

CHAPTER 13.45

SSD-R-MOTION ZONING DISTRICT

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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 Development 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 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 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 13.45.140, figure 1, "Site Plan" which is further 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: 16.75 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 13.45.140, figures 3 a-d, "Architectural Elevations" of this chapter.
 - 1. Each façade shall receive equal architectural variation in human scale details, and color and material contrast, regardless of orientation.
 - 2. End units shall receive architectural treatment such as projections, variations in fenestration, texture, and materials that create pedestrian-scaled interest.
- D. Building height: Buildings shall not exceed thirty feet (30') from average finish grade to eave of roof.
- E. Overall building height shall not exceed forty feet (40') from average finish grade to peak of roof.

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 13.45.140, figure 1, "Site Plan", of this chapter.
- C. Building setbacks: All building setbacks shall be consistent with section 13.45.140, figure 2, "Dimensioned Site Plan", of this chapter.
- D. 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 utility boxes and pedestals shall be screened or blended to match walls upon which they are mounted according to those standards as listed in Chapter 13.23.120(G) and Chapter 13.37 (2)(F) Design Standards.
 - 2. Any future changes after final site plan approval shall be subject to the screening requirements stated herein.

E. Service, Refuse, And Storage Areas: Service, delivery, refuse and storage areas shall not be visually obtrusive.

1. Setbacks: No dumpster shall be located within five feet (5') of any side or rear commercial property line or ten feet (10') of any residence or residential district.

F. Site Coverage Requirements: Landscaped areas that serve aesthetic and functional purpose (open space) shall be deemed valued amenities. Landscaped area shall cover no less than 30% of the total site area.

G. Off-Site Improvements: To provide required ingress/ egress to new residential, developer shall be responsible for the design and installation of improvements to the existing public stub street designated as 2440 West. All required improvements shall be designed and installed by the developer according to applicable city standards. Improvements shall at a minimum provide:

1. Twenty-six-foot (26') wide pavement plus curb and gutter.
2. Installation of sidewalk on at least one side of 2440 West.

13.45.060: LANDSCAPING AND OPEN SPACE DESIGN

A. Purpose And Intent: Landscaping shall be required within the subject site to:

1. Enhance the aesthetics of the development;
2. Create a pedestrian-friendly environment;
3. Break up the mass of buildings;
4. Soften architectural materials;
5. Provide screening for service areas;
6. Enhance streetscapes;
7. Provide shade and climate control;
8. Create an attractive entrance and gateway to the project; and
9. Provide buffers between incompatible land uses or site areas.
10. Landscape design should create connected spaces that function as open space that provide active or passive recreation opportunities for residents.

B. Location of landscaped areas shall generally comply with those shown in Section 13.45.140, figure 1, "Site Plan" and figure 4, "Amenities" of this chapter.

1. Landscaping shall be governed by those standards identified in Chapter 13.25 General Landscaping Standards and Chapter 13.37 Design Standards.
 - i. A minimum of 36" organic mulch ring shall be maintained around all new and existing trees to support healthy growth and avoid root compaction.
 - ii. With the exception of landscaped strips separating driveways, a minimum of 25% vegetation coverage is required at the ground level for landscape areas.
- C. Site Furniture And Features: Site furnishings, including benches, pavilions, plantings, bollards, shall be visually consistent throughout including color, materials, and design style based on section 13.45.140, figure 4 of this chapter, "Amenities". All components of outdoor site furniture shall be low maintenance, highly durable and resistant to weather, vandalism, graffiti, and theft.

13.45.070: 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 required. On-site storm water designs shall comply with Title 17 Storm Drainage and Flood Control Development and shall be reviewed 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:
 1. Site grading designs shall allow for easy pedestrian access from sidewalks, pathways, trails, and parking areas.
 2. 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.

13.45.080: 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 13.45.140, figure 2, "Dimensioned Site Plan", of this chapter.

- C. Vehicle Parking: Parking stalls shall meet those requirements listed in Section 13.24.020 of this Title. Dimensions of parking spaces shall conform generally with those shown in Section 13.45.140, figure 2, "Dimensioned Site Plan" of this chapter

1. Parking shall be provided at ratio of 3.1 spaces per unit.
2. A minimum of 56 surface stalls shall be reserved for guest parking.
3. Compact parking stalls may account for no more than one-third of the total parking provided for the site.
4. Shared parking agreements with adjacent properties shall be recorded on each applicable parcel and acknowledged as notes on any subsequent plats and plat amendments.

13.45.090: PEDESTRIAN MOBILITY AND CIRCULATION:

- A. Purpose And Intent: Pedestrian systems shall be designed to be safe and to encourage walking throughout the project. Residences and community spaces 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.

1. Pedestrian pathway locations, width, and crosswalks shall be consistent with section 13.45.140, figure 2, "Dimensioned Site Plan" of this chapter.

13.45.100: 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 durable materials and be Installed or maintained according to the following standards:
1. An eight-foot-high masonry wall abutting existing residential to the north shall extend the length of the northern property line.

2. Perimeter fencing between residential and eastern office property shall be accomplished using a combination of wrought-iron style fencing and landscaping.

3. Gray vinyl fencing may be installed along the south border of the property.

C. Screening Requirements: Screening of accessory uses such as dumpsters, mechanical units, or storage areas shall be governed by those standards in Chapter 13.23 and Chapter 13.37 Design Standards.

13.45.110: SIGN DESIGN:

A. Purpose and Intent: This section is to provide guidelines to enable existing uses within the original Beltway West subdivision to share off-premises signage that would not otherwise be permitted under this Land Development Code, due to the unique circumstances surrounding this development. The permitting of shared off-premises signage is intended to create a cohesive identity for the area through the integration of new and previously entitled business identification.

1. One monument sign as shown in section 13.45.140, figure 5, "Entrance Sign" shall be installed along the frontage of 2700 West.

2. The location of the sign shall meet those requirements for monument signs as outlined in Chapter 13.26.

3. Additional signage may be permitted, subject to the standards in Chapter 13.26.

13.45.120: 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. A lighting plan illustrating compliance with Section 13.23.110 and the requirements below shall be required.

1. Public road: Installation of public streetlights according to adopted city-approved streetlight standards shall be installed at corners along the public road.

2. 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.

13.45.130: OTHER DEVELOPMENT STANDARDS:

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

13.45.140: FIGURES:

Figure 1: Site Plan

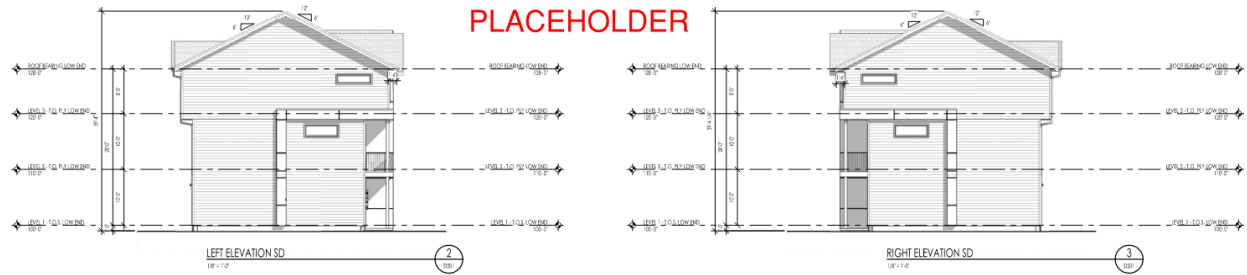


Figure 2: Dimensioned Site Plan (Detailed pdf file can be viewed by contacting the [city](#).)

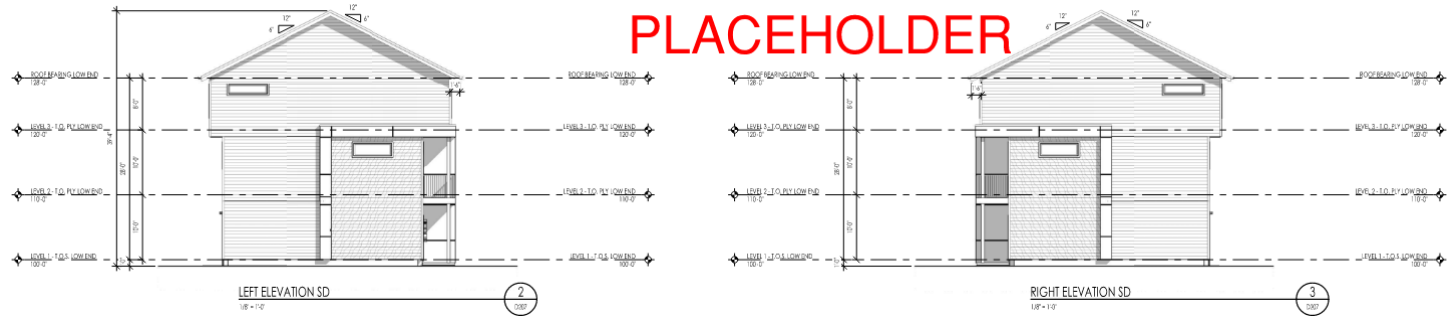


Figure 3: Architectural Elevations



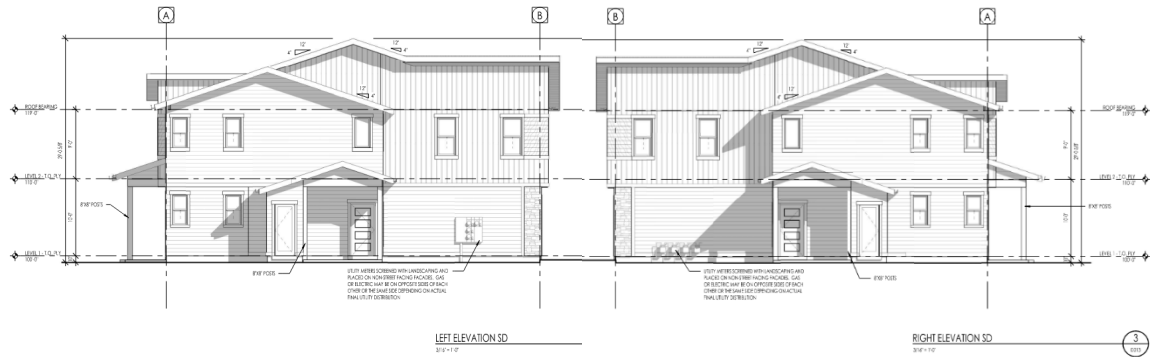


a) "Everest" 5- 6- 7-plex



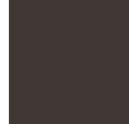
b) "Everest" 2-plex



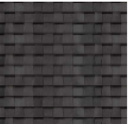








c) "Imperial" 4- 6- 8-plex

GENERAL BUILDINGS MATERIALS

SWATCH:								
DESCRIPTION:	LAP SIDING	LAP SIDING	STONE	FIBER CEMENT SIDING	WINDOWS/ DOORS	FRONT DOOR	GARAGE DOOR	TRIM/FASCIA/S OFFIT
MANUFACTURER:	TBD	TBD	DUTCH QUALITY	TBD	ANDERSON WINDOWS OR SIMILAR	TBD	GARAGA OR SIMILAR	TBD
COLOR:	"GRAYISH" (SW 6001) OR SIMILAR	"GUANTLET GRAY" (SW 7019) OR SIMILAR	ASHEN DRY STACK	"IRON ORE" (SW 7069) OR SIMILAR	"DARK BRONZE" OR SIMILAR	SHERWIN WILLIAMS "DOVETAIL" (SW 7018) OR SIMILAR	"TERRASTONE" OR SIMILAR	"DARK BRONZE" OR SIMILAR

HIGHLIGHT COLORS

SWATCH:							
DESCRIPTION:	ROOFING - SHINGLES	RAILINGS	GARAGE DOOR	FORMED METAL PANEL OR JAMES HARDIE WOODTONE	F.C. BOARD & BATTEN	F.C. BOARD & BATTEN	F.C. BOARD & BATTEN
MANUFACTURER:	CERTIANTEED OR SIMILAR	FORTRESS RAIL OR SIMILAR	CHI OVERHEAD DOORS	ALURRA OR EQUAL	TBD	TBD	TBD
COLOR:	"MOIRE BLACK" OR SIMILAR	"BLACK" OR SIMILAR	"BRONZE" OR SIMILAR	RUSTIC SERIES "SUMMER WHEAT" (OSI#245) OR SIMILAR	"COUNTRYLANE RED " OR SIMILAR	"TORTUGA" OR SIMILAR	"EVENING BLUE" OR SIMILAR

d) Exterior finishes

Figure 4: Amenities

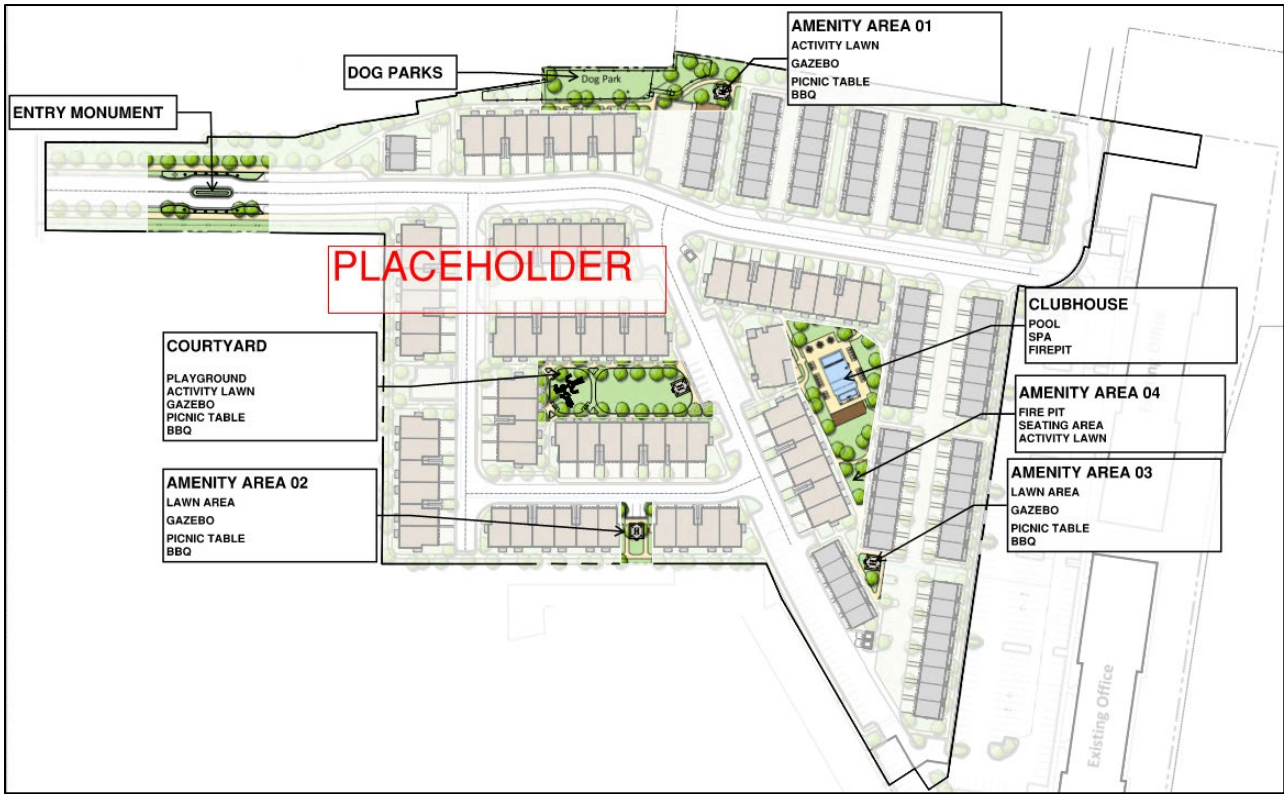
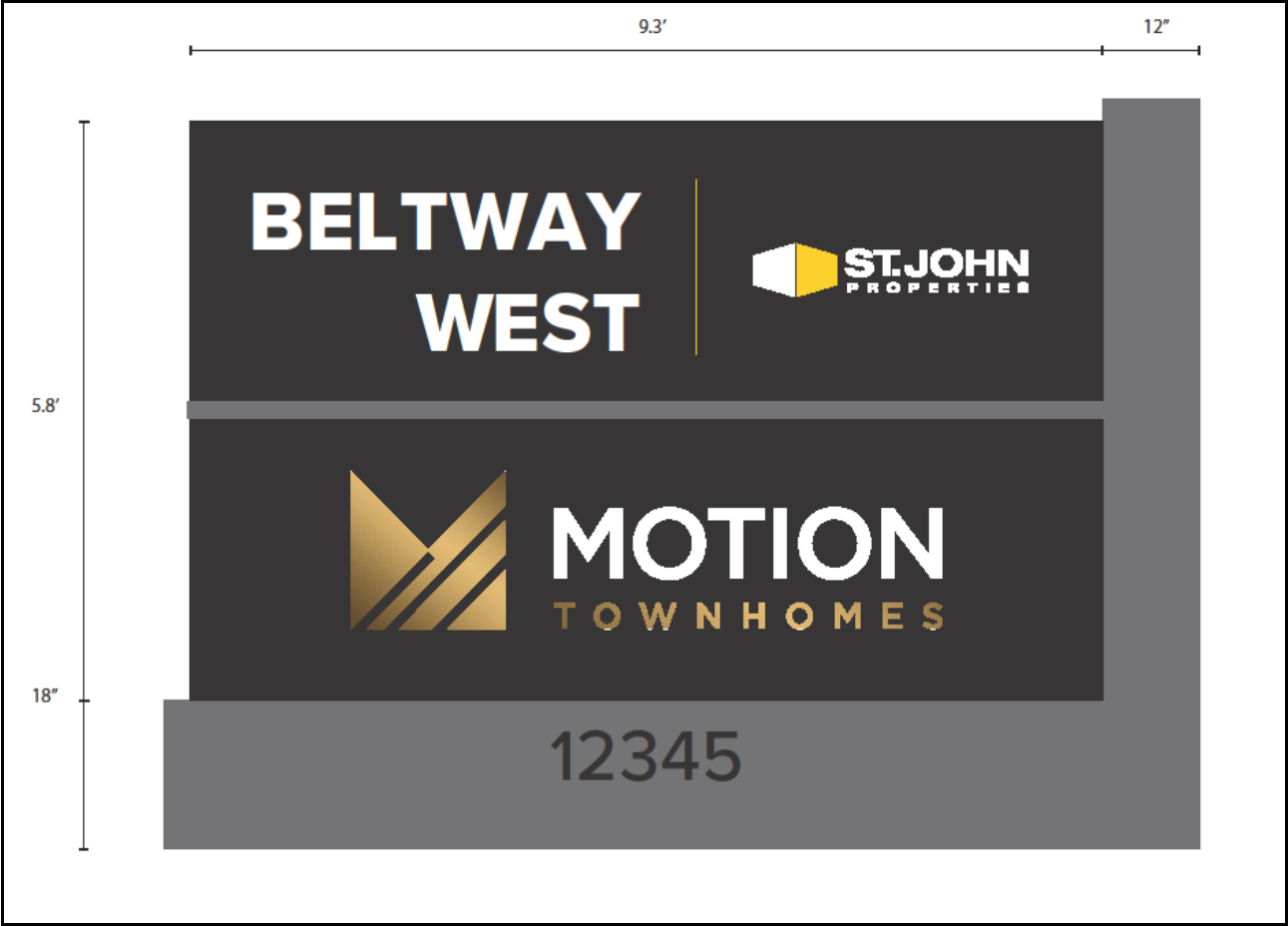


Figure 5: Entrance Sign



DRY