

CHAPTER 13.45

SSD-R-MOTION ZONING DISTRICT

SECTION:

- 13.45.010: Purpose
- 13.45.020: Applicability
- 13.45.030: Land Use And Density
- 13.45.040: Architectural Design
- 13.45.050: Site Planning
- 13.45.060: Grading And Drainage
- 13.45.070: Vehicular Circulation And Parking
- 13.45.080: Pedestrian Mobility And Circulation
- 13.45.090: Screen Walls And Fences
- 13.45.100: Sign Design
- 13.45.110: Exterior Site Lighting
- 13.45.120: Other Development Standards
- 13.45.130: Figures

13.45.010: PURPOSE:

The Site Specific Development-Residential-Motion District (SSD-R-Motion) is established to promote the public health, safety, and welfare of the community by facilitating the creation of a residential community in a connected setting. It is the purpose of this chapter to encourage design and development of land that suits the unique needs of the property and contributes to the diversity of housing options within the City while maintaining compatibility with surrounding land use. All new or future development within the SSD-R-Motion Zoning District shall be in conformity with this title and any site-specific Master Plan approved by the Planning Commission. Specifically, this zone intends to:

- A. Enhance and protect the community image of the City of Taylorsville through clearly articulated development design policies and standards;

- B. Protect and promote Taylorsville's long-term economic viability through design standards which encourage and reward high quality development and discourage less attractive and less enduring alternatives;
- C. Promote orderly vehicular circulation for the surrounding area;
- D. Create a safe, comfortable, and efficient pedestrian experience within the development;
- E. Support and encourage the use of nearby transit;
- F. Enhance and protect the security, health, safety, and welfare of all residents of the City of Taylorsville; and
- G. Facilitate an understanding of the City's expectations and notify and assist developers in compiling a complete and efficient application.

13.45.020: APPLICABILITY:

The provisions in this chapter shall apply to all new development, redevelopment, exterior remodels, additions to existing structures, refacing, signs, and accessory structures within the SSD-R-Motion Zoning District. This chapter includes minimum development standards and will be used by City staff and, if applicable, the Planning Commission to review development applications. The policies established in these provisions shall be met through actual compliance with each design standard.

A. Boundary Descriptions: The SSD-R-Motion Zoning District is limited to a specific area in the City as illustrated in section 13.45.XXX, figure X of this chapter, which is described as:

Boundary Description XX

XX

Contains 13.248 acres in area.

13.45.030: LAND USE AND DENSITY:

- A. Uses: Uses permitted under this chapter shall conform to the development standards provided elsewhere in this Development Code, the application procedures for development, and any overlay districts as applicable. Uses permitted as a conditional use shall comply with the requirements for administrative conditional use permits and/or non-administrative conditional use permits as applicable.
- B. The approval of any additional land uses beyond those allowed shall require and be contingent upon the favorable exercise of future legislative discretion by the City Council following all required notice and public hearings before the Planning Commission and City Council.

- C. Table Of Uses: All uses not included in the table below shall be deemed not permitted.

P = Permitted

AC = Administrative conditional

NC = Nonadministrative conditional

S = Special use permit

N = Not permitted

Land Use	SSD-R-Motion District
Land Use	SSD-R-Motion District
Accessory structure	NC
Animals (household pets)	P
Backyard chickens	N
Bed and breakfast	N
Dwelling, multiple-unit	P
Home occupation	P
Parks, public and private	P
Planned unit development	P
Residential facility for elderly persons	P
Residential facility for persons with a disability	P
Residential lease, short term	N
Zero lot line development	P

D. Density: Allowable dwelling units per acre: 16.XX units per acre.

13.45.040: ARCHITECTURAL DESIGN:

- A. Purpose And Intent: Architectural design seeks to add to community character while providing flexibility to avoid rigid uniformity of design. All elements including the scale and mass of buildings, materials, color, roof styles, door and window openings, and details should be responsive to functional architectural design and promote a cohesive design statement.
- B. Building masses shall respond to "human scale" with materials and details that are proportionate to human height and provide visual interest at the street and

sidewalk level. Buildings shall be reduced in apparent mass or articulated to avoid large monolithic, box-like shapes.

C. Architectural design, building massing, roof forms, color, materials, orientation, and fenestration for single-family attached dwellings (townhomes) shall be consistent with or reasonably similar to the designs and features shown in Section 13.45.XX, figure X, of this chapter.

1. Each façade shall be receive equal architectural variation in human scale details, and color and material contrast, regardless of orientation.

2. Building exterior materials shall not exceed forty percent (40%) stucco finish for each façade.

3. End units shall receive architectural treatment such as projections, variations in fenestration, texture, and materials that create pedestrian-level scaled interest.

4. Architectural design, building massing, roof forms, color, materials, orientation, and fenestration shall be consistent with section 13.45.XX, figures X, "XX etc"; of this chapter.

D. Maximum building height:

1. Thirty-five (35'), measured from average finish grade to peak of roof.

2. Thirty feet (30'), measured from average finish grade to eave of roof.

E. Roof-mounted mechanical units (including evaporative coolers, HVAC units, vents, etc.) shall be located or screened so they are not visible from adjacent public and/or private streets as well as from adjacent properties.

F. Solar: Buildings may be designed and sited to maximize the use of solar gain for energy savings, and shall respect the solar access requirements of adjacent (existing and proposed) buildings. Solar equipment is permitted subject to the standards set forth in the applicable section of this title.

13.45.050: SITE PLANNING:

A. Purpose And Intent: Buildings shall be located to maximize the presentation of streetscaping and primary building entries to roadways, to provide clear orientation and access for both vehicles and pedestrians, to facilitate internal pedestrian circulation, and to place structures in consideration of the existing built context, the location of adjoining uses, and the location of roads.

B. All building locations, building orientation, roadways, driveways, pedestrian ways, park spaces, landscape areas, amenity areas, vehicular parking areas, and dumpster

locations, and sign locations, shall be consistent with section 13.45.XX, figure X, "Site Plan", of this chapter.

- C. Building Setbacks: All building setbacks shall be consistent with section 13.45.XX, figure X, "Site Plan", of this chapter.

D. Site Coverage Requirements: Landscaped areas that serve aesthetic and functional purpose (open space) shall be deemed valued amenities. Landscaped area shall be provided and shall not cover less than 35% of the total site area.

- E. Landscape and Open Space Design:

1. Purpose And Intent: Landscaping shall be required within the subject site to:
2. Enhance the aesthetics of the development;
3. Create a pedestrian-friendly environment;
4. Break up the mass of buildings;
5. Soften architectural materials;
6. Provide screening for service areas;
7. Enhance streetscapes;
8. Provide shade and climate control;
9. Create an attractive entrance and gateway to the project; and
10. Provide buffers between incompatible land uses or site areas.

11. Landscape design shall-should create connected areas that function as open space that provide active or passive recreation space for residents.

- F. All landscaping and open space within the SSD-R-Motion District shall be consistent with section 13.45.XX, figure X, "XX", of this chapter.

1. Sight Lines: Adequate sight lines shall be consistent with Section 13.02.120 of this title.
2. Irrigation shall be accomplished by the use of low impact development standards and efficient use of water by utilizing alternative means for maintaining a suitable landscape environment.
3. Landscape Standards:
 - i. Landscape Plans: Any landscape plans shall be prepared by a licensed professional.
 - ii. Installation: The installation of any landscaping shall be done by a licensed landscape contractor.

iii. Lawn areas: Lawn areas shall be designed to function as activity space and shall not be less than eight feet (8') wide.

iv. Artificial Plants: Artificial plants of any type, size or color are prohibited as exterior landscaping within any lot.

v. Preservation of mature trees ~~shall be required.~~ Proper care should be taken during the construction phase to protect tree root zones from compaction and excessive excavation. Clear cutting an area of trees on a site will not be allowed.

vi. Trees shall border public sidewalks at minimum intervals of forty (40) feet on either side.

vii. The minimum number of trees shall be one per five hundred (500) square feet of landscaping provided on the overall site plan.

viii. A minimum of 36" organic mulch ring shall be maintained around all new and existing trees to support healthy growth and avoid root compaction.

ix. With the exception of landscaped strips separating driveways, a minimum of 25% vegetation coverage is required at the ground level for landscape areas.

~~1. Landscaped areas shall include a variation of plant levels of scale including trees, shrub/ ornamental grasses and flowers and/or ground covers.~~

~~2.1.~~ Mulching:

- a. All planting beds shall be mulched with wood, decorative rock, or other organic ground cover to stabilize soils, control erosion, and conserve water use; and
- b. Rock mulch shall be restricted to less than three inches (3") in size.

x. Parking: Parking is prohibited within landscaped areas on a site.

4. Plant Size Standards: An immediate landscape impact is deemed desirable within the development by incorporating minimum plant- size standards. The following height and caliper standards shall be required:

Deciduous shade/canopy trees	2.0" caliper
Ornamental trees	2.0" caliper
Evergreen trees	6' - 8' height

Multi-stem ornamentals	8' - 10' height
Shrubs	50% shall be 5 gallon container
Ornamental grasses	50% shall be 1 gallon container
Vines	1 gallon container
Ground cover/perennials	2 1/4" pots

G. The developer, or homeowners association upon completion of the project, shall be responsible for providing, protecting and maintaining landscaping in a healthy and growing condition. The following requirement shall be noted on the landscape plan:

1. Dead or diseased plant materials shall be removed and replaced within a reasonable time or within one month with the same type, size and quantity of plant material as originally installed unless incompatible with the soil or weather conditions.

H. Site Furniture And Features: Site furnishings, including benches, waste receptacles, exterior lighting, planters, railings and bollards, shall be visually consistent throughout including color, materials, and design style based on section 13.45.XX, figure XX of this chapter, "Site Furnishings". All components of outdoor site furniture shall be low maintenance, highly durable and resistant to weather, vandalism, graffiti, and theft.

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I. Utilities And Mechanical Equipment: The visual and noise impacts of utilities and mechanical equipment shall be mitigated in the following manner and shall apply to all public and private rights-of-way and pedestrian areas within the development:

1. All new permanent utility lines shall be installed underground;
2. Abandoned utility boxes, meters and pedestals shall be removed;
3. Damaged utility boxes, meters, and pedestals shall be repaired;
4. Utility box and pedestals shall be placed such that they do not block pedestrian travel or required visibility triangles at street intersections and driveways;
5. Utility boxes, pedestals, and meter panels shall be painted to blend in with its immediate surroundings. All utility boxes and meter panels on walls shall be painted to match the building walls (subject to utility company approvals); and
6. All utility boxes and pedestals shall be screened from view by means of vegetation or enclosures to minimize visual and auditory impacts. Such

enclosures or landscaping treatments shall be consistent with the design theme of the development.

7. Any future changes after final site plan approval shall be subject to the screening requirements stated herein.

- J. Service, Refuse, And Storage Areas: Service, delivery, refuse and storage areas shall not be visually obtrusive. The visual impact of such areas shall be minimized; especially views of such areas from roadways, pedestrian walkways, adjacent properties and dwelling units. Refuse collection areas shall be designed according to the standards in section 13.23.090 and located as shown in section 13.45.XXX, figure X, "XXX", of this chapter.

13.45.XX: GRADING AND DRAINAGE:

- A. Water Quality Control And Drainage: The project shall implement appropriate measures to mitigate negative impacts on the storm sewer system and adjacent waterways and properties. ~~On-site stormwater retention is encouraged on site when possible required. Water quality control and drainage proposals~~ On-site storm water designs shall comply with Title 17 Storm Drainage and Flood Control Development and shall be ~~reviewed~~ approved by the City Engineer ~~for compliance prior to approval.~~
- B. Site Grading And Excavation: Buildings shall be designed to relate to existing grade conditions and to minimize cut-and-fill on-site. The following shall apply:
- a. Site grading designs shall allow for easy pedestrian access from sidewalks, pathways, trails, and parking areas.
 - b. Modification to existing site topography shall be permitted where and to the extent that it contributes to good design and shall be executed in such a manner as to avoid drainage impacts (such as erosion, storm water runoff and road or landscape damage), both on-site and downstream.
- ~~C. Grading And Drainage: Grading and drainage improvements shall be consistent with section 13.45.130, figure X, "Grading And Drainage Plan", of this chapter.~~

13.45.070: VEHICULAR CIRCULATION AND PARKING:

- A. Purpose And Intent: The on-site vehicular circulation and parking system is deemed a critical factor in the safety and success of any development. The parking/access/circulation systems provide for the safe, efficient, convenient, and functional movement of multiple modes of transportation both on and off the site where pedestrian/bicycle/vehicle conflicts are minimized.

B. Vehicular Access: Roadway location and widths shall be consistent with section 13.45.130, figure X, "Site Plan", of this chapter.

C. Service/Delivery And Emergency Access: Service circulation within a development shall be designed to provide safe movements for all anticipated vehicles. The design of individual lots to accommodate truck access shall meet all regulatory requirements for turning radii without sacrificing other standards.

1. Lots shall include the necessary dimensions for the on-site maneuvering of refuse vehicles and firetrucks as determined by the City Engineer and applicable fire authority; a minimum twenty foot (20') wide, unobstructed driveway, lane, or other access way and turnaround may be required for this purpose.

D. Vehicle Parking: Vehicle parking shall be provided as illustrated in section 13.45.130, figure X, "Site Plan", of this chapter:

1. Resident parking shall be provided at a ratio of XX per unit.

2. Guest parking shall be provided at a ratio of XX per unit.

3. Parking shall be provided as illustrated on section 13.45.130, figure X, "Site Plan", of this chapter.

i. Parallel parking provided according to figure X, "Site Plan" of this chapter may be available subject to a parking permit program.

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4. An appropriate number of handicap spaces shall be provided on the building site as provided in section 13.24.070 of this title.

5. All parking or roadway areas shall be paved with a solid surface and shall be arranged and striped to provide orderly and safe loading, unloading, and parking of vehicles. The City Engineer and Community Development Director shall review and may approve or deny other types of surfacing materials.

6. Parking lot and road striping shall be maintained on a regular basis so that striping is visible for the safe ingress/egress and parking of vehicles.

7. Shared parking agreements with adjacent properties shall be recorded on each applicable parcel and acknowledged as notes on any subsequent plats and plat amendments.

13.45.080: PEDESTRIAN MOBILITY AND CIRCULATION:

A. Purpose And Intent: Pedestrian systems shall be designed to be safe and to encourage walking throughout the project. Individual units shall be integrated with adjacent units and properties. Pedestrian pathways shall create a comprehensive system and provide convenient access to public rights-of-way. Pedestrian spaces and routes shall be designed to invite walking throughout the development. Routes

shall be integrated to form a comprehensive circulation system, providing convenient, safe and visually attractive access to all destinations on the site.

13.45.090: SCREEN WALLS AND FENCES:

- A. Purpose And Intent: All fences and walls shall be decorative and contribute to the visual quality of the development, used to screen service areas, loading areas, and outdoor storage areas. When not required for security, screening, or grade transitions, fences and walls shall be as inconspicuous and low as possible.
- B. Wall And Fence Design: All fences and walls within the SSD-R-Motion District shall be constructed of high quality materials and be consistent with section 13.45.130, figure XX, of this chapter.
 - 1. The northern border of the project shall include an 8' precast masonry wall.
 - 2. The eastern border of the project adjacent to commercial parking shall include wrought-iron style fencing.
 - 3. All other fencing shall be gray vinyl or 8' precast masonry wall.
- C. Screening Requirements: The development shall include screening of service areas, refuse and waste removal areas.
 - 1. Uses being screened shall not be visible above the screen wall enclosure as viewed from the public right(s)-of-way and shall be constructed of materials and finishes to complement the primary structure;
 - 2. Gates and/or access doors shall have self-latching mechanisms and shall be opaque metal or another acceptable material which is durable. Chain link gates with slats are not permitted; and
 - 3. Screening shall block views to these areas from both on site as well as from public rights-of-way, pedestrian walkways, pedestrian bikeways and adjacent properties.

13.45.100: SIGN DESIGN:

- A. Regulated sign area: The size of community identification signage may be accomplished utilizing permitted monument and directional signage according to the standards in this Land Development Code.
- B. Location of signs: Signage shall be located within one hundred (100) feet of residential buildings and meet other applicable location standards.

C. Legal non-conforming signage shall be regulated according to the standards in this Land Development Code.

13.45.110: EXTERIOR SITE LIGHTING:

- A. Purpose And Intent: Exterior lighting shall be used to provide illumination for the security and safety of entry drives, parking, service and loading areas, pathways, and park space. Lighting shall be directed downward and provide safety illumination without intruding on adjacent properties. Site lighting shall be architecturally compatible and consistent in design throughout the development.
- B. Public road: Installation of public streetlights according to adopted city-approved ~~standards~~ streetlight standards at corners ~~s~~ along the public road.
- C. Fixture Design: Exterior light fixtures shall be compatible and relate to the architectural character of the buildings on a site. Site lighting shall be provided at the minimum level to accommodate safe pedestrian and vehicle movements, without causing any off-site glare.
 - ~~1. Metal halide or other white light fixtures may be used. High-pressure sodium is prohibited in any application.~~
 - ~~2. The maximum height of poles within landscaped and park areas is twenty feet (20'), measured from finished grade. Poles within these areas may be set on bases no more than eight inches (8") in height.~~
- ~~D. Decorative Architectural Lighting: Special lighting that accents building features and creates visual interest is permitted, provided that design continuity is maintained among buildings.~~
 - ~~1. Neon tubing is not acceptable as a building accent or to accentuate the building's form.~~
 - ~~2. Lighting fixtures mounted directly on structures may be allowed when utilized to enhance specific architectural elements or to help establish scale or provide visual interest.~~
 - ~~3. "Wall pack lights" are not permitted.~~
 - ~~4. Using lighting to highlight entrances, art, terraces, and special landscape features is highly recommended.~~
- ~~E. Pedestrian Area Lighting: Walkway lighting shall be scaled to the pedestrian to provide for safe use of pathways and pedestrian areas. Any walks, stairs, or ramps shall be lighted for the safe passage of pedestrians. The use of lighted bollards or other low-level fixtures is strongly encouraged to identify pedestrian walkways.~~

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~~F. Landscape Lighting: Landscape lighting which enhances and complements the landscape materials is permitted. Where landscape lighting is used, fixtures shall be concealed where possible (i.e., in trees, behind rocks or shrubs) to control glare.~~

~~G. Site Security Lighting: Security lighting may be necessary in some areas, but it may not negatively impact the site and building architecture or adjacent parcels. No light source (bulb) shall be directly visible from adjacent parcels.~~

13.45.120: OTHER DEVELOPMENT STANDARDS:

Unless otherwise specified within the SSD-R-Motion District, all current development standards shall apply.

13.45.XX: FIGURES: