 10-9a-534 are not required a garage but shall at minimum provide two (2) off street parking spaces. Uncovered parking spaces shall be a minimum of nine feet (9') wide and twenty feet (20') long. Covered or enclosed parking spaces shall be a minimum of ten feet (10') wide and twenty feet (20') long.

2. Multi-family residential: Brick or stone in the minimum amount of two feet (2') times perimeter of the foundation (including garage) and stucco; minimum five to twelve (5:12) roof pitch; minimum two (2) car garage (minimum 22 feet by 22 feet, or approximate approved equivalent) per dwelling; minimum two thousand four hundred (2,400) square feet per dwelling.

3. Small office, plant, institution or retail business (less than five thousand (5,000) square foot building): Minimum of fifty percent (50%) brick or stone; balance of exterior wall area shall consist of brick, stone, glass, decorative integrally colored block and/or no more than fifteen percent (15%) stucco or tile. Decorative accents and trim of other materials are permitted with planning commission approval. Roofs shall be hipped or gabled with minimum six to twelve (6:12) pitch. This subsection shall not apply if the small office, plant, institution or retail business (less than five thousand (5,000) square foot building) is part of a larger development containing other commercial buildings over five thousand (5,000) square feet and is designed to have similar architectural elements as the larger commercial buildings in the development, including a similar roof pitch and exterior finish building elements.

B. All building materials **for multifamily and commercial uses** shall be high quality, durable and low maintenance. All buildings and structures in MU zones shall be maintained in good condition.

C. Remodeling or refacing of buildings, except in R-2.5 developments, may not be commenced without the approval of the planning commission.

D. **For multifamily and commercial uses,** ~~A~~all masonry and concrete materials, except minimal foundations, shall be integrally colored.

E. Exterior walls of buildings, except for single-family dwellings, in excess of forty feet (40') in length, shall have relief features at least four inches (4") deep at planned intervals.

F. All sides of multi-family dwellings containing more than four (4) units shall receive similar design treatment.

G. Maximum height of all buildings in the MU zones shall be thirty five feet (35').

H. Signs shall meet requirements of title 16, chapter 16.36 of this code according to P-O zone standards for office uses and according to C-C zone standards for commercial uses and shall be constructed of materials which are compatible with the buildings which they identify.

I. All buildings and signs in individual developments shall possess a consistent architectural theme which reflects the character of the district in which they are located.

J. All **multifamily and commercial use** buildings and structures shall be designed by a licensed professional architect.

K. Any site or building in MU zones believed by the city council to have historical significance shall be preserved for a maximum period of six (6) months upon written notification to the city that a change in use, redevelopment or demolition of the property is desired. The owner or developer of the subject site or building shall request that the city make a determination on the disposition of the property. If the city council determines that preservation is desired, negotiations should be undertaken and finalized within the six (6) month period. If negotiations to preserve the site or building are not completed or continued in a mutually acceptable manner within six (6) months, the building or site may be redeveloped, remodeled or demolished in conformance with the provisions of this chapter.

~~L. Attached garages on single-family residential corner lots may be located on the interior side of the lot or on the street side of the lot only if the garage is accessed directly from the side street.~~

17.54.180 PARKING AND ACCESS

The following parking and access requirements shall apply in the MU zones:

A. Parking areas and vehicle access shall meet the requirements of title 16, chapter 16.26 of this Code. Defined pedestrian access shall be provided between adjacent developments, buildings and parking areas as required by the Planning Commission. Sidewalks over which parked vehicles may overhang shall be at least six feet (6') wide on single parking rows and eight feet (8')

wide between double loaded rows. Sidewalks shall be at least six inches (6") higher than driveway and parking surfaces. An eight foot (8') wide sidewalk shall be required along Redwood Road and shall be set back a minimum of two feet (2') from the right-of-way line. The eight foot (8') sidewalk shall be considered landscaping for purposes of this chapter. Park strips (minimum 12 feet wide) between the sidewalk and the curb shall be landscaped and maintained with grass.

B. If approved by the Planning Commission, cash may be paid to the City for future construction of improvements for roads which are designated for widening in the Transportation Master Plan.

C. Access to public streets shall be approved by the City Engineer and, if a State road, by UDOT. Vehicle access to developments from collector and arterial streets shall be shared as required by the Planning Commission. Driveways and streets intercepting or intersecting the same collector or arterial street shall be separated by a minimum distance of three hundred feet (300'). Double frontage lots may be accessed only from a subdivision or neighborhood street, not from a collector or arterial street.

D. Streets and related improvements shall be designed, constructed and dedicated according to State and/or City standards and according to the design widths established by the Transportation Master Plan and the Road and Bridge Design and Construction Standards of the City. Proposed streets on the Redwood Road Land Use Plan, or other acceptable alignments, shall be implemented with new development and shall be designed to right-of-way widths as specified by the City Council.

E. New development shall make reasonable accommodation for mass transit facilities. The developer shall consult the State transit authority as required by the City.

F. Easements, rights-of-way or improvements shall be provided for urban trails according to the City Trails Plan or as required by the Planning Commission.

G. Loading areas shall be located at the rear of buildings and shall be separated from parking areas.

H. Buildings shall be arranged in clusters to encourage pedestrian access. Areas between streets or parking areas and the building or at the center of the building cluster shall consist of sidewalks, plazas, landscaped planters with shade trees, benches, waste receptacles and other street furniture and amenities as approved and required by the Planning Commission. On street parking may be allowed in calculating the minimum parking requirement; provided, that sufficient street width is provided to accommodate said parking.

17.54.190 FENCING, SCREENING AND CLEAR VISION

The following fencing, screening and clear vision requirements shall apply in the MU Zones:

1. All mechanical equipment, antennas, loading areas, and utility areas shall be screened from view at ground level along the property line of the subject property with architectural features or walls consistent with materials used in the associated buildings. Exterior trash receptacles shall be enclosed by masonry walls that are at least as high as the receptacle itself, but not less than six feet (6') in height, and solid steel access doors. The color of trash receptacle enclosures (masonry walls and access doors) shall be consistent with colors used in the associated buildings.

2. Incompatible land uses shall be screened with six foot (6') vinyl, simulated wood or masonry fences as determined by the Planning Commission. A minimum six foot (6') decorative masonry wall is required between commercial or office zones and agricultural or residential zones. A higher fence or wall may be allowed or required by the Planning Commission in unusual circumstances. A building permit is required for fences or walls over six feet (6') high. Other fencing or landscaping techniques may be used to buffer waterways, trails, parks, open spaces or other uses as determined by the Planning Commission.

3. In residential developments and except for development perimeter fencing, no wall, fence or opaque hedge or screening material higher than six feet (6') shall be erected or maintained in any rear or side yard. Buffering and screening elements associated with a private recreation facility shall be exempt from this section.

4. In residential developments, no wall, fence or screening material shall be erected between a street side building line and a street, except as required in subsection A of this section.

5. Landscape materials within a Clear Vision Area shall comply with Section 16.04.200 (J).

6. Any wall or fence erected or maintained at the rear or side property line in residential developments adjacent to and parallel with a collector or arterial street shall be six feet (6') tall and shall be constructed in accordance with provisions for collector street fencing in section 16.04.200 of this Code. A building permit is required for construction of a collector street fence. Construction drawings and brick samples are required. Collector street fences shall be installed so as to prevent weed growth between the fence and the public sidewalk. Other fences may be installed no closer than twenty feet (20') from any street right-of-way line, except as otherwise prohibited in this title. Proposed modifications to collector street fencing must be consistent with adjacent fencing provided that the adjacent fencing meets requirements for

collector street fencing. Proposed collector street fences may not be installed until reviewed by the Planning Director or his designee.

17.54.200 LIGHTING

The following lighting requirements shall apply in the MU Zones:

A. A lighting plan shall be submitted with all new developments in the MU Zones. Site lighting shall be shielded to prevent glare on adjacent agricultural and residential properties.

B. Lighting fixtures on private property shall be architectural grade and consistent with the architectural theme of the development.

C. Lighting fixtures on public property shall be architectural grade. A single streetlight design, approved by the City Council and the Engineering Department, will be used on the same street.

17.54.210 OTHER REQUIREMENTS

A. Private Covenants: Developers of projects that will include common area, private streets, shared private improvements, or shall otherwise include restrictive covenants shall submit a proposed declaration of conditions, covenants and restrictions ("CC&Rs") to City staff for review. The CC&Rs shall be recorded concurrently with the final plat and, except where the City has agreed to and executed documents to guarantee the establishment of a special assessment area, shall include the following:

1. An opinion of legal counsel licensed to practice law in the State that the project meets requirements of State law.

2. Provisions for a homeowners' association, maintenance of all buildings, streets, sidewalks, other improvements and common areas, adherence to City conditions and standards applicable to the development at the time of approval, snow removal, and other items recommended by City staff and approved by the Planning Commission.

3. Language consistent with section 17.04.300 of this title.

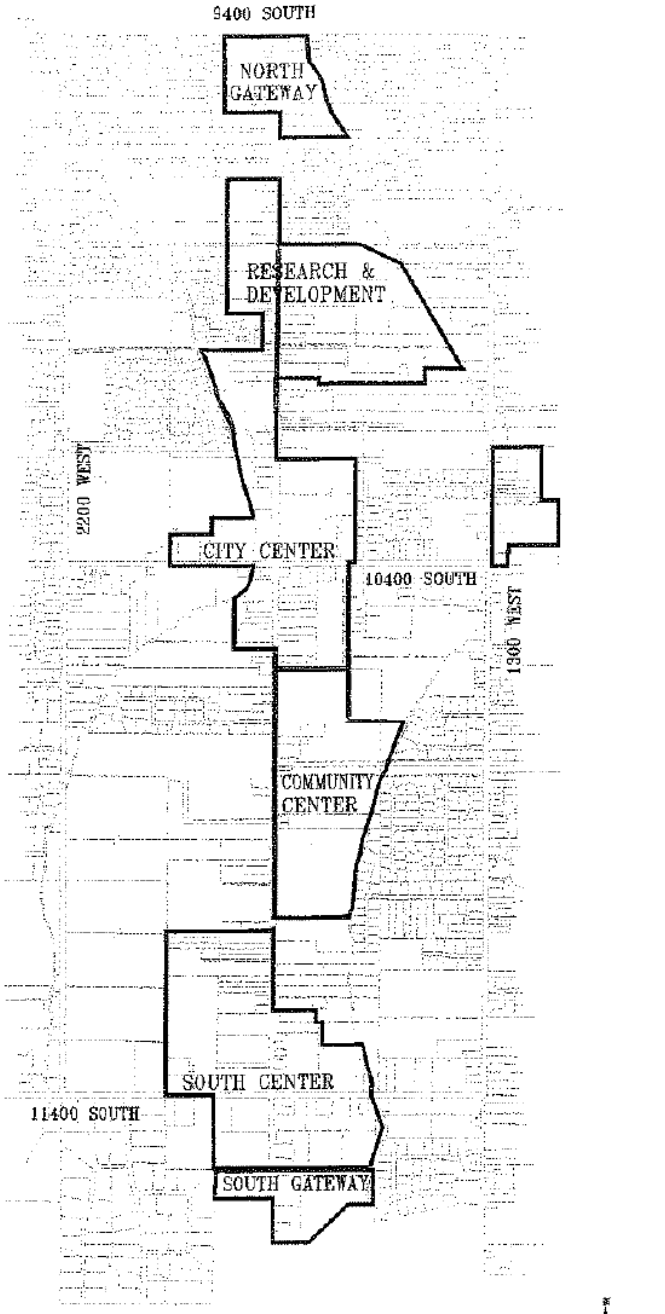
B. Grading And Drainage: All residential developments shall be graded according to the City's engineering and building requirements to provide adequate drainage in said developments. Buildings shall be equipped with facilities for the discharge of all roof drainage onto the subject lot or parcel.

C. Maintenance: All private common areas in residential developments shall be properly maintained by the owners.

D. Easements: Permanent buildings may not be located within a public easement.

E. Phasing Plan: A project phasing plan shall be submitted for review by the Planning Commission at the time of plat or site plan approval. Development shall be in accordance with the phasing plan unless a revised phasing plan is approved by the Planning Commission.

17.54.220 MAP



REDWOOD ROAD

ZONE CENTERS

Exhibit E

Chapter 17.72 Planned Community (P-C) Zone

17.72.020 Land Use Designations

All land use designations, adopted or amended, are incorporated in this Code and referenced in the City Recorder's Office or on file with the City Recorder.

The P-C Zone shall consist of the following land uses, which shall be identified in the community structure plan as provided in this chapter. Land uses so identified are described in the land use element of the general plan. Various uses proposed in the P-C Zone may only be established in conformance with provisions of this chapter. **Use classification requests and new and unlisted uses shall be considered as described in subsection 17.18.030.030 of this Code.**

A. Neighborhood: This category is designed for comparatively low density mixed use development that emphasizes residential (single- and multi-family) use, but also includes office, commercial, industrial, public/semipublic and recreation/open space uses. This category may accommodate gross residential density of five (5) units per acre.

B. Village: This category is designed for medium density mixed use development that includes residential (single- and multi-family), office, commercial, industrial, public/semipublic and recreation/open space uses, without a predetermined emphasis on any single use. This category may accommodate gross residential density of twenty five (25) units per acre.

C. Town: This category is designed for high density mixed use development that emphasizes office, commercial and recreational uses, but also includes residential (single- and multi-family), public/semipublic, industrial and open space uses. This category may accommodate gross residential density of fifty (50) units per acre.

D. Business And Research Parkway: This category is designed to accommodate (but not require) a mixture of all uses: residential (single- and multi-family), office, commercial, industrial, recreational and public/semipublic uses. The principal land use in this category should be office, commercial and industrial.

E. Open Space: Landscaped or natural area or farmland which is established to provide and preserve outdoor recreational, agricultural or other similar uses.