



CITY COUNCIL

MEMBERS:

LEANNE HUFF
COREY THOMAS
SHARLA BYNUM
NICK MITCHELL
PAUL SANCHEZ
RAY DEWOLFE
CLARISSA WILLIAMS

ARIEL ANDRUS
CITY RECORDER
220 E MORRIS AVE
SUITE 200
SOUTH SALT LAKE
UTAH
84115
P 801.483.6019
F 801.464.6770
SSL.C.GOV

South Salt Lake City Council REGULAR MEETING AGENDA

Public notice is hereby given that the South Salt Lake City Council will hold a Regular Meeting on **Wednesday, January 28, 2026**, in the City Council Chambers, 220 East Morris Avenue, Suite 200, commencing at **7:00 p.m.**, or as soon thereafter as possible.

To watch the meeting live click the link below to join:

<https://zoom.us/j/93438486912>

Watch recorded City Council meetings at: [youtube.com/@SouthSaltLakeCity](https://www.youtube.com/@SouthSaltLakeCity)

Conducting
Council Chair
Sergeant at Arms

LeAnne Huff, District 1
Sharla Bynum
South Salt Lake PD

Opening Ceremonies

1. Welcome/Introductions
2. Pledge of Allegiance

LeAnne Huff
Clarissa Williams

Approval of Minutes

- December 10th, Work Meeting
- January 14th, Regular Meeting

No Action Comments

1. Scheduling
2. Public Comments/Questions
 - a. Response to Comments/Questions
(at the discretion of the conducting Council Member)
3. Mayor Comments
4. City Attorney Comments
5. City Council Comments

City Recorder

Action Items

Appointments by the Mayor

1. Appointment: Ramona Lopez – Civilian Review Board
Alternate Member
2. Reappointment: Jeremy Carter – Planning Commissioner
3. Reappointment: Olivia Spencer – Planning Commissioner

Mayor Wood

Mayor Wood

Mayor Wood

Unfinished Business

1. An Ordinance of the South Salt Lake City Council
Amending Chapters 17.01, 17.03, 17.05, 17.06,
and 17.07 of the South Salt Lake City Municipal
Code to Authorize a Dwelling, Micro-Unit Conditional Land Use
2. An Ordinance of the South Salt Lake City Council
Amending Exhibit B of Ordinance 2025-11 to
Include Certain Data Points in the Legal Description
Included in the Ordinance Authorizing the Abandonment
of a Portion of Oakland Avenue Located Between
West Temple and 200 West

Tereza Bagdasarova

Eliza Ungricht

See page two for continuation of Agenda

3. A Resolution of the South Salt Lake City Council
Acknowledging Receipt of the Independent Auditor's
Report for Fiscal Year 2024-25 and Directing that Notice
be Published Pursuant to Section 10-6-152 of the Utah Code

Crystal Makin

Motion for Closed Meeting

Adjourn

Posted January 23, 2026

Those needing auxiliary communicative aids or other services for this meeting should contact Ariel Andrus at 801-483-6019, giving at least 24 hours' notice.

In accordance with State Statute and Council Policy, one or more Council Members may be connected electronically.

Public Comments/Question Policy

Time is made available for anyone in the audience to address the Council and/or Mayor concerning matters pertaining to City business. When a member of the audience addresses the Council and/or Mayor, they will come to the podium and state their name and City they reside in. The Public will be asked to limit their remarks/questions to three (3) minutes each. The conducting Council Member shall have discretion as to who will respond to a comment/question. In all cases the criteria for response will be that comments/questions must be pertinent to City business, that there are no argumentative questions and no personal attacks. Some comments/questions may have to wait for a response until the next regular council meeting. The conducting Council Member will inform a citizen when they have used the allotted time. Grievances by City employees must be processed in accordance with adopted personnel rules.

Have a question or concern? Call the connect line 801-464-6757 or email connect@sslc.gov

Ramona Lopez

Salt Lake City, UT | [REDACTED] | [REDACTED]

Summary/Objective

I am seeking a challenging position where I can leverage my skills, abilities, and leadership qualities to contribute significantly to the success of an organization. I am dedicated to enhancing operational efficiency and fostering a positive work environment. My goal is to find a role that not only allows me to make a meaningful impact but also provides opportunities for continuous personal and professional development. I am committed to building a long-term career with a forward-thinking organization that values innovation and growth.

Professional Experience

Spectrum Field Services | Salt Lake City, UT

Accounting Specialist | April 2024 – Present

- Manage accounts receivable processes, including invoicing, payment posting, and collections.
- Reconcile customer accounts to ensure accuracy and resolve discrepancies.
- Monitor outstanding balances and follow up with clients to maintain timely payments.
- Prepare and maintain detailed financial records in compliance with company policies.
- Collaborate with internal teams to support efficient billing and reporting procedures.

Enlightened Soul Esthetics | Salt Lake City, UT

Owner and Operator | August 2014 – Present

- Licensed skincare professional specializing in facials, hair removal, and various esthetic treatments.
- Diligently adhere to appointment schedules, ensuring timely and efficient service delivery.
- Conduct client interviews to gather information on contraindications and health-related concerns.
- Provide personalized skincare recommendations based on individual client needs and concerns.

St. Joseph's Villa | Salt Lake City, UT

Central Supply Supervisor | June 2005 – August 2014

- Manage medical equipment and supplies for a skilled nursing facility, overseeing the entire supply chain process.

- Coordinate ordering of supplies, maintaining accurate inventory levels, and ensuring efficient shipping/receiving.
- Streamline distribution and warehouse management, optimizing storage space and logistics.
- Evaluate medical equipment for safety and compliance, adhering to monthly budget guidelines.
- Establish relationships with vendors, negotiating contracts and pricing.
- Handle medical records, ensuring confidentiality, accuracy, and compliance.
- Apply billing experience to support accurate invoicing and collaborate with insurance providers.

Mancuso's Religious Goods | Salt Lake City, UT

Retail Store Manager | 1993-1999, 2001-2003

- Supervised and led a small retail operation, managing a team of seven employees.
- Oversaw staff scheduling, purchasing, and inventory control.
- Handled banking responsibilities, accounts payable, and budget allocations.
- Prioritized and delivered excellent customer service to enhance the shopping experience.

Summary of Qualifications & Key Skills

- Retail Operations Management
- Team Leadership
- Financial Management (Banking, AR/AP, Budgeting)
- Customer Service Excellence
- Adaptability and Quick Learning
- Organizational and Problem-Solving Skills
- Strong Work Ethic and Communication Skills

Education

High School Diploma | 1981 | Salt Lake Community High School

Certification in Office Management | 1987 | Salt Lake Community College

Jeremy Carter



Career Summary

Detail-oriented Draftsperson with over 20 years of experience in drafting and design, with extensive expertise in oil, gas, water processes, and mechanical design. Demonstrated proficiency in mechanical and structural drafting, complemented by significant experience in project management and on-site technical support.

Skills & Qualifications

General Computer

Proficient in AutoCAD, AutoCAD Plant 3D, AutoCAD P&ID, Revit, Raster Design, Inventor, CAD Pipe, MS Office, Plex Earth (GIS), and Adobe Suite.

Drafting

Architectural - Skilled in renderings, sections, site plans, elevations, roof plans, floor plans, dimensioning, electrical plans, and wall section details.

Civil - Competent in topography, coordinate systems, surveying, legal descriptions, and plotting to scale.

Electrical - Experienced in wiring (interconnect) diagrams, schematics, one-line and three-line diagrams, instrumentation loops, grounding plans, PLC cabinet layouts, and conduit/cable schedules.

Mechanical - Adept at 3D modeling, dimensioning, geometric tolerances, assembly drawings, working drawings, reverse engineering, welding, steel detailing, gears, bearings, fasteners, linkages, HVAC, and plumbing systems.

AutoCAD

Expertise in X-ref, blocks, dynamic blocks, paper space, model space, scaling, annotative text, layers, standards, publishing, E-Transmit, Plant 3D object customization, Lisp routines, and 3D applications.

Work Experience

Mechanical and Plumbing Designer – B&D Engineering (Sandy, Utah)

April 2023 to Present

Responsible for design and drafting across industrial, commercial, and residential (shell & core/tenant improvement) HVAC, plumbing, and hydronic projects. Involved in equipment selection and project management activities.

Drafter/Designer – SMD Engineering (Taylorsville, Utah)

May 2016 – April 2023

Served as Drafter within a mechanical engineering firm, focusing on HVAC and plumbing systems for various industrial, commercial, and residential projects. Managed specification sheets and product cuts.

Drafter/Designer - Tetra Tech (Salt Lake City, Utah)

October 2014 – May 2016

Worked on a range of large-scale mining and small water projects within an electrical engineering team. Responsibilities included drafting, instrumentation, controls, and symbol library standardization.

Project Manager/Drafter/Sales - CADanswer (Salt Lake City, Utah)

November 2007 – October 2014

Provided comprehensive customer support on- and off-site. Collaborated with engineers and clients, produced isometric piping and P&ID drawings, and converted AutoCAD files for complete gas plant projects. Developed sheet metal fabrication drawings.

Drafter - Reaveley Engineering (Salt Lake City, Utah)

August 2007 – November 2007

Prepared detailed sheets for concrete, steel, and CMU construction and developed structural plans for multi-level projects following CAD standards.

Education**Madison Elementary School** (South Salt Lake, Utah)

September 1979 – July 1986

Granite Park Jr. High School (South Salt Lake, Utah)

September 1986 – July 1989

Granite High School (South Salt Lake, Utah)

September 1989 – July 1991

ITT Technical Institute (Murray, Utah)

March 2004 – September 2005

Associate of Applied Science in Computer Drafting & Design

Cumulative GPA: 4.0

Honors: Multiple Highest Honors, Valedictorian

Community**City of South Salt Lake Planning Commission** (May 2014 – Present)

Serving as current Planning Commission Chair, Previous tenure as Chair (January 2017 – January 2018). Function as Land Use Authority for South Salt Lake, reviewing residential and commercial developments, advising the City Council, and ensuring adherence to the General Land Use Plan. Engage with community stakeholders, respond to citizen inquiries, and collaborate with developers to mitigate project impacts.

List of projects addressed as a member of the South Salt Lake Planning Commission:

Winco, S-Line Streetcar, Zellerbach Development, Granite Library, One Burton, Chinatown Supermarket, River Run, The Road Home – Pamela Atkinson Men's Resource Center, Central Park, Hawthorne Townhomes, New South Salt Lake Public Works Campus, Jordan River Parkway, Parley's Trail, In-N-Out, Ritz Classic Apartment Homes, SSL Downtown Development Area Plan, East Streetcar Area Plan, Tracy Aviary's Nature Center, Dominion Energy Regulator Station.

Personal Fact**Lifelong Resident of South Salt Lake** (September 1974 – Present)

Fourth-generation resident of South Salt Lake. Family established residence in 1928. Third generation to attend Madison Elementary and Granite High School. Currently residing in and raising a family in the original family home.

Olivia Spencer



[REDACTED]



[REDACTED]



Salt Lake City, Utah

Olivia has strong communication skills, demonstrated through her ability to convey complex public policy concepts and implications to various stakeholders. She has hands-on involvement in conceptualizing and implementing community building initiatives.

WORK EXPERIENCE

HEAL PROGRAM MANAGER

STATE OF UTAH
DEPARTMENT OF HEALTH
AND HUMAN SERVICES

Oct 2022 to Present
Salt Lake City, Utah

- Oversees grant activities for CDC public health initiatives focused on chronic disease for the Healthy Environments Active Living (HEAL) Program
- Co-manages a budget of \$3.5 million in grant monies with half earmarked to Utah's 13 Local Health Departments and community-based organizations
- Supervises a team of subject matter experts and interns who oversee projects targeting underserved communities funded under federal grants
- Drafts and manages contracts with outside public and private sector partners
- Coordinates programmatic projects related to public policy
- Manages the hiring process from recruitment to onboarding for new staff
- Serves as the registration chair for the Utah Worksite Wellness Council

TRUE PROJECT MANAGER

UNIVERSITY OF UTAH
SPENCER FOX ECCLES
SCHOOL OF MEDICINE

Part time Oct 22 to Present
Sept 2020 to Oct 2022
Salt Lake City, Utah

- Created the Tribal, Rural and Urban Underserved (TRUE) Medical Education Graduate Certificate to help prepare medical students to choose primary care specialties in locations that serve medically underserved communities
- Managed the Rural Primary Care Track program to encourage students to become rural primary care providers through specialized programming, rural rotation opportunities that is incentivized through scholarship funding
- Organized the annual summer Rural Immersion Course to allow students to be fully immersed in hands-on rural medicine in Indian Country through the lens of public health, cultural immersion, and community-based organizations
- Arranged subject matter expert guest speakers semesterly for courses

TRAINING COORDINATOR

SALT LAKE COUNTY
CLERKS OFFICE

Aug 2018 to Sept 2020
Salt Lake City, Utah

- Facilitated trainings for 600+ Poll Workers each election cycle to teach them how to process a voter using specialized voting equipment
- Sought out new locations and inspected existing Vote Center facilities
- Managed and executed contracts for 60 Vote Centers in Salt Lake County
- Maintained voter registration data for new registrations, petitions, provisional ballots in a database of 600,000+ Utah voters
- Created fliers and signage used to guide voters in Vote Centers

EDUCATION

MASTER OF PUBLIC ADMINISTRATION

UNIVERSITY OF WYOMING

BACHELOR OF SCIENCE

INTERNATIONAL STUDIES
MASS COMMUNICATION
UNIVERSITY OF UTAH

TEACHING

INTRO TO PUBLIC ADMINISTRATION

FALL 2023, 2024 & 2025
UNIVERSITY OF UTAH

Olivia Spencer



Salt Lake City, Utah

WORK EXPERIENCE

ADJUNCT LECTURER

UNIVERSITY OF WYOMING

May 2016 to Aug 2020

SCHOOL OF POLITICS & PUBLIC AFFAIRS

Taught Asynchronous

- Instructed American and State Government Political Science courses
- Designed syllabi, wrote exams, and lead weekly discussions
- Created and updated virtual courses using Canvas LMS

INSTRUCTOR

SALT LAKE COUNTY

Dec 2016 to Aug 2018

CRIMINAL JUSTICE SERVICES

Salt Lake City, Utah

- Lead psycho-educational and life skills group classes to pretrial clients, probation clients, and inmates in the Salt Lake County jail
- Trained staff on how to teach and use Courage to Change, a journaling program, to reduce recidivism rates
- Managed schedules for temporary instructors within the division

INTERN

ECONOMIC DEVELOPMENT LOAN FUND

May to Dec 2016

SALT LAKE CITY

Salt Lake City, Utah

CORPORATION

GRADUATE TEACHING ASSISTANT

UNIVERSITY OF WYOMING

Aug 2014 to May 2016

SCHOOL OF POLITICS & PUBLIC AFFAIRS

Laramie, Wyoming

CENTER PROGRAMMING COORDINATOR

SALT LAKE COUNTY

Mar 2013 to Aug 2014

AGING SERVICES

Salt Lake City, Utah

- Assisted with the daily operation, management, and supervision of the Mount Olympus Senior Center patrons and building employees
- Coordinated and marketed programs, classes, and activities

ACADEMIC TUTOR

STATE OF UTAH

Oct 2008 to Mar 2013

UTAH DEPARTMENT

Salt Lake City, Utah

OF WORKFORCE SERVICES

- Provided one-on-one and group tutoring to low-income at-risk youth
- Taught GED and TABE test preparation
- Tutored college, high school, and technical training courses

COMMUNITY INVOLVEMENT

SOUTH SALT LAKE

PLANNING COMMISSIONER

PROFESSIONAL ASSOCIATIONS

PHI ALPHA ALPHA

HONOR SOCIETY (PAA)

PUBLIC ADMINISTRATION

THEORY NETWORK

ORDINANCE NO. 2026 _____

AN ORDINANCE OF THE SOUTH SALT LAKE CITY COUNCIL AMENDING CHAPTERS 17.01, 17.03, 17.05, 17.06, AND 17.07 OF THE SOUTH SALT LAKE CITY MUNICIPAL CODE TO AUTHORIZE A DWELLING, MICRO-UNIT CONDITIONAL LAND USE.

WHEREAS, the South Salt Lake City Council (“City Council”) is authorized to enact and amend ordinances governing the City of South Salt Lake (“City”); and

WHEREAS, the City Council is authorized by law to enact, amend, and repeal ordinances regulating Land Use and Development within the City; and

WHEREAS, the City is seeking to amend Chapters 17.01, 17.03, 17.05, 17.06, and 17.07 of the City of South Salt Lake Municipal Code (the “Code”) in order to create a Dwelling, Micro-Unit conditional land use; and

WHEREAS, the South Salt Lake General Plan envisions a vibrant, walkable, and transit-connected Downtown that provides a diverse range of housing and employment opportunities; and

WHEREAS, as the City continues to grow and evolve, there is a need to support redevelopment efforts that are compatible with regional transit investments and urban form goals (e.g., mixed-use, walkability, human-scale, transit-focused development, etc.); and

WHEREAS, the General Plan directs support to create planning and zoning tools that encourage quality neighborhood-oriented development and revitalization; and

WHEREAS, the proposed Micro-Unit Dwelling land use is intended to provide an alternative housing opportunity for a limited number of developments in the City’s Downtown land use district; and

WHEREAS, the Planning Commission held a duly noticed public hearing, pursuant to Utah Code § 10-9a-503 and South Salt Lake City Municipal Code § 17.11.060 on January 15, 2026, and the public had an opportunity to comment on the proposed amendments to the City’s land use regulations; and

WHEREAS, on January 15, 2026, a majority of the Planning Commission found that the proposed amendments were consistent with the goals and objectives of the City’s General Plan and in the best interests of the City and forwarded a recommendation of approval to the City Council; and

WHEREAS, the City Council met in a work session on January 28, 2026, to review, among other things, the proposed amendments, the Planning Commission’s recommendation, and the objections, if any, forwarded for the City Council’s review and finds that the proposed amendments are beneficial to the City, its residents, business members, and visitors; and

WHEREAS, the City Council hereby determines that the amendments to Title 17 of the South Salt Lake City Municipal Code align with the City's interests in promoting prosperity, economic and orderly growth, and improving the comfort, convenience, and aesthetics of the City.

NOW, THEREFORE BE IT ORDAINED by the City Council of the City of South Salt Lake as follows:

SECTION I. Enactment. The City of South Salt Lake Municipal Code Title 17 *Land Use and Development*, chapters 17.01, 17.03, and 17.05, 17.06, and 17.07 are hereby amended as outlined in Exhibit A.

SECTION II. Severability. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court or competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

SECTION III. Conflict with Existing Ordinances, Resolutions, or Policies. To the extent that any ordinance, resolution, or policy of the City of South Salt Lake conflicts with the provisions of this ordinance, this ordinance shall prevail.

SECTION IV. Effective Date. This ordinance shall become effective upon the Mayor's signature and publication, or after fifteen (15) days or transmission to the Office of the Mayor if neither approved nor disapproved by the Mayor, and thereafter, publication.

(Signatures appear on next page.)

DATED this _____ day of January 2026.

BY THE CITY COUNCIL:

Sharla Bynum, Council Chair

ATTEST:

Ariel Andrus, City Recorder

City Council Vote as Recorded:

Huff	_____
Thomas	_____
Bynum	_____
Mitchell	_____
Williams	_____
deWolfe	_____

Transmitted to the Mayor's office on this _____ day of _____ 2026.

Ariel Andrus, City Recorder

MAYOR'S ACTION: _____

Dated this _____ day of _____, 2026.

Cherie Wood, Mayor

ATTEST:

Ariel Andrus, City Recorder

EXHIBIT A

Title 17

LAND USE AND DEVELOPMENT

Chapters:

Chapter 17.01 DEFINITIONS

17.01.010 Definitions.

**

“Dwelling, Micro-Unit” means a Building containing no less than thirty (30) and no more than forty-nine (49) individual Dwelling Units, or equivalent residential units, including units that are located one over another. Dwelling, Micro-Unit does not include any other defined Use within this Chapter.

**

Chapter 17.03 LAND-USE DISTRICTS AND MATRIX

17.03.010 Land Use Matrix.

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

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

Alcoholic Beverage, Special Use (Scientific)	P		P	P			P										P									P	P	P	P						
Alcoholic Beverage, Special Use (Religious)	P	P	P	P	P	P	P	P					P	P												P	P	P	P	P	P	P			
Alcoholic Beverage, Tavern	C			C											C	C										C	C	C	C						C
Alcoholic Beverage, State Liquor Store	C			C			C									C										C	C	C	C	C	C	C			C
All-Terrain Vehicle (ATV), Motorcycle, Personal Watercraft (PWC), Snowmobile Sales and Service	P		P				P																					P	P						
Amusement Device																																			
Animal Hospital/Veterinary Office (Small Animal)	P		P	P	P		P									P		P								P	P	P	P					P	
Animal Kennel/Day Care, Commercial	C		C	C	C		C																												
Animal Kennel/Day Care, Commercial (Indoor Only)																										C	C	C	C	C	C	C			C
Antenna, Lattice Tower								C		C		C																							
Antenna Mounted on City-Owned Structure	P						P		P		P	P																							
Antenna, Roof-Mounted	P						P		C		P	C	C	C																					
Antenna, Wall-Mounted	P						P		C		P	C	C	P																					
Apiary									P				P																						
Art Gallery	P	P	P	P	P		P	P			P					P		P								P	P	P	P	P	P	P			P
Art Studio	P	P	P	P	P		P	P			P					P		P								P	P	P	P	P	P	P			P
Assisted Living Facility	C	C		C	C									C												C	C	C	C	C	C	C			
ATM, Kiosk, Vending Machine (Self-Service, Interactive, Outdoors)	P	P	P	P	P	P	P				P					P										P	P	P	P	P	P	P			P
Auction House																																			
Auto, Light Truck, RV, Boat, Trailer Dealerships (Sale, Lease, or Rent)	C		C				C																												
Auto Auction																																			
Auto Body Repair							P																												
Automotive Restoration			P			P	P																												
Automotive Service and Repair			P				P																												
Automotive Service Station (Non-Mechanical)			P			P	P																												
Aviary																																			
Bail Bonds																																			
Bakery, Commercial			P				P																			P	P	P	P						

Bakery Neighborhood	P	P	P	P	P											P	P									P	P	P	P	P	P	P			P
BioTech/Biolife																										P	P	P	P					P	
Blood/Plasma Donation Center	P	P	P																							P		P	P						P
Bowling Alley	P		P	P	P																						P	P	P	P					
Car Wash	C	C	C	C	C		C																						C						
Child Care Center	C	C	C	C	C	C						C					C										C	C	C	C	C	C	C		C
City Building												P													P										
City Park												P	P																						
Community Garden												P	P																						
Commercial Repair Services	P	P	P	P	P	P	P																			P	P	P	P	P	P	P		P	
Convenience Store with Fuel Pumps	C	C	C	C	C		C																						C						
Cosmetology	P	P	P	P	P											P	P									P	P	P	P	P	P	P		P	
Crematory/Embalming Facility							C																												
Day Spa	C															C													C	C	C			C	
Day Treatment Center			C																																
Drive-Up Window	P	P	P	P	P	P	P									P																			
Dry Cleaning/Laundromat	P	P	P	P	P		P									P										P	P	P	P	P	P	P		P	
Dwelling, Live/Work																																P			
Dwelling, Micro-Unit																										C*									
Dwelling, Multi-Family	C			C	C								C		C	C		C								C	C	C	C	C	C	C		P	
Dwelling, Single-Family									P				P	P						P															
Dwelling, Townhome															C	C					P		P								P		P		
Dwelling Unit, Internal Accessory												P	P																						
Dwelling Unit, External Accessory												P	P																						
Education, After School (Children)	C	C	C	C	C				C		C	P		C	C						C						C	C	C	C	C	C	C	C	
Education, Elementary or Secondary									C																										
Education, Higher (Public)										C																									
Education, Preschool	C	C	C	C	C			C		C	P		C	C												C	C	C	C	C	C	C		C	
Education, Technical										C																									
Employment Agency/Temporary Staffing	P		P	P	P		P																			P	P	P	P	P	P	P			
Equestrian Facility									C																										
Equipment Sales, Service, and Rental (Heavy and Farm)																																			
Escort Service																																			

Farmers Market	C	C	C	C	C		P				P	C														C	C	C	C	C	C	C			C	
Financial Institution	P		P	P	P	P	P									P										P	P	P	P	P	P	P			P	
Fitness Center	P	P	P	P	P		P	P			P					P		P								P	P	P	P	P	P	P			P	
Food Truck/Food Trailer	P	P	P	P	P		P	P			P		P	P												P	P	P	P	P	P	P				
Food Processing (Large-Scale)							P																													
Food Processing (Small-Scale)	P	P	P	P	P	P	P																			P	P	P	P							
Food Truck Park	P	P	P	P	P	P	P	P																		P	P	P	P	P	P	P			P	
Funeral/Mortuary Home			C																																	
Grooming Services (Pets)	P	P	P	P	P		P																			P	P	P	P	P	P	P			P	
Haunted House											P																									
Home Occupation, Category I	P	P	P	P	P								P	P		P	P		P		P	P		P		P	P	P	P	P	P	P			P	
Home Occupation, Category II	C	C		C	C								C	C		C	C		C		C	C		C		C	C	C	C	C	C	C			C	
Homeless Shelter									C																											
Horticulture/Produce Sales		C	C				C	C	C		P															C	C	C	C	C	C	C				
Hospital, Specialty	C			C																						C	C	C	C						C	
Hotel	C	C	C	C	C																					C	C	C	C	C	C	C			C	
Hotel, Extended-Stay																																				
Impound and Tow Lot																																				
Jail																																				
Juvenile Detention Facility																																				
Library											P													P												
Maintenance Facility, Vehicle/Transit																																				
Major Monopole exceeding mix district Height	C						C		C		C	C																								
Major Monopole not exceeding max district Height	P						P		P		P	P																								
Manufactured Home Park																																				
Manufacturing, Major																																				
Manufacturing, Minor			P				P											P																		
Massage Therapy	C																																			
Minor Monopole exceeding max district Height	C						C		C					C	C	C	C																			
Minor Monopole not exceeding max district Height						P	P		P		P	P																								
Monopole w/ Structure >15 ft. Wide																																				

Chapter 17.05 CONDITIONAL USE REVIEW

17.05.010 Review Process and Requirements.

- A. A person seeking approval of a Conditional Use must file a Complete Application, using the forms established by the Community Development Department, and include payment of all fees. For any Application to construct a Building or other improvement to property for a Use that is defined by this Code as allowed in the zoning district in which the Building is proposed, the Community Development Department and the City Engineer must review the Application to determine whether the proposal:
 - 1. Is allowed within the district where it is proposed;
 - 2. Is proposed for Development on a legally subdivided Lot;
 - 3. Can be adequately serviced by Dedicated roads, improved to City Standards and existing or proposed utility systems or lines;
 - 4. Complies with all applicable Development requirements of that district, including Building Height, Setbacks, and Lot Coverage;
 - 5. Meets the applicable Development Standards requirements;
 - 6. Conforms to the Design Guidelines and the design review process established for that district;
 - 7. Requires additional conditions of approval;
 - 8. Complies with the Construction Codes; and
 - 9. Pertains to land for which all tax assessments have been paid.
- B. The Community Development Department staff shall notify the Applicant of any specific deficiencies in the proposal.
- C. No permit or license issued shall be valid if any of the criteria listed in this Section have not been met.
- D. The land use authority is the Planning Commission for Conditional Use Applications.

17.05.020 General Conditional Use Standards.

In reviewing an Application for a Conditional Use Permit, the land use authority shall consider whether the Application:

- A. Identifies the maximum intensity of the proposed Development and Use;
- B. Complies with all provisions of the Code; and
- C. Compared to Permitted Uses and Development within the district, substantially mitigates the adverse impacts that are reasonably anticipated from the magnitude and intensity of the Development and Use, as proposed, considering:
 - 1. The size and location of the site;
 - 2. Traffic generation, timing, and nature of traffic impacts and the existing condition and capacity of the Streets in the area;
 - 3. Utility demand and available capacity, including storm water retention;
 - 4. Emergency vehicle access and anticipated average and peak day demand;
 - 5. Location and amount of off-Street parking;

6. Internal vehicular and pedestrian circulation system, including delivery vehicles, loading and unloading;
7. Fencing, Screening, and Landscaping to separate the Conditional Use from adjoining property and Uses;
8. Building mass, bulk, design, and orientation, and the location of Buildings on the site including orientation to Buildings on adjoining Lots or Parcels;
9. Usable open space;
10. Signs and lighting;
11. Physical design and Compatibility with surrounding structures in terms of mass, Scale, style, design, and architectural detailing;
12. Noise, vibration, odors, steam, or other factors that might adversely affect people and property off-site;
13. Control of delivery and service vehicles, loading and unloading zones;
14. Generation and Screening of waste;
15. Recycling program and pickup areas;
16. The potential adverse impacts arising from the conduct of patrons, guests, employees, occupants, or their affiliates;
17. Within and adjoining the site, the impacts of the Use on public property and environmentally sensitive lands;
18. Hours of operation, delivery, and activity;
19. Special hazards arising from the Use or from its reasonably anticipated secondary effects, including its potential to attract criminal behavior; and
20. Demand for public infrastructure or services.

17.05.030 Standards Applicable to all Conditional Uses.

- A. The outdoor display of goods or merchandise is prohibited unless expressly allowed elsewhere in this Title.
- B. The outdoor storage of any goods or merchandise is prohibited.

17.05.040 Conditional Uses with Specific Standards.

The Conditional Uses listed below require compliance with their corresponding specific standards in addition to any other applicable requirements of this Code, including the General Conditional Use standards in Section 17.05.020 and applicable Chapter 17.04 requirements.

- A. Adult Daycare. An Adult Daycare Use shall not include any overnight Residential Use and shall not be located within two thousand six hundred forty (2,640) feet of any Homeless Shelter Use. The distance shall be measured at the closest Property Lines.
- B. Alcoholic Beverage Uses. All Alcoholic Beverage Uses designated as "C"—Conditional Uses—in the Title 17 Land-Use Matrix are subject to the following, additional standards:
 1. Alcoholic Beverage, Bar Establishment; Alcoholic Beverage, Beer Wholesaler; Alcoholic Beverage, Liquor Warehouse; Alcoholic Beverage, Manufacturer; Alcoholic Beverage, Tavern; and Alcoholic Beverage, State Liquor Store Uses also may not be located (a) any closer to a residential district than six hundred (600) feet, as measured at the closest Property Lines, (b) any closer to a community location than permitted under section 32B-1- 202 of the Utah Code, as amended, (c) nor any closer to a

Homeless Shelter than two thousand six hundred forty (2,640) feet, as measured at the closest Property Lines.

2. All such Uses shall incorporate plenary operational and management practices, including the use of properly licensed, bonded, and insured security personnel, to prevent and mitigate adverse on-premises and offsite behavioral and safety impacts.
 3. All such Uses shall maintain throughout all areas of the subject premises during all business hours a minimum of one candle power light measured at a level five feet above the floor.
- C. Animal Kennel/Day Care, Commercial. All instances of this Use shall comply with the criteria specified in Title 6 of this Code. Additionally, all outdoor play areas shall be located a minimum of one hundred fifty feet (150') from any residential district.
- D. Assisted Living Facility. All instances of this Use shall comply with and provide, as applicable, the following:
1. Proof of state licensure for Assisted Living Facility;
 2. A design, residential in character and architecturally Compatible with the neighborhood, which adequately screens the Use from neighboring Lots and complies with Utah Department of Health standards;
 3. An outdoor lighting plan which adequately screens lighting to mitigate its impact on surrounding Uses;
 4. A Sign plan which includes no more than two (2) square feet of signage for facilities on Public Streets smaller than Collector Streets, and monument signs not to exceed thirty-two (32) square feet for facilities on Public Streets considered Collector Streets or larger; and
 5. A delivery, traffic, and parking plan which adequately mitigates the adverse impacts of increased traffic generation on the neighborhood in which the proposed Use is located. The parking plan must propose parking appropriate for the proposed Use of the facility.
 6. An Applicant for this Use acknowledges: its responsibility for each unlawful request for emergency services at the facility, under Chapter 8.34 of this Code; that it is the recipient of all emergency services under Section 2.40.060 of this Code; and shall reimburse the City for the costs of all emergency services rendered at or to residents of the facility under Section 2.40.270 of this Code.
- E. Auto, Light Truck, RV, Boat, Trailer Dealerships (Sale, Lease, or Rent). In addition to being subject to the Design Review process, all instances of this Use (including change of a prior instance of this Use) shall comply with the following criteria:
1. Landscaping shall be required along any Street Frontage and shall be subject to the Development Standards of Chapter 17.06 of this Code.
 2. Buildings must meet the minimum Setback requirements of their respective districts.
 3. Designated customer parking must be provided at a ratio of one (1) space for every twenty (20) vehicles displayed, with a maximum of fifteen (15) spaces required. A minimum of three employee Parking Stalls must be provided. Off-Street customer and employee Parking Stalls must be identified.
 4. All Buildings other than sales offices only must provide additional designated Parking Stalls at a ratio of one (1) space per five hundred (500) square feet of floor space.
 5. All businesses adjacent to residential districts shall require design review approval from the Planning Commission.
 6. Where any business is adjacent to a Residential Use, a Buffer between the Residential Use and the business shall be required. Walls, Landscaping, special Setbacks, other elements, or a combination of these items must be used, as appropriate, to mitigate the impact upon the adjacent Residential Use. The City shall consider the visual appearance of the site, the traffic flows, noise, light and the size and

purpose of adjacent Streets or Alleys, the extent of the business operations, and other factors in determining the Buffer sufficiency.

7. Outside loudspeakers, lighting which intrudes into adjacent properties, deliveries before 7:00 a.m. or after 10:00 p.m., the use of Public Streets for loading and unloading, repair work outside of a Building, and any other public nuisance conduct shall be prohibited.
 8. For the purposes of maintaining safe access and to promote uncluttered and attractive displays, all outdoor Auto, Light Truck, RV, Boat, and Trailer displays must be done in a manner consistent with Parking Lot requirements and such that all individual units can be relocated without the necessity of first relocating others.
 9. All Auto, Light Trucks, RVs, Boats, and Trailers displayed shall meet all requirements of law at all times, shall be in operating condition, shall not have flat tires or broken windows, and shall be capable of being licensed and registered without additional repair or alteration.
 10. The minimum outdoor display lot area, not including any Buildings, for any Auto, Light Truck, RV, Boat, Trailer Dealerships (Sale, Lease, or Rent) Use shall be one (1) acre. The one (1) acre of required display lot area shall be located in the front and side yard areas. Lot area behind a Building shall not be counted as required display lot area. All vehicle display areas shall be Hard-Surfaced as established in the City's parking, access, and circulation requirements. When a Development is larger than one (1) acre and contains more than (1) business, an Auto, Light Truck, RV, Boat, Trailer Dealerships (Sale, Lease, or Rent) Use may be located within that Development if all requirements of this Title are met, including:
 - a. Parking requirements;
 - b. Site and Landscaping requirements;
 - c. Ingress and egress points are provided for the other businesses; and
 - d. The devoted outdoor display lot area is a minimum of one (1) acre in area.
 11. The minimum Lot Frontage shall be two hundred (200) feet in width. The Frontage of Corner Lots shall be determined by the Street on which the property is addressed.
 12. Auto, Light Truck, RV, Boat, Trailer Dealerships (Sale, Lease, or Rent) Uses are exempt from the minimum outdoor display lot area and Lot Frontage requirements of this Section if all inventory is stored and displayed indoors. Indoor-only Auto, Light Truck, RV, Boat, Trailer Dealerships (Sale, Lease, or Rent) Uses are subject to all other applicable requirements of this Section, and the following additional standards:
 - a. Sales of vehicles must be conducted entirely within a fully-enclosed Building consisting of a showroom with an area no smaller than three thousand (3,000) square feet.
 - b. Showroom spaces shall be visible from the exterior of the Building, through the use of windows, storefronts, or other Architectural Elements using either a Single-Story Commercial or Flex Building form.
 - c. Outdoor sales, display, and storage of Autos, Light Trucks, RVs, Boats, and Trailers is prohibited.
 - d. Parking associated with indoor-only Auto, Light Truck, RV, Boat, Trailer Dealerships (Sale, Lease, or Rent) Uses shall only be used for customers and employees.
- F. Child Care Center. All instances of this Use shall comply with and provide, as applicable, the following:
1. Proof of state licensure;
 2. A design which precludes a front yard playground; and
 3. A delivery, traffic, and parking plan which adequately mitigates the adverse impacts of increased traffic generation in the neighborhood where the Use proposed to be located.

G. Convenience Stores with Fuel Pumps.

1. The pump islands of the convenience store may be erected in the Front Yard area provided the pumps are set back at least twenty-four (24) feet from the Right-of-Way of any Street.
2. Hard-Surfaced driveways leading to and from a pump island and other properly located service facilities permitted on the property shall be allowed in the Front Yard area provided that the driveways shall be defined by the construction of a concrete curb on the side adjoining the sidewalk. The area between the curb and the sidewalk shall be landscaped to comply with Chapter 17.06.
3. A ten-foot distance shall be maintained between a driveway and the Property Line with which it is parallel or approximately parallel.
4. All Parking Areas on the convenience store Lot shall maintain the required landscaped Front Yard as required in Chapter 17.06 and shall be bordered by concrete curbing.

H. Day Treatment Center. All Day Treatment Center Uses shall be outpatient only with no inpatient residential component. Day Treatment Center Uses shall not be located any closer to residential districts, Parks, or Schools than six hundred (600) feet, nor within two thousand six hundred forty (2,640) feet of any Homeless Shelter Use, as measured at the closest Property Lines.

I. "Dwelling, Micro-Unit"

The provisions of this Section shall authorize the entitlement of three (3) Micro-Unit Developments. Upon the entitlement of three (3) Micro-Unit Developments, the Dwelling, Micro-Unit use shall no longer be a conditionally permitted use unless specifically extended by action of the City Council, following review and recommendation by the Planning Commission.

1. All instances of this Use shall comply with the following:

- a. The City of South Salt Lake Downtown Form-Based Code;
- b. All applicable design standards of the City of South Salt Lake Municipal Code; and
- c. All other applicable development requirements of the City of South Salt Lake Municipal Code, except as expressly modified herein.

2. Dwelling, Micro-Unit shall meet the following requirements:

- a. Micro-Unit Developments shall contain no fewer than thirty (30) and no more than forty-nine (49) dwelling units.
- b. Individual micro-units shall be no smaller than approximately two hundred fifty (250) square feet in floor area and no larger than approximately five hundred (500) square feet in floor area.
- c. Each micro-unit shall include:
 - i. A functional kitchen, and
 - ii. A private bathroom.
- d. Micro-Unit Developments must be located within the Downtown land use district and within one-quarter (¼) mile of a public transit stop, such as a TRAX station. Applicants shall submit documentation confirming compliance with this requirement.
- e. Micro-Unit Developments shall comply with the Parking Reduction standards set forth in Section 17.06.160(D).
- f. Micro-Unit Developments shall include dedicated charging facilities for electric bicycles (e-bikes), in a quantity and location approved as part of the conditional use review.
- g. Micro-Unit Developments shall be subject to the amenity requirements applicable to multi-family developments of fifty (50) dwelling units or fewer, as set forth 17.07.100B.

- a. As part of the conditional use application, applicants shall be required to submit a project-specific report or study contributing to the City's evaluation of Micro-Unit Dwellings.
- b. The content, scope, and format of the report shall be according to the standards determined by the City in accordance with this Section.
- c. The report may include, but is not limited to, analysis of:
 - i. Resident behavior and occupancy patterns;
 - ii. Transit usage;
 - iii. Parking demand and impacts;
 - iv. E-mobility usage; and
 - v. Overall project performance.
- d. The purpose of this requirement is to inform future housing and land use policy decisions and to evaluate whether micro-unit housing supports the City's planning objectives.

J. Family Interim Non-Congregate Children Housing ("FINCH") Facility. A FINCH facility Use shall:

- 1. Conduct all operations within an enclosed Structure;
- 2. Serve only properly registered families who qualify for residency in a FINCH facility;
- 3. Provide adequately staffed, 24-hour, on-site management;
- 4. Provide adequately staffed, licensed, and bonded private security (or properly trained off-duty police officers) to minimize the demand on public emergency services providers;
- 5. Participate in and support the City's comprehensive management plan to prevent the deterioration of public health and public safety in the vicinity as a result of the Use, the potential for loss of community in the neighborhood, the deterioration of public assets or the devaluation of private property by demonstrating:
 - a. Effective measures to:
 - i. Minimize neighborhood disruption associated with the Use and the potential for excessive demands for City services;
 - ii. Minimize the spread of disease both on and off-Site;
 - iii. Protect and nurture children housed on-Site;
 - iv. Ensure the safety and convenience of emergency responders and public safety personnel; and
 - v. Deter and promptly remediate graffiti.
 - b. Engage in good faith efforts, to support the City's request to obtain adequate resources and commitments from the State of Utah, and other benefactors, to promptly reimburse the City for:
 - i. The disproportionate cost or consumption of City services resulting from the Use;
 - ii. Each unlawful request for emergency services associated with the Use of the facility, under Section 8.34.020; and
 - iii. The costs of all emergency and public safety services rendered at the facility as the designated "recipient" under Section 2.40.070;
 - c. Implementation of specific, objective, and accountable security and operations measures and policies to:

- i. Safely store all guest weapons in a secure location, to:
 - A. Securely store all prescribed medication;
 - B. Prohibit on-site illegal drug possession or use; and
 - C. Prohibit the possession or storage of any stolen property;
- ii. Reduce the proliferation of crime off-Site that is associated with the Use;
- iii. Reduce the Use from supporting, attracting, compounding the adverse impacts of an off-Site homeless population near the facility;
- iv. Minimize the production, accumulation, disposal, and transportation of solid waste;
- v. Enforce appropriate quiet hours to protect resident children's health and the quiet enjoyment of neighboring properties;
- vi. Screen guests for, and promptly refer and transfer applicable guests to, off-Site rehabilitation and detoxification or mental health programs, if available;
- vii. Regularly address ongoing operational complaints from residents within the facility, from public safety personnel, and from neighboring residents and businesses that arise from the Use;
- viii. Maintain a comprehensive guest registry system that is maintained for a minimum of two years and is readily available to public safety personnel to the extent allowed by applicable law;
- ix. Transition guests from the facility to more permanent housing opportunities as soon as reasonably possible;
- x. Identify and facilitate registration of convicted sex offenders, and prohibit those who have a sex offense against a minor in the past 10 [years] from remaining at the Facility;
- xi. Enforce a reasonable code of guest conduct, in collaboration with the South Salt Lake City Police Department, including the prohibition of pan handling within the City;
- xii. Minimize vehicular and pedestrian traffic generation to and from the facility;
- xiii. Prevent/eliminate off-premises parking within the City associated with the Use; and
- xiv. Assure the safety of children within the facility, and promote the intellectual and emotional health and development, of children housed in the facility.

K. Funeral/Mortuary Home. This Use cannot share space or any Common Wall with another Use.

L. Homeless Shelter. Any Homeless Shelter Use shall:

- 1. Comply with the urban-style Multi-Family design standards;
- 2. Conduct all operations within an enclosed structure;
- 3. Serve only registered, overnight guests;
- 4. Provide 24-hour, on-site management and security;
- 5. Provide, implement and maintain a comprehensive design and management plan to prevent the deterioration of public health and public safety, the potential for loss of community, the deterioration of public assets and the devaluation of private property that Utah has recently experienced as a result of the opioid crisis, incomplete criminal justice reform, the lack of long term affordable housing, a lack of qualified and affordable long term treatment facilities and a poorly managed concentration of homeless individuals housed in overcrowded and understaffed facilities by demonstrating:
 - a. Effective measures to:

- i. Minimize neighborhood disruption associated with the Use and the potential for excessive demands for City services;
 - ii. Adequately and professionally staff the facility;
 - iii. Prevent the spread of disease both on and off-site; and
 - iv. Ensure the safety and convenience of public safety personnel;
- b. Adequate resources and commitment to promptly reimburse the City for:
 - i. The disproportionate cost or consumption of City services resulting from the use;
 - ii. Each unlawful request for emergency services associated with the Use of the facility, under Section 8.34.020;
 - iii. The costs of all emergency services rendered at the facility as the designated "recipient" under Section 2.40.070;
 - iv. Implementation of specific objective, and accountable security and operations measures to prevent and eliminate:
 - a) Criminal activity on-site, including policies to safely store all guest weapons in a secure location, to securely store and dispense all prescribed medication, to prohibit on-site illegal drug possession or use and possession or storage of any stolen property;
 - b) Proliferation of crime off-site that is associated with the use;
 - c) Potential for the facility to support/attract/compound the adverse impacts of an off-site homeless population within a one-mile radius of the facility;
 - d) Best management practices to minimize the production, accumulation, disposal and transportation of solid waste;
 - e) Enforcement of quiet hours to protect neighboring properties;
 - f) A transparent and effective guest screening system to promptly refer and transfer applicable guests to off-site rehabilitation and detoxification or mental health programs;
 - g) Specific processes and objective commitments to regularly address ongoing operational complaints;
 - h) Comprehensive guest registry system that is maintained for a minimum of two years and is readily available to public safety personnel;
 - i) Detailed plan to transition guests from shelter within 90 days of initial registry;
 - j) Coordination with public safety regarding notice of any registered sex offender within the facility;
 - k) A reasonable code of guest conduct, including the prohibition of pan handling within the City;
 - l) Best practices to minimize vehicular and pedestrian traffic generation to and from facility.

M. Home Occupation, Category II.

1. Regulations.

- a. Category II Home Occupations must be clearly incidental and subordinate to the Primary Use of the Dwelling for residential purposes and shall not change the character of the Dwelling or the

neighborhood in which it is located. If at any time it is determined that a Home Occupation has altered the character of a Dwelling or neighborhood, the Home Occupation license will be revoked, and the character of the Dwelling must be restored.

- i. A Home Occupation that changes the outside appearance of the Dwelling, architecturally or otherwise, to accommodate the Home Occupation Use on the property is prohibited.
 - ii. A Home Occupation may include the sale of goods produced on the premises and goods produced elsewhere as long as goods are not displayed where they may be seen from the outside of the property and as long as the sale of goods are limited to no more than two (2) customers per hour.
 - iii. A Home Occupation shall not occupy more than twenty (20) percent of the Dwelling's Floor Area.
 - iv. Except for an enclosed outdoor play area for Child Care, a Home Occupation shall not involve the use of any yard area or activity outside a Building.
 - v. An Accessory Structure separate from the Dwelling may be used for a Home Occupation as long as: (i) the Accessory Structure remains incidental and subordinate to the Dwelling; (ii) no more than twenty-five (25) percent of the Floor Area of the Accessory Structure is used for the Home Occupation; and (iii) the land use authority approves the Use of the Accessory Structure for the Home Occupation. Home garden produce sales shall follow the requirements in Subsection (1)(b).
 - vi. No employee, other than one living at the Dwelling, is allowed at the Dwelling for any business purpose.
 - vii. All signs shall meet the requirements of Chapter 17.08 of this Code.
 - viii. Explosive or combustible materials shall not be stored for a Home Occupation.
 - ix. Home Occupations shall not disturb the peace and quiet of the neighborhood with noise, vehicles, odor, dust, vibrations, parking, obstructions, or other matters related to the business.
 - x. Yard and garage sales associated with a Home Occupation are prohibited.
 - xi. Home Occupations shall only be conducted between the hours of seven (7) a.m. and eight (8) p.m.
 - xii. Home Occupations shall comply with all pertinent City, county, and state regulations, including business license regulations. Home Occupation licenses may be revoked upon any valid unresolved complaint. Inspections by the City may occur as necessary to assure conformance with conditions and regulations.
 - xiii. Home Occupation shall meet all licensing requirements of the City, county, and state.
- b. Category II Home Occupations shall meet the standards of this Subsection and Subsection (1)(d):
- i. Home office Uses that require a customer to come to the home in order to conduct business.
 - ii. Home garden produce sales. Home garden produce sales must have sufficient Frontage or driveway space for the parking of vehicles. In order to avoid damage to adjacent Uses or property, all Temporary Structures shall be properly secured or anchored to the ground to prevent the Structure from being moved. The City may require additional securing or anchoring upon finding that the method of securing is inadequate.
 - iii. Barber Shop or Hair Salon.

- iv. Home Craft Production and sales, where no machinery is used to create or construct the item produced.
 - v. Music, tutoring, and general education instruction limited to no more than two (2) students at a time.
 - vi. Dressmaker, seamstress, or tailor who has no assistants.
 - vii. Similar Uses as deemed appropriate by the land use authority.
- c. The following Category II Home Occupation shall meet the standards and conditions listed below and in section 17.05.020(C) are met:
- i. Home Craft Production and sales, where machinery is used to create or construct the item produced and does not involve reportable or regulated quantities of hazardous or flammable substances, and such operations will not generate noise, dust or odors.
 - ii. Dance instruction, limited to no more than two (2) students at a time or no more than twenty percent (20%) of the Dwelling's Floor Area, whichever is greater.
 - iii. Family Child Care, provided the care is provided only by those residing within the home, is limited to no more than eight (8) children at a time, a food prepared shall comply with all Salt Lake County Health Department standards, a Utah Food Handlers permit is required if serving non-prepackaged food, the food approved by Utah Childcare Licensing, and complies with the requirements of all regulating agencies.
 - iv. Pet Grooming Services, limited to two (2) animals on-site at any one time; or
 - v. Wholesale or Retail sales of goods, except as incidental to a permitted Home Occupation.
- d. Conditions for Uses listed in Subsections (b) and (c):
- i. Exception for home garden produce sales, customer traffic is by appointment only with no walk-ins.
 - ii. All Category II Home Occupation shall be limited to two (2) individual customers on the premises at a time.
 - iii. Hours of operation shall be limited from seven a.m. (7 a.m.) to eight p.m. (8 p.m.).
 - iv. No person, other than the Applicant/resident, shall work at the Home Occupation.
 - v. No more than two (2) customer vehicles may be parked on-site at any time.
 - vi. Category II Home Occupations may use available on-Street parking abutting the Dwelling.
 - vii. Required off-Street parking for the Residential Use shall not be interrupted for the Home Occupation.
 - viii. If a commercial vehicle is used in conjunction with a Home Occupation, it must (1) be parked off-Street on an approved Impervious Surface; (2) not exceed one ton in capacity; and (3) not be operated from the property between the hours of eight p.m. (8 p.m.) until seven a.m. (7 a.m.). Should a commercial vehicle create a nuisance regarding parking, noise, odor, hazardous substances, etc., the vehicle may be barred from the residential district by action of the Planning Commission.
- e. Category II Home Occupations do not include:
- i. Equestrian Facility;
 - ii. Commercial Animal Kennel or Commercial Animal Day Care;
 - iii. Real estate office other than an individual agent or broker in his own home;

- iv. (Minor or Major) Manufacturing;
 - v. Indoor Storage Facility, Outdoor Storage Facility, or Warehouse Storage Facility;
 - vi. Auto-related uses;
 - vii. Massage Therapy; or
 - viii. Any Use not specifically listed as permitted in this Section.
- N.** Movie Theater/Live Performance Theater. Such Uses shall not be located any closer to residential districts than three hundred (300) feet, as measured at the closest Property Lines.
- O.** Sexually Oriented Business. All shall comply with the criteria specified in Title 5 of this Code.
- P.** Storage Facility, Indoor Climate Controlled. All instances of this Use shall comply with and provide, as applicable, the following:
- 1. Comply with all Commercial Design Standards found in 17.07;
 - 2. Comply with all Development Standards found in 17.06;
 - 3. Conduct all business operations within an enclosed structure;
 - 4. Provide on-site management and security;
 - 5. Provide, implement and maintain a security plan to prevent the deterioration of public health and public safety;
 - 6. Provide, implement and maintain an outdoor lighting plan that adequately screens lighting to mitigate its impact on surrounding Uses;
 - 7. Provide, implement and maintain best management practices to minimize the production, accumulation, disposal, and transportation of solid waste;
 - 8. Provide, implement and maintain a loading and services plan, including fire access; and
 - 9. Provide, implement and maintain an energy efficiency plan.
- Q.** Temporary Use.
- 1. Use Limitations.
 - a. Temporary Uses include firework stands, Christmas tree lots, and other similar seasonal Uses.
 - b. Temporary Use Permit. Temporary Uses shall obtain a separate business license and Conditional Use permit for each Use and location.
 - c. Time Limitations. Use permits may be allowed for up to a six (6) month period with the following exceptions:
 - i. Firework Stands. Restrictions shall follow the public sales and display limitations found in state code.
 - ii. Christmas Tree Lots. Shall only be permitted from November 1 through December 31.
 - d. Hours of Operation. Temporary Uses may be open from eight (8) a.m. to ten (10) p.m. unless provided otherwise under state code.
 - e. Signage. Permanent signs are prohibited for Temporary Uses. All Signs shall follow the requirements of Chapter 17.08.
 - f. Regulations by Other Agencies. This Section does not exempt the Applicant or operator from acquiring any other required permit for operation.

- g. Liability Insurance. The Applicant must obtain adequate liability insurance to cover all activities related to the Use for the duration of the permit, prior to issuance of the Temporary Use permit. A copy of the liability insurance policy shall be submitted to the City with the business license Application.
2. Site Improvements.
 - a. Temporary Uses shall meet the following requirements:
 - i. If the Temporary Use is located on an unimproved Parcel, the following shall apply:
 - a) Based on the scope of the operation, the land-use authority may require the installation of a minimum road base or gravel surface for parking, to assure the safe passage of vehicles on adjacent roadways, and the safety of patrons.
 - b) Sufficient off-Street parking shall be provided to meet the needs of the operation and of any existing Uses on the property.
 - c) Structures, displays, and other activities must be located sufficient distance from any Street to provide for public safety and Clear View Area requirements as found in Chapter 17.07.
 - d) If any part of the Temporary Use becomes a nuisance or safety hazard, the land-use authority may require changes or discontinuance of the operation.
 - e) All activities and displays shall take place in accordance with the standards for outside business activities found elsewhere in this Title.
 - ii. If the Temporary Use is located on an improved Lot or Parcel, the following shall apply:
 - a) Sufficient off-Street parking shall be provided to meet the needs of the operation and any existing Uses on the property as determined by the land use authority.
 - b) Structures, displays, and other activities must be located sufficient distance from Streets to provide for public safety and Clear View requirements as found in Chapter 17.07.
 - c) If any part of the operation becomes a nuisance or safety hazard, the land use authority may require changes to or discontinuance of the operation.
 - d) In addition to the foregoing, all activities and displays shall take place in accordance with the standards for outside business activities found elsewhere in this Title.
 - e) Permanently located businesses that operate a Temporary Use shall meet the design standard and site improvement requirements found in Chapters 17.06 and 17.07.
 3. Site Restoration. The site must be restored to its original condition upon expiration of the Temporary Use permit. The site may not be used for storage of any Temporary Use or Structures.
 4. Temporary Structures. All Temporary Structures must be approved by the land-use authority. In order to avoid damage to adjacent Uses or property, all Temporary Structures shall be properly secured or anchored to the ground to prevent the Structure from being moved. The City may require additional securing or anchoring upon finding that the method of securing is inadequate.
- R. Wireless Communication Facilities.
1. In addition to the existing Conditional Use standards, the following factors shall be considered by the Planning Commission:

- a. Compatibility of the proposed Structure with the height and mass of existing adjacent Buildings and utility Structures;
 - b. Whether Collocation of the Antenna on other existing structures in the same vicinity with such Uses as other towers, Buildings, utility poles and similar Structures is possible, and practical, as demonstrated by the Applicant, without significantly affecting the Antenna transmission or reception;
 - c. The location of the Antenna in relation to existing vegetation, topography, and Buildings to optimize visual Screening;
 - d. Whether the spacing between Monopoles creates detrimental impact on adjacent properties;
 - e. The willingness of the Applicant to allow Collocation on its facility in the future for a reasonable compensation, as provided in sub (1)(b) of this Subsection.
2. The Planning Commission may require that the Structure be designed and engineered to reasonably allow Collocation by a subsequent provider of low power radio communication services, if Collocation is feasible and consistent with sound engineering principles. Nothing herein shall be construed to deny the Owner of such a Structure from the right to receive reasonable compensation from that subsequent collocating provider for the Use of the structure.
3. Accessory Buildings for Antenna Structures. Accessory Buildings to Antenna Structures must comply with the required Setback, height and Landscaping requirements of the zoning district in which they are located. Monopoles shall be fenced with a six-foot chain-link fence and the climbing pegs removed from the lower 20 feet of the Monopole.
4. Abandoned Facilities. The Community Development Department is empowered to require an abandoned low power radio services Antenna be removed from the Building or premises when that Antenna has not been put into use by the Owner, the person having control, or the person receiving the benefit of the Structure within 30 calendar days after notice is given to the Owner, the person registered with the City as having control, or the person last known to the City to receive the primary benefit of the Structure. Notices required by this Section may be given by personal service, or by certified mail addressed to the person's last known address.
5. Where Allowed. A low power radio service facility, which is not otherwise classified in this Section, is a Conditional Use as outlined herein. A Conditional Use permit for a Monopole may be granted in a residential district only if the Planning Commission finds that:
 - a. The Monopole Antenna otherwise meets the requirements of Subsection (D) and does not exceed 60 feet in height;
 - b. The Antenna tower will be placed on a Parcel occupied by a non-Residential Use, such as a school, church, or other non-Residential Use that is a legally conforming structure in that residential district;
 - c. The Antenna tower will be located no closer than 150 feet from the nearest residential structure; and
 - d. The Antenna and supporting Structure will be disguised as, or otherwise integrated with, a light pole, Billboard, utility Structure or similarly Compatible and useful Structure located on the Parcel in a way that minimizes and mitigates the visual impact of the Antenna.
6. Controlling Chapter. Notwithstanding the various descriptions of land uses listed in the ordinances of the City relative to communication facilities, and the manner in which those various Uses are listed as Permitted or Conditional Uses in the respective chapters of this Title, the provisions of this Section and the Land Use Matrix shall prevail in governing the placement of wireless communication facilities, low power radio services facilities, and appurtenant facilities in the City, including the designation of Permitted and Conditional Uses in the various land-use districts.

17.05.050 Conditional Use Permit Standards.

Upon review and consideration of the criteria identified in this Chapter, as compared to the impacts of Permitted Uses in the district, the proposal must:

- A. Be Compatible in intensity of Use, Scale, and design with Permitted Uses in the district;
- B. Not compromise the health, safety, or welfare of:
 - 1. Persons employed within or using the proposed Development;
 - 2. Those residing or working in the vicinity of the proposed Use or Development; or
 - 3. Property or improvements in the vicinity of the proposed Use or Development;
- C. Not impose disproportionate burdens on the citizens of the City.

17.05.060 Conditional Use Permit Determination.

- A. The land use authority shall issue a Conditional Use Permit, describing the scope of the permit and all reasonable conditions of approval if the Application complies with Code and the Applicant has proposed, or the land use authority has required, conditions to substantially mitigate the reasonably anticipated detrimental effects of the proposed Use.
- B. If the land use authority determines that the Application does not comply with the standards and criteria of this Chapter and the Applicant has not proposed or the land use authority cannot impose additional, reasonable conditions of approval to that would bring the proposal within the standards and criteria of this Code, the land use authority may deny the Conditional Use Permit Application.

17.05.070 Modification of Conditional Use Permit.

- A. The land use authority may reasonably modify the conditions of a Conditional Use Permit if the actual detrimental effects of previously identified adverse impacts are greater than anticipated, or the proposed mitigation has been unsuccessful at mitigating those actual detrimental effects to comply with the standards of this Code.
- B. Modification proceedings may be initiated by the Applicant, the City, or an injured party with standing. The party seeking the modification must pay the costs associated with the modification proceedings and file a petition for modification with the City. Modification proceedings are conducted in the same manner as an initial review.
- C. The Conditional Use permit holder is a necessary party to these proceedings and shall be afforded due process.

17.05.080 Expansion or Growth of Conditional Use.

- A. A Conditional Use may not be expanded without first undergoing modification proceedings, as provided in Section 17.05.060, and obtaining a Conditional Use Permit that addresses and allows the proposed expansion of the Conditional Use.
- B. Expansion of a Conditional Use occurs if the square footage of a Structure on a property subject to a Conditional Use Permit or associated with a Use listed as "Conditional" in this Title's Land Use Matrix will be increased by greater than ten (10) percent of the square footage existing at the time of the initial Conditional Use Application.
- C. A Conditional Use has grown if any of the following occurs:

1. The pedestrian or vehicle traffic has increased by greater than twenty (20) percent than was anticipated at the time of the initial Conditional Use Application, and the increased traffic is a result or impact of the Use;
 2. Off-Street parking has become inadequate due to the number of customers, employees, or occupants associated with the Conditional Use; or
 3. Other detrimental effects, such as noise, odor, or light pollution, have increased beyond what was reasonably anticipated at the time of the initial Conditional Use Application.
- D. The City may initiate modification proceedings if a Conditional Use has grown to the extent provided in this Section.

17.05.090 Revocation of Conditional Use Permit.

- A. A Conditional Use permit may be revoked or suspended if any of the following occur or are found to have occurred:
1. The Conditional Use Permit was obtained by fraud or misrepresentation;
 2. One or more of the conditions of the Permit have not been met;
 3. The holder or user of the permit has failed to comply with any local, state, or federal laws governing the conduct of the Conditional Use;
 4. The holder or user of the Permit has failed to construct or maintain the site as shown on the approved plans; or
 5. A Conditional Use has been expanded or grown and cannot mitigate the detrimental effects of that expansion or growth.
- B. Revocation is appropriate when the Applicant has knowingly engaged in conduct that violates the Conditional Use Permit, or when the holder or user has previously had the Permit suspended. Notice shall be given of a pending revocation and the Property Owner will be given a reasonable opportunity to cure the violation in the same manner as provided for other violations of ordinances in this Title.

17.05.100 Building Permits.

The issuance of a Conditional Use Permit does not excuse an Applicant from applying for and obtaining Building Permits for the location, unless Building Permits are not required for the approved Conditional Use.

17.05.110 Conditional Use Permit Expiration.

- A. Conditional Use Not Implemented. A Conditional Use Permit expires if the Permit has not been implemented within two (2) years from the date of approval. The Permit is considered implemented if the holder of the Permit engages in the Conditional Use on the site or maintains an active building permit (excluding demolition permits) on the site for which the Conditional Use Permit was granted.
- B. Conditional Use Abandoned. If the approved Conditional Use or activity ceases for any reason or does not maintain an active building permit for a continuous period of two (2) years or more, the Conditional Use Permit shall automatically terminate without further notice, as having been abandoned. A person may only reinstate the Conditional Use after applying for and receiving a new Conditional Use Permit.

Chapter 17.06 DEVELOPMENT STANDARDS

ARTICLE I. GENERAL DEVELOPMENT STANDARDS

17.06.010 Site Development Plan and Development Lot Required.

No Building Permit shall be issued for the construction of any Building or Structure located on a Lot or Parcel that does not conform to these regulations.

- A. The Applicant shall prepare Site Development plans consistent with the standards contained herein and shall pay for the design, evaluation, construction, and inspection of any Public Improvements required.
- B. No one shall alter any terrain or remove any vegetation from the proposed Development Site or engage in any Site Development until an Applicant has obtained the necessary Development Permits.
- C. The Community Development Department shall review submitted plans for:
 - 1. Design;
 - 2. Conformity to the Master Plans;
 - 3. Compliance with this Title;
 - 4. Adequacy of Public Improvements serving the Lot; and
 - 5. Environmental quality of the Development Design.
- D. Plans of proposed Developments may be referred by the Community Development Department to any City department, special district, governmental board, bureau, utility company, and other agency that will provide public or private facilities and services to the Development for their information and comment. The Community Development Department shall coordinate comments received from public and private entities and share such comments with the Applicant.
- E. The City Engineer shall review and comment on the engineering plans and specifications for the improvements required for Site Development consist with this Title, the Construction Standards and Specifications for Public Improvements and other applicable ordinances and shall be responsible for determining the appropriate amount of an Infrastructure Improvement Assurance, Improvement Warranty, and any Guaranty should be, and for inspecting the required improvements for compliance with this Title.
- F. The City Attorney shall verify that the Infrastructure Improvement Assurance, Warranty, and any other Guaranty provided by the Applicant is acceptable.

17.06.020 Payment of fees.

No permit shall be issued unless the Applicant has first paid to the City all applicable fees required and, as applicable and has reimbursed the City for all out of pocket costs incurred in review and enforcement of the Application. The amounts of all fees shall be listed in the fee schedule which may be amended from time to time by the City Council. Payment of fees does not affect the Applicant's obligation to construct and Dedicate Public Improvements or meet other obligations of Development approval.

17.06.030 Review required.

Each person who proposes to Develop land shall first request a concept review from the Community Development Department. No Development shall be considered for approval until a written concept plan has been

received from the Community Development Department. This provides the Applicant with an opportunity to consult with and receive assistance from the City regarding the regulations and design requirements applicable to the Development of property before submitting a complete Application.

17.06.040 General Site Development Standards.

- A. For all Development, prior to issuance of a Building Permit, the Development Site must meet the following criteria:
 - 1. The proposed Development is on a legal Lot.
 - 2. All required curb and gutter must be installed unless the City allows such installation to be deferred until a later stage of the Development; if deferred, then the location and elevation of curb and gutter must be clearly marked in a manner acceptable to the City and the Applicant must have posted a Site Development Guaranty to secure installation of curb and gutter before a date certain;
 - 3. All underground utilities located under the Street or access way surface are installed and accepted by the City and appropriate agencies;
 - 4. Fire hydrants are fully operational in the area of the Development where permits are requested, with adequate culinary water lines fire flow to meet the demands of all properties served by the line;
 - 5. Streets or access ways are rough graded and provided with an all-weather surface acceptable to the City; and
 - 6. Continuous access to the area of the requested permit through the project is provided by an access, approved by the City, and improved with an all-weather surface.
 - 7. Exceptions. A Parcel that contains a Single-Family Dwelling does not need to be on a legal Lot, if the following standards are met.
 - a. The abutting Right of Way has been dedicated and meets the Standard Road Profile;
 - b. All Public Improvements are in place and meet current standards; and
 - c. All utilities are located within an easement.
- B. Limits of Disturbance/Vegetation Protection. A plan for vegetation protection during construction and for revegetation after construction is required. A security will be required to be posted to ensure compliance with the Limits of Disturbance plan.
 - 1. All Construction Activity must be contained within the Limits of Disturbance line, with the balance of the Property remaining undisturbed. Access to the Limits of Disturbance Area should be along the planned driveway.
 - 2. Building Pad lines may be specified on some Plats instead of Limits of Disturbance. If Building Pad lines are designated, no part of the new construction may lie outside of the Building Pad line.
 - 3. Limits of Disturbance must be designated in the field prior to commencement of excavation with temporary fencing approved by the Building Department.
- C. Final Grading Required. No Certificate of Occupancy shall be issued until Final Grading has been completed in accordance with the civil engineering plans approved with the final Subdivision Plat and the Lots recovered with top soil with an average depth of at least six (6) inches which shall contain no particles over two (2) inches in diameter over the entire Area of the Lot, except that portion covered by Buildings or included in Streets, or where the Grade has not been changed or natural vegetation damaged.
- D. Revegetation, Seed and Sod. All disturbed Areas on Lots shall be covered with topsoil and landscaped in accordance with Section 17.06.200.

- E. Debris and Waste. Unless otherwise approved by the City Engineer and Building Official, no cut trees, timber, debris, earth, rocks, stones, soil, junk, rubbish, or other waste materials of any kind shall be buried in any land, or left or deposited on any Lot or Street at the time of issuance of a Certificate of Occupancy, and removal of same shall be required prior to issuance of any Certificate of Occupancy in a Subdivision, nor shall any be left or deposited in any Area of the Subdivision at the time of expiration of the Infrastructure Improvement Assurance or acceptance of Dedication of Public Improvements, whichever is sooner.
- F. Maintenance. Until the Site Development is completed and accepted by the City and all appropriate agencies, the Owner/Applicant shall be responsible for the following in the area where Building Permits have been issued:
 - 1. Maintaining roads and access ways in a manner that allows continuous access for emergency vehicles; and
 - 2. Maintaining continuous flow capacities to all relevant hydrants in the Development.
- G. Guaranty. The Applicant shall issue a Guaranty to the reasonable satisfaction of the City Attorney that shall include an amount to ensure completion of all requirements contained in these regulations including, but not limited to, soil preservation, Final Grading, Lot drainage, Landscaping, lawn-grass seeding, removal of debris and waste, Fencing, and all other required Lot improvements.
 - 1. Governmental units to which a Guaranty applies may file in lieu of said contract or guaranties a certified resolution or ordinance from officers or agencies authorized to act in their behalf, agreeing to comply with the provisions of this Title.

17.06.050 Site Development/Occupancy.

Property Access Requirements. No Building Permit shall be issued on a Lot or Parcel that is not an improved Lot. There shall be no human occupancy of any Building until all required Infrastructure Improvements have been completed and an occupancy permit has been issued.

- A. Disclosure Required. It shall be unlawful for any person to transfer any portion of an approved Development prior to certificate of occupancy unless that person has advised the prospective buyer that occupancy permits will not be issued until all required improvements are completed.
- B. Occupancy Restrictions. Occupancy will not be allowed until the following conditions are met:
 - 1. All necessary utilities are installed: e.g., culinary water lines, sanitary sewer, quad duct, flood control facilities, electric power, natural gas, and telephone transmission lines;
 - 2. Finished road surfaces and pedestrian safety infrastructure are installed.
 - 3. All building code requirements are met as confirmed by the City Building Official.
 - 4. Public Safety and Utility Access. Throughout construction and occupancy, all Land Uses and Structures shall maintain unobstructed public utility and safety vehicle access in accordance with Appendix D of the International Fire Code in effect in the state of Utah.

ARTICLE II. PARKING, ACCESS, AND CIRCULATION REQUIREMENTS

17.06.160 Parking Stall requirements.

- A. Parking requirements for specific Uses. Off-Street parking shall be provided for Uses as indicated in the following matrix.

1. Uses Not Specifically Listed. Parking requirements for Permitted or Conditional Uses not specifically listed in the following matrix shall be provided in the same ratio as the Use most closely approximating the characteristics of the unlisted Use, as determined by the Community Development Director.
2. Employee parking for Uses with an employee component shall be determined using the maximum number of employees working on the largest shift.
3. Uses located in the Transit Oriented Development and Transit Oriented Development - Core district and Commercial Neighborhood district that have a bicycle parking requirement shall provide 1 bicycle parking space per every 15 vehicle Parking Stalls. This requirement supersedes those ratios established in the matrix below.
4. A traffic or parking study may be requested by the City for Uses that are over 10,000 square feet.
5. Matrix of Parking Requirements by Use. Uses are grouped into categories that have similar parking requirements. The following matrix indicates the required parking for Uses in the City:

Parking Requirements by Use		
Land Use	Number of Stalls Required	Number of Public Bicycle Parking Spaces Required
Dwelling		
Dwelling Unit, Accessory	1 on-site parking space in addition to the requirements for a Single-Family Dwelling per ADU.	N/A
Dwelling, Single-Family	2 stalls per Single-Family Dwelling Unit	N/A
Dwelling, Micro-Unit	Downtown Station District: 1 stall per studio/one bedroom unit; 1.2 stalls per two/three-bedroom unit	1 per 15 units for visitors and .25 secure spaces per unit
Dwelling, Multi-Family	TOD-C District: 1.2 stalls per unit plus 0.5 stalls guest parking per unit. Downtown District: 1 stall per studio/one bedroom unit; 1.2 stalls per two/three bedroom unit. East Streetcar District: 1.5 stalls per unit. All other districts: 1.5 stalls per studio or one-bedroom unit; 2 stalls per two-bedroom unit; 2.5 stalls per three+ bedroom unit; plus 0.5 stalls guest parking per unit. One moving truck parking stall per 100 units - required in all districts.	1 per 15 units for visitor and .25 secure spaces per unit
Dwelling, Townhome	2 stalls per Dwelling Unit, in an enclosed garage; .5 stalls guest parking per Dwelling Unit; 3 spaces per 1000 square feet of ground	Space for bicycle storage within each Unit is required as well as common area bicycle storage to accommodate one bicycle

	floor commercial space/workspace for Live/Work configuration	attributable to each of 20% of the Project units
Short-Term Rental	Primary Dwelling Unit Parking requirements plus 1 stall for every 5 occupants allowed in the unit	N/A
Assisted Living Facility	.5 stalls per bedroom plus 1 stall	N/A
Nursing Home	per employee	
Homeless Shelter	.25 stalls per bed plus 1 stall per employee	N/A
Retail Commercial		
Auto Body Repair	1 stall per employee, 1 stall per 200 square feet of office, and 1 stall per 500 square feet of shop area	N/A
Automotive Restoration		
Automotive Service and Repair		
Automotive Service Station (Non-Mechanical)		
All-Terrain Vehicle (ATV), Motorcycle, Personal Watercraft (PWC), Snowmobile Sales and Service	1 stall for every 20 vehicles displayed with a maximum of 15 stalls. A minimum of three employee Parking Stalls provided. Off-Street customer and employee Parking Stalls shall be identified.	
Auto, Light Truck, RV, Boat, Trailer Dealership (Sale, Lease, or Rent)		
Bakery, Neighborhood	Downtown District: 3 stalls per 1,000 for General Retail and Service; 2 stalls per 1,000 square feet for Neighborhood Retail and Service. All other districts: 4 stalls per 1,000 square feet.	1 per 20 stalls
Commercial Repair Services		
Convenience Store with Fuel Pumps		
Farmers Market		
Horticulture / Produce Sales		
Pharmacy		
Retail, Accessory		
Retail, General		
Retail, Neighborhood		
Secondhand Merchandise Dealer		
Upholstery Shop / Tailoring Shop		
Commercial Service / Office		
Animal Hospital / Veterinary Office (Small Animal)	Downtown District: 3 stalls per 1,000 for Civic, General Retail and Service, and Office; 2 stalls per 1,000 square feet for Neighborhood Retail and Service. All other districts: 4 stalls per 1,000 square feet; 1 stall per employee for data processing or telemarketing Uses.	N/A
Animal Kennel / Day Care, Commercial		
Biotech / Biolife		
Blood / Plasma Donation Center		
City Building		
Commercial Repair Services		
Cosmetology		
Day Spa		
Employment Agency / Temporary Staffing		
Financial Institution		
Grooming Services (Pet)		
Library		

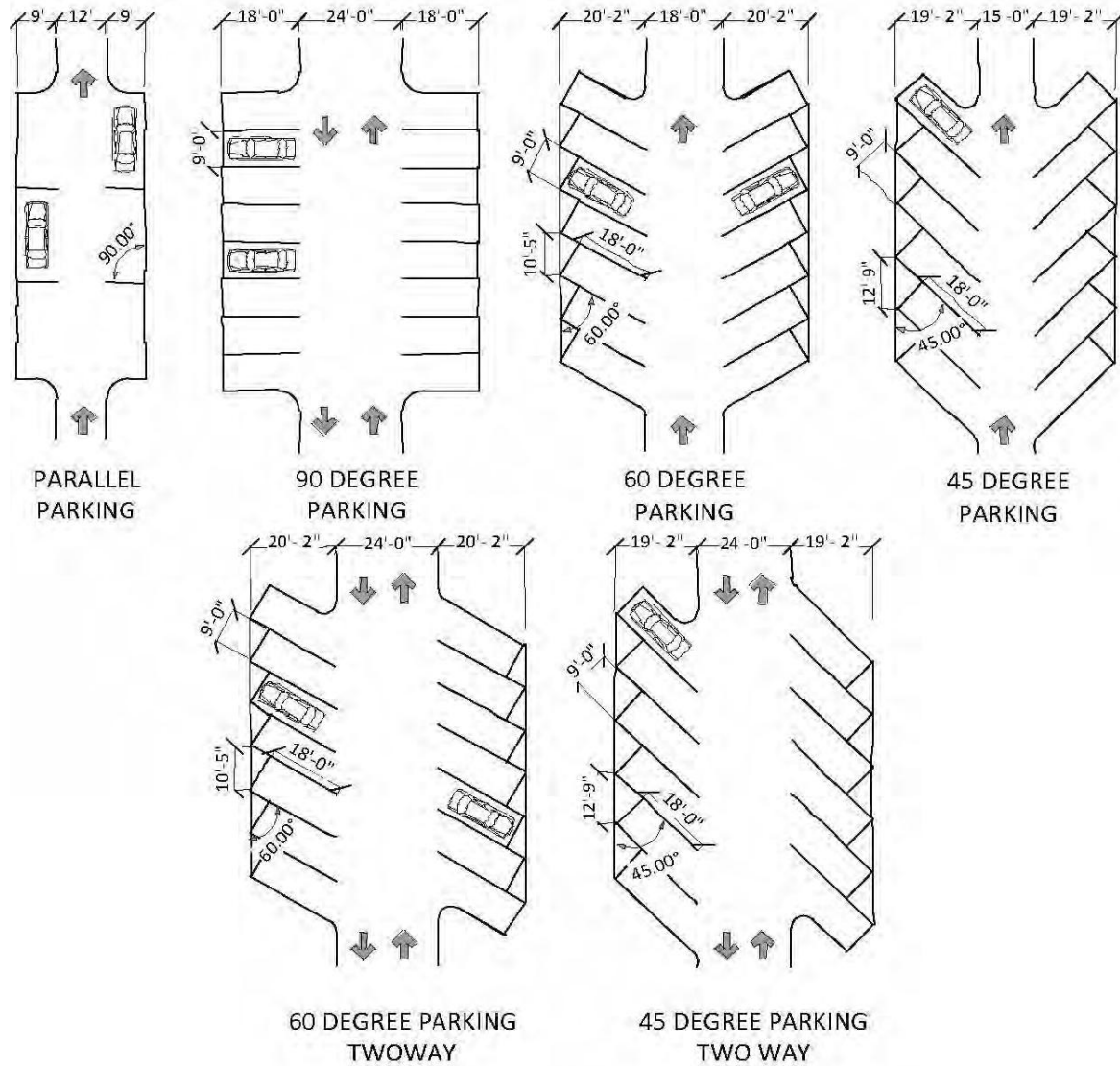
Office, Professional		
Printing, Large Scale		
Sexually Oriented Business		
Day Treatment Center	4 stalls per 1,000 square feet	1 per 25 stalls
Massage Therapy		
Medical, Dental, Health Care Office		
Adult Daycare	1 stall per 5 children, plus unloading area	N/A
Child Care Center		
Car Wash	1 stall per employee, 1 stall per 200 square feet of office, and 3 stacked spaces per bay, and 5 stacked spaces for automated facility	N/A
Crematory / Embalming Facility	1 stall per 100 square feet of assembly area plus one per employee	N/A
Funeral / Mortuary Home		
Hotel	1 stall per unit plus 1 stall per 200 square feet of office, meeting, assembly, conference, or banquet stall	1 per 50 stalls
Storage Facility, Indoor Climate Controlled	1 stall per employee, 3 stalls located at the registration area	1 per 50 stalls
Temporary Use	1 stall for every 3 patrons to the event	N/A
Equestrian Facility	1 stall per 1,000 square feet	1 per 50 stalls
Laundromat		
Arts / Recreation		
Art Gallery	2 stalls per 1,000 square feet	1 per 30 stalls
Art Studio		
Bowling Alley		
Museum		
Nature Center		
Fitness Center	1 stall per 300 square feet; 1 stall per 100 square feet for dance halls	1 per 15 stalls; 1 per 25 stalls for dance halls
Recreation		
Recreation Center		
Movie Studio / Sound Stage	4 stalls per 1,000 square feet	1 per 30 stalls
Theater, Live Performance	1 stall for every 3 seats	
Theater, Movie		
Restaurant		
Restaurant (fast-food)	1 stall per 100 square feet of Floor Area	1 per 20 stalls
Restaurant (sit-down)	1 stall per 3 seats plus .50 stall per employee (outdoor dining seating shall not be counted towards the total number of seats)	1 per 15 stalls
Food Truck Park	3 stalls per food truck/food trailer	1 per 20 stalls
Public Uses		
Hospital, Specialty	1 stall per every 2 beds	1 per 50 stalls
Education, Preschool		1 per 25 stalls

Education, Elementary or Secondary	1 stall per teacher and staff, plus 1 additional stall per every 2 classrooms for elementary or middles schools or plus 1 additional stall for every 10 students for high schools	
Education, Higher (Public)	1 stall for every 3 seats	
Education, Technical		
Place of Worship	1 stall for every 4 seats in the Place of Worship	
Alcoholic Beverage		
Alcoholic Beverage—Bar Establishment	3 stalls per 1,000 square feet	N/A
Alcoholic Beverage—Tavern		
Alcoholic Beverage—Manufacturer	1 stall per employee	1 per 50 stalls
Alcoholic Beverage—Beer Wholesaler	1 stall per 1,000 square feet	
Alcoholic Beverage—Liquor Warehouse		
Industrial		
Bakery, Commercial	1 stall per employee	1 per 50 stalls
Manufacturing		
Food Processing	2 stalls per 1,000 square feet plus designated parking stall for all food trucks/food trailers	N/A
Storage Facility, Warehouse	1 stall per 1,000 square feet	1 per 50 stalls

- B. Parking Stall Configuration. The minimum Parking Stall and Drive Aisle configurations are provided in the following table and illustration.

Parking Stall Dimension Table *					
Angle of Parking	Stall Width	Stall Depth	Curb Length Per Vehicle	Minimum Drive Aisle Width (One Way)	Minimum Drive Aisle Width (Two Way)
Parallel along the curb - 0 degree	9 ft.	23 ft.	23 ft.	12 ft.	24 ft.
45 degree	9 ft.	18 ft.	9 ft.	15 ft.	24 ft.
60 degree	9 ft.	18 ft.	9 ft.	18 ft.	24 ft.
90 degree	9 ft.	18 ft.	9 ft.	24 ft.	24 ft.

*Drive Aisle widths may be increased when required by the City Fire Marshal or City Engineer.



Parking Structure Stall Dimension Table*						
Angle of Parking	Stall Width	Stall Depth	Aisle Width	Wall to Wall Module Width	Interlock Reduction	Overhang Allowance
0	22'-0"	8'-3"	12'-8"	29'-2"	0'-0"	2'-0"
45	8'-3"	16'-10"	14'-11"	48'-7"	2'-3"	2'-0"
50	8'-3"	17'-5"	15'-6"	50'-4"	2'-0"	2'-0"
55	8'-3"	17'-11"	16'-2"	52'-0"	1'-10"	2'-1"
60	8'-3"	18'-3"	16'-10"	53'-4"	1'-7"	2'-2"
65	8'-3"	18'-6"	17'-9"	54'-9"	1'-4"	2'-3"
70	8'-3"	18'-7"	18'-7"	55'-9"	1'-1"	2'-4"
75	8'-3"	18'-6"	20'-1"	57'-1"	0'-10"	2'-5"
90	8'-3"	17'-6"	24'-10"	59'-10"	0'-0"	2'-6"

0	22'-0"	8'-6"	11'-11"	28'-11"	0'-0"	2'-0"
45	8'-6"	16'-10"	14'-2"	47'-10"	2'-3"	2'-0"
50	8'-6"	17'-5"	14'-9"	49'-7"	2'-0"	2'-0"
55	8'-6"	17'-11"	15'-5"	51'-3"	1'-10"	2'-1"
60	8'-6"	18'-3"	16'-1"	52'-7"	1'-7"	2'-2"
65	8'-6"	18'-6"	17'-0"	54'-0"	1'-4"	2'-3"
70	8'-6"	18'-7"	17'-10"	55'-0"	1'-1"	2'-4"
75	8'-6"	18'-6"	19'-4"	56'-4"	0'-10"	2'-5"
90	8'-6"	17'-6"	24'-1"	59'-1"	0'-0"	2'-6"
0	22'-0"	8'-9"	10'-8"	28'-2"	0'-0"	2'-0"
45	8'-9"	16'-10"	13'-5"	47'-1"	2'-3"	2'-0"
50	8'-9"	17'-5"	14'-0"	48'-10"	2'-0"	2'-0"
55	8'-9"	17'-11"	14'-8"	50'-6"	1'-10"	2'-1"
60	8'-9"	18'-3"	15'-4"	51'-10"	1'-7"	2'-2"
65	8'-9"	18'-6"	16'-3"	53'-3"	1'-4"	2'-3"
70	8'-9"	18'-7"	17'-1"	54'-3"	1'-1"	2'-4"
75	8'-9"	18'-6"	18'-7"	55'-7"	0'-10"	2'-5"
90	8'-9"	17'-6"	23'-4"	58'-4"	0'-0"	2'-6"
0	22'-0"	9'-0"	9'-5"	27'-5"	0'-0"	2'-0"
45	9'-0"	16'-10"	12'-6"	46'-4"	2'-3"	2'-0"
50	9'-0"	17'-5"	13'-3"	48'-1"	2'-0"	2'-0"
55	9'-0"	17'-11"	13'-11"	49'-9"	1'-10"	2'-1"
60	9'-0"	18'-3"	14'-7"	51'-1"	1'-7"	2'-2"
65	9'-0"	18'-6"	15'-6"	52'-6"	1'-4"	2'-3"
70	9'-0"	18'-7"	16'-4"	53'-6"	1'-1"	2'-4"
75	9'-0"	18'-6"	17'-10"	54'-10"	0'-10"	2'-5"
90	9'-0"	17'-6"	22'-7"	57'-7"	0'-0"	2'-6"

*Parking spaces located adjacent to walls or columns shall be one foot (1') wider to accommodate door opening clearance and vehicle maneuverability.

- C. Vehicle stacking capacity in drive-thru lanes. The following table shall be used when determining stacking capacity for the following drive-thru Uses:

Vehicle Stacking Capacity in Drive-Thru Lanes		
Use	Minimum Stack	Measured From
Automated teller machine (ATM)	3 per machine	Teller machine
Car Wash	3 per lane	Wash bay entrance
Dry cleaner	2 per lane	Drive-up Window
Financial Institution with teller lane	3 per lane	Teller or Drive-up Window
Pharmacy	3 per lane	Drive-up Window
Restaurant with drive-thru*	5 per lane	Order box

*More stacking may be required by the City Engineer, subject to a queue analysis completed by a licensed Professional Engineer with a background in transportation engineering or related field based on peak hour traffic.

- D. Parking Reduction Plan. The land use authority may approve a modification in the number of off-Street Parking Stalls required for a Development in accordance with the ratios established in this Section. This section may not be applied in a Townhome Overlay District.

1. Residential Parking:

- a. The Applicant must submit evidence that the proposed Development meets one (1) of the following below.
 - i. Located in Transit Oriented Development - Core (TOD-Core), Downtown, or East Streetcar district; or
 - ii. Located within a quarter (1/4) mile of a TRAX or Streetcar station.
- b. All Developments must submit a parking and traffic study performed by a licensed Professional Engineer with a background in transportation engineering or related field. In addition, the Development shall submit a detailed description of the proposed, anticipated parking demand, proposed circulation plan, and describe any unique circumstances that would otherwise reduce the parking requirement.
- c. All documentation shall be submitted to the Community Development Department and must comply with all applicable standards contained in this Chapter with the following exceptions:
 - i. The standard requirement for residential parking in the district where the development is located.
 - ii. The land use authority may consider increases or reductions to standards outlined in the accompanying table. The maximum decrease from any standard parking rate for a Residential Use shall be twenty percent (20%) or 1:1 stall per unit ratio.
 - iii. Dedicated visitor parking. Developers shall clearly indicate the location of dedicated visitor parking through directional signage, marked stalls, or other means to be determined in Site Plan review.
- d. The following table provides all eligible parking rate reductions available for Developments that meet the requirements in 17.06.160(D):

Eligible Parking Rate Reductions	
Amenity	Recommended Reduction (Stalls/Unit)
Car share (limit 1 car/100 units)	0.05
Unbundled parking (100% of units)	0.1
Bike share	0.05
Bike lockers/storage	0.05
Development supplied transit passes to 100% of units	0.15
Senior housing	0.2
Student housing (< .25 miles from campus)	0.1

2. Commercial Parking.

- a. Commercial Use transit-oriented Developments may receive up to a twenty percent (20%) reduction in parking when located within the Transit Oriented Development-Core, Downtown, and East Streetcar districts. **However, Dwelling, Micro-Unit housing located within the Downtown-Station Subdistrict may receive up to a sixty-five percent (65%) reduction in parking.** A Development must comply with at least two (2) additional requirements below to qualify for the parking reductions:

- i. Shared Parking. The Development consists of two (2) or more land Uses that have different parking patterns and peak parking demand hours. Regulations for Shared Parking can be followed as found in Subsection (G) of this Section except for the following additional provisions:
 - a) In Mixed-Use Developments, no one Use may consist of less than 20% of the Building square footage; and
 - b) Mixed-Use Buildings must be comprised of at least 50% Residential Use.
 - ii. Transit passes are provided to 100% of employees at the Development.
 - iii. Provisions are made for long-term bicycle storage for residential tenants or business employees. Long-term storage shall consist of facilities such as lockers, indoor Parking Areas, or other secure areas designated for parking.
 - iv. Alternative proposals approved by the land use authority that will encourage and provide for increased transit ridership.
 - E. Manufacturing and Storage Warehouse Uses may receive up to a twenty percent (20%) reduction in parking when located within the Flex District. The applicant shall provide documentation supporting the proposed reduction. The parking reduction is at the discretion of the City Engineer based on the following standards.
 - a. All Developments must submit a parking and traffic study performed by a licensed transportation engineer or related field. In addition, the Development shall submit a detailed description of the proposed Use (include the square footage), hours of operation, anticipated parking demand, proposed circulation plan, and describe any unique circumstances that would otherwise reduce the parking requirement.
 - b. Any Change of Use, expansion of use (employees, Use, Development), or transfer of property ownership would require the property owner to resubmit for consideration of any approved parking reduction.
 - F. Excessive parking. Commercial Developments shall not have parking in excess of that required by this Chapter, without prior written approval of the land use authority. If more Parking Stalls are requested, written justification of the specific need for more Parking Stalls than the provisions of this Chapter allow may be required. The land use authority may require a parking and/or traffic impact analysis by a licensed Professional Engineer with a background in transportation engineering or related field when the request exceeds 20 stalls or an increase of ten percent (10%).
 - G. Shared Parking. Flexibility through Shared Parking may be allowed when two (2) or more Uses within the same Project, with access to the same Parking Stalls, have different parking patterns and peak parking demand hours. These Uses shall be able to use the off-Street Parking Stalls that are on the same Parcel or within the condominium plat throughout the day to reduce the total demand for Parking Stalls. The following schedule of Shared Parking is provided to indicate how Shared Parking for certain Uses might be used to reduce the total parking required. This provision does not apply to Townhome Developments.

Schedule of Shared Parking						
General Use Classification	Weekday			Weekend 1		
	Midnight— 7:00 a.m.	7:00 a.m.— 6:00 p.m.	6:00 p.m.— Midnight	Midnight— 7:00 a.m.	7:00 a.m.— 6:00 p.m.	6:00 p.m.— Midnight
Residential	100%	50%	80%	100%	75%	75%
Office	5%	100%	20%	5%	20%	10%
Retail/Commercial ²	5%	80%	100%	5%	100%	90%
Hotel	100%	65%	100%	100%	65%	100%
Light industrial	10%	100%	10%	10%	50%	10%
Entertainment ³	10%	50%	100%	10%	50%	100%

Places of worship	5%	30%	50%	5%	100%	75%
Community centers	5%	75%	85%	5%	100%	100%

1. For Shared Parking purposes weekend shall begin on Friday at 6:00 p.m.

2. Provision shall be made between shared Uses for typical design day for commercial Uses to ensure sufficient parking.

3. Percentage of Shared Parking reduction for entertainment Uses may be increased by the land use authority depending on the intensity of the Use and Compatibility with Shared Parking uses.

1. To qualify for approval of Shared Parking, Applications shall contain the following:
 - a. Proof that all uses subject to the Shared Parking Application are within the same Project;
 - b. Location and identity of each Use that will share the Parking Area;
 - c. Total parking requirement for each Use;
 - d. The projected hours of operation of each Use and the hours during which the peak parking demand will be experienced;
 - e. The number of proposed Parking Stalls;
 - f. A Site Plan showing that the furthest Parking Stall is no greater than 300 feet from the nearest entrance of each Use intended to share the parking;
 - g. A Site Plan showing that the proposed Shared Parking Area will comply with all standards required by this Chapter for Parking Area Development;
 - h. A Pedestrian circulation plan that shows connections and walkways between Parking Areas and land Uses; and
 - i. No one single Use may be less than ten percent (10%) of the overall Building square footage.
2. Other Uses. If one or more of the land Uses intended to share parking facilities does not conform to the general land use classifications in the Shared Parking matrix, an Applicant may submit data to specify the principal operating hours of the uses. The land use authority may also take this information into account in determining the appropriate Shared Parking accommodation, if any, for such Uses.
3. Shared Parking Among Lots Under Different Ownership. When a Shared Parking reduction is to be applied to Uses on several Lots under different ownership, the following shall be provided:
 - a. A plan that provides for deed restrictions to ensure the parking and uses cannot be separated without a change in occupancy and a deed release from the City;
 - b. Recorded easements that provide, at a minimum, for:
 - i. Cross-access for both vehicles and pedestrians among the Parking Areas and connections;
 - ii. Allocation of maintenance responsibilities;
 - c. Parking for all Uses shall be located within 300 feet from the nearest entrance of each Use intended to share the parking.
 - d. Shared Parking among Lots under different ownership may be approved by the land use authority following submittal of a parking Development plan Application and compliance with the provisions detailed above.

17.06.170 Loading areas.

- A. All Buildings with loading docks or loading areas shall meet the following requirements:

1. All loading and unloading areas must be located behind the Primary Façade and must not be visible from a Public Right-of-Way.
 2. All loading and unloading associated with the Use shall be performed on-site. Such on-site loading area shall be in addition to required off-Street parking and shall not be located within driveways or Drive Aisles.
 3. All loading docks and unloading areas shall be located so that no delivery vehicle will be parked or require maneuvering within the public Right-of-Way. Maneuvering and backing space to the loading dock shall be accommodated on-site.
 4. Public Rights-of-Way shall not be used for loading or unloading.
 5. Each loading area shall not be less than thirty-five (35) feet in length and twelve (12) feet in width. Enclosed or covered loading and unloading areas shall have an overhead clearance of not less than fourteen (14) feet.
 6. Off-Street loading areas shall not block use of required Parking Stalls areas on the Site or adjacent Sites.
 7. Loading/unloading areas shall be asphalt or concrete and constructed to drain and dispose of surface water on-site, away from the Building.
- B. Standing and Passenger Loading Areas. Uses such as daycares, schools, hotels, and places for public assembly shall provide at least one safe off-Street passenger loading/unloading area that is adequately signed and striped. Such passenger loading/unloading areas shall be located at the point of primary pedestrian access from the Parking Lot area to the adjacent Building, or Buildings, and shall be designed in such a manner that vehicles waiting in the loading area do not impede vehicular or pedestrian circulation in the Parking Area. This does not include deliveries such as package delivery and third party food services,

17.06.180 Temporary event parking.

Temporary Parking Lot may be approved by the City for a special event if the following conditions are met:

- A. Compacted road base, gravel, or recycled asphalt is used;
- B. Signage is provided that designates the temporary Parking Area; and
- C. Use of the Parking Lot is limited in duration, which Use shall not exceed thirty (30) days in any 365-day period.

17.06.190 Bicycle parking standards.

All new Development or change of Use must install parking for bicycles as required in the parking matrix. Required bicycle parking areas shall comply with the following standards:

- A. Bicycle parking shall be provided with racks that allow the frame and one wheel to be locked to the rack with a high security, U-shaped or chain/cable lock.
- B. Racks shall be clearly visible and accessible yet should not interfere with pedestrian traffic or other site furnishings.
- C. Parking areas shall be well-lit for theft protection, personal security, and accident prevention.
- D. Location of bicycle parking shall be separated from vehicle parking and roads with space and physical barriers in order to prevent potential damage to parked bikes or vehicles. Bicycle parking shall not be located on sidewalks or in areas that obstruct pedestrian traffic flow.
- E. Parking areas shall be located within one hundred (100) feet of the primary Building entrance.
- F. Where feasible, the use of existing overhangs or covered areas are encouraged to provide weather protection for bicycle parking areas.

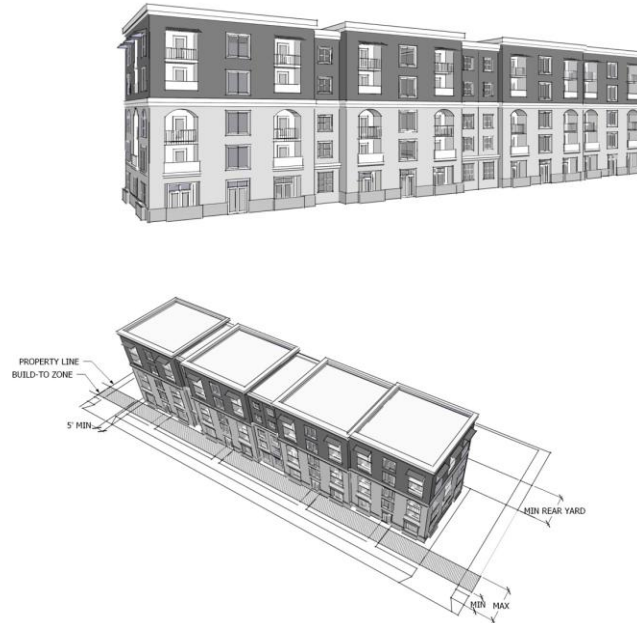
17.06.200 Parking Lot maintenance.

- A. Designated Parking Areas shall be continually maintained to properly function for the intended vehicle parking Use.
- B. When surfacing materials are removed, changes are made to the Grade, or changes that would require a review by the City, the property Owner or agent shall submit a parking Development plan as outlined in Section 17.06.140, and obtain a permit from the City to ensure that the replaced surfacing and drainage meets current City regulations.
- C. Parking Lot striping for stalls and pedestrian crossings shall be maintained on a regular basis so that striping is visible.
- D. Slurry seals, seal coating, patching or crack sealing does not require a permit for maintenance unless such work changes the Grade or Retention Areas of the Site.

Chapter 17.07 DESIGN STANDARDS

17.07.090 Urban-Style Multi-Family Building Form.

The urban-style Multi-Family Building form requires Dwelling Units arranged in a stacked configuration where units are located side-by-side and one atop another and all units are accessed via internal hallways, staircases, or elevators. In addition to the design standards contained in 17.07.050 and 17.07.060 the following design standards apply to all urban-style Multi-Family Buildings.



- A. Façades.
 - 1. All Façades shall include at least three (3) of the following design features:
 - a. Projections or recesses in the Façade plane every 30 feet (30'). Projections or recesses shall have a minimum depth of two feet (2');
 - b. At least two (2) different exterior Building materials or colors;

- c. Decorative textures on exterior finish (e.g., scales/shingles, wainscoting, ornamentation, and similar features);
 - d. One or more dormer windows, or box or bay windows with a minimum twelve-inch (12") projection from the Façade plane;
 - e. Eaves with exposed rafters or a minimum twelve-inch (12") projection from the Façade plane;
 - f. A parapet wall with an articulated design with design variation rather than a simple rectilinear form; or
 - g. Windows with a minimum four-inch (4') wide trim.
- 2. Dwelling Units located on the ground floor that face a public Right-of-way or park shall have an additional, separate entrance to the Dwelling Unit from the exterior of the Building.
- B. Building Height. The maximum Building Height is sixty-five feet (65') measured from Grade to the peak of the roof or, for flat-roofed Buildings, Grade to the top of the parapet. All Buildings shall have a first-floor minimum ceiling height of twelve feet (12') measured from floor deck to floor deck.
- C. Primary Materials. Additional permitted Primary Materials shall include:
 - 1. Wood clapboard;
 - 2. Wood board and batten; or
 - 3. Wood siding.
- D. Identifiable Transition. All Buildings shall provide an identifiable transition between the lower and upper floors. An identifiable transition shall consist of:
 - 1. A change in material, with the heavier or more massive material on the lower floor(s); or
 - 2. A change in Façade articulation.
- E. Windows and Doors. All Façades shall provide windows or doors in the following amounts:
 - 1. At least 40 percent (40%) of the Primary Façade and any Façade that faces a Street or Open Space; and
 - 2. At least 25 percent (25%) of the side and rear Façades.
- F. Garages.
 - 1. Individual garages or Carports shall be located within interior Parking Lots of the Development.
 - 2. Shared garages shall include Façade treatments at Street level to enhance the pedestrian environment and obscure the view of parked cars, such as:
 - a. Artwork;
 - b. Decorative grilles;
 - c. Unique material treatments; or
 - d. Projections or recesses in the Façade plane every 30 feet.
 - 3. Shared garages shall incorporate openings with grillwork or other treatments that resemble windows at the Street level.
 - 4. No Tandem parking is allowed.
- G. Off-Street Parking. An off-Street Parking Lot, including access and Drive Aisles, shall not occupy any portion of the Building's Public Street Frontage.

- I. Roofs. Roofs shall comply with the following standards:
 - 1. Pitched roofs covering the main body of the Building shall have a minimum pitch of 6:12 and shall be hip style, mono-pitch or shed style, or shall have symmetrical gables.
 - 2. Roof forms shall be designed to emphasize individual Dwelling Units and to correspond and denote Building elements and functions such as primary entrances and arcades.
 - 3. All roofs shall be clad in asphalt shingles, wood shingles, standing seam metal, or other material of similar quality and durability.
 - 4. Flat Roofs. All flat roofs shall have a minimum two-foot (2') parapet along the entire length of roofline.
 - 5. Equipment. All roof mounted vents, pipes, Antennae, satellite dishes, and other roof penetrations and equipment, except chimneys, shall be fully screened from view and shall be painted the same color as the roof.
- J. Porches, Balconies, and Private Patios.
 - 1. At least seventy percent (70%) of the Dwelling Units on each Façade of every Building shall have either a Porch, a balcony, or a private patio.
 - 2. Porches, balconies, or private patios shall have a minimum area of 60 square feet and a minimum depth of five feet (5').
 - 3. Porches, balconies, and private patios shall:
 - a. Be configured to avoid views into rear yards of Lots or Parcels containing Single-Family Dwellings to the maximum extent practicable; and
 - b. Have railings consisting of materials other than vinyl, such as powder coated steel, or other material of similar quality and durability.
- K. Stairways and Corridors. All stairways and corridors that provide access to Dwelling Units in any Buildings shall be enclosed and climate controlled.
- L. Open Space. All Developments shall provide large landscape Buffers between Buildings that shall contain some of the required amenities as specified in this Chapter. All Developments shall designate at least 20 percent (20%) of the Development site as Usable Open Space. At least 15 percent (15%) of the required Usable Open Space shall consist of improved exterior recreational amenities. Indoor recreation or community club houses may be included in the calculation of Usable Open Space.
- M. Pedestrian Circulation.
 - 1. Sidewalks. All Buildings shall provide full pedestrian access around the exterior of the Building in the form of sidewalk that shall be at least five feet (5') wide.
 - 2. Crosswalks. Crosswalks used as part of an internal pedestrian circulation system, or across driveways accessing Public Streets, shall be constructed using a contrasting paving material, such as stamped concrete, stenciled graphics, colored or varying paint applications, or similar design.
- N. Meter and Equipment Placement. Wall-mounted and ground-based meters, HVAC, and utility equipment shall:
 - 1. Be fully screened from view, or located to the sides or rear of the Building they serve; and
 - 2. Be placed in close proximity to one another.
- O. Accessory Structures. Accessory Structures shall be constructed in the same architectural style and roofline and similar materials as the Primary Building.



17.07.100 Required Amenities for Multi-Family, Dwelling, Micro-Unit and Townhome Building Forms.

- A. Unless otherwise specifically substituted in a Development Agreement executed as a condition precedent to a rezone, at a minimum, all Buildings shall include the following amenities:
1. Full size washer and dryer;
 2. Nine-foot (9') ceilings;
 3. Enhanced soundproofing;
 4. Upgraded countertops in kitchen and bathrooms (granite, marble, quartz, or equivalent);
 5. Stainless steel appliances.
- B. Unless otherwise specifically substituted in a Development Agreement executed as a condition precedent to a rezone, all Multi-Family Buildings shall provide the following additional amenities according to the table below:

Table of Required Amenities-Multi-Family

Unit Features	General Amenities	Recreation Amenities	Energy Efficiency Enhancements
Each Development shall include 3 of the following amenities for the first 50 units or fewer ; 6 for 51-100 units; 9 for 101-150; units etc.:	Each Development shall include 5 of the following amenities for the first 50 units or fewer ; 6 for 51-100 units; 9 for 101-150; units etc.:	Each Development shall include 4 of the following amenities for the first 50 units or fewer ; 6 for 51-100 units; 9 for 101-150; units etc.:	Each Development shall include 2 of the following amenities for the first 50 units or fewer ; 6 for 51-100 units; 9 for 101-150; units etc.:
Individual garages for at least fifty percent (50%) of all units	Exterior Social Area—at least 1000 square feet	Pool—at least 400 square feet	Compliance with ENERGY STAR New Homes Standard for Buildings three stories or fewer
Private Porches, patio, or balconies for every unit—at least 60 square feet each	Project Security—automated gate or guard	Internal Fitness Facilities at least 1000 square feet in size	Compliance with ENERGY STAR Multi-Family High-Rise Program for Buildings four stories or greater
Upgraded floor coverings (hardwood, tile, concrete, or similar)	Enclosed Parking Garage	Secured, programmed, children's playground (at least 1,000 sq/ft)	Installation of photovoltaic panels, wind turbines, or other electric generating renewable
Solid Doors throughout unit	Secured, Enclosed Storage Units, at least 80 sq/ft in size, for each Dwelling Unit	Hot Tub	
	Public Transit Passes provided to each Dwelling Unit	Community Garden	

Smart Building Capabilities	Permanent On-Site Social Activities	Perimeter Trail—a minimum ten-foot wide (10') sidewalk that extends along at least two sides of the Lot and connects to a public trail or Public Open Space	energy source to provide at least 20 percent of the project's estimated electricity demand.
Trash Valet	Library, Office, or Meeting Facilities	Sport Court/Field	Electric Vehicle Charging Stations
Walk-In Closets—minimum of 6ft x 6ft	Secure Package Room/Package Lockers	Bike Storage, Repair and Washing Area	Participation in a recycling program as part of a rental agreement or HOA
Dishwasher	Freight elevator or loading area	Outdoor Dog Park—at least 1000 square feet in size	Installation of tankless hot water systems.
	Polished concrete in Building hallways	Grilling Stations and Outdoor Pavilions	Demonstrated compliance with any of the criteria listed in the Site Improvements, Water Conservation, or Energy Efficiency sections of the 2011 Enterprise Green Communities Criteria
	Rooftop patio/garden	Bike Share/Green Bike program	

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

Table of Required Amenities-Townhomes

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

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

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

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

- b. Spaces between Buildings and outparcels shall be improved to provide small scale pedestrian amenities such as plazas, seating areas, pedestrian connections, gathering spaces, or landscaped Parking Areas.
- C. Building Height. The maximum Building Height shall be the lesser of the maximum district height (See 17.03 for Land Use Districts) or the maximum Building form height as provided below:

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

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

D. Materials.

1. Primary Materials.

a. The following shall be additional permitted Primary Materials:

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

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

2. Secondary Materials.

a. The following shall be additional permitted Secondary Materials:

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

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

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

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

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

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

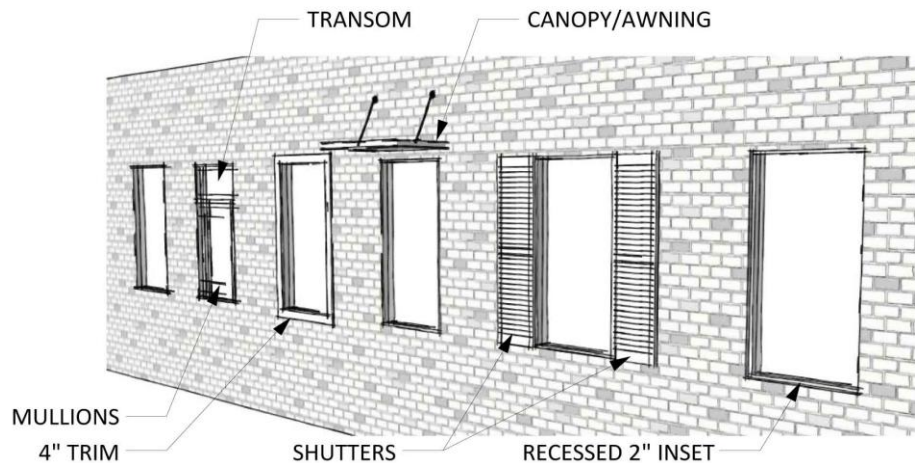
- a. A change in material, with the heavier or more massive material on the lower floor(s); or
- b. A change in Façade articulation.

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

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

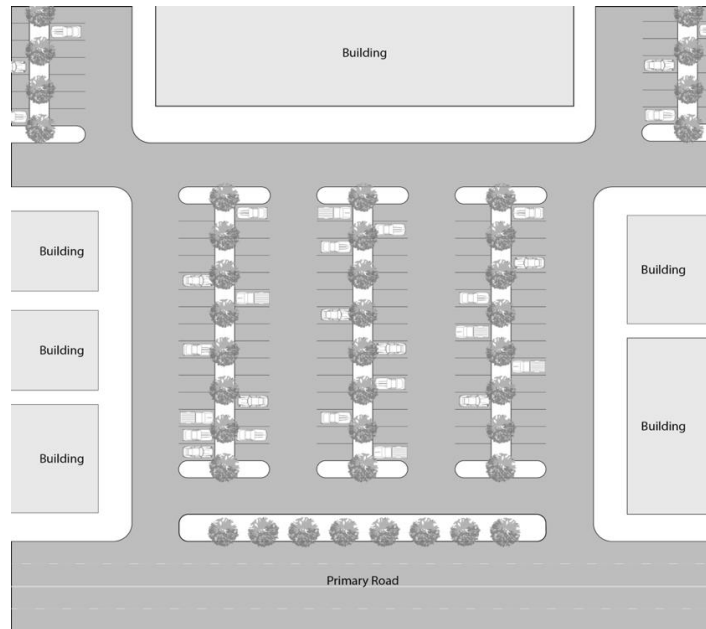
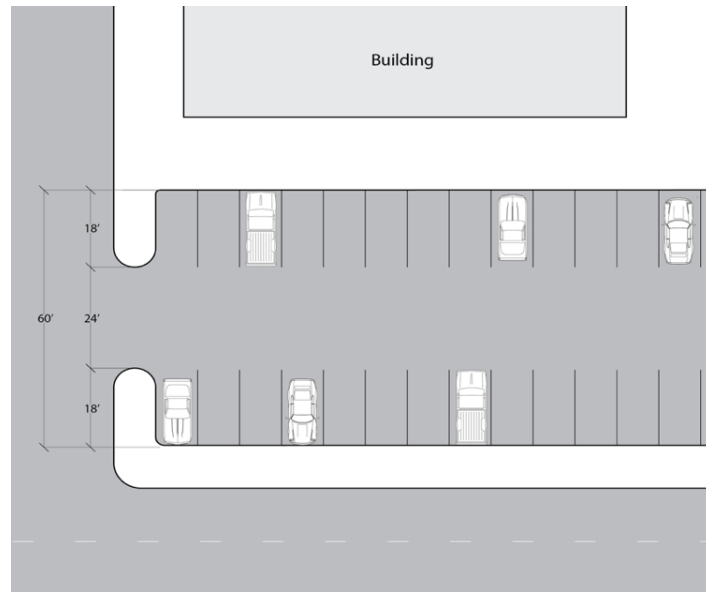
E. Windows.

1. The total Building Façade area shall comprise at least 50% windows.
2. Each Façade that fronts on a Street shall have a minimum of 40% windows.
3. All Façades shall have a minimum of 20% windows.
4. All ground floor windows shall extend from two-feet (2') above Grade a minimum of six-feet (6'), to achieve at least eight-feet (8') above Grade.
5. All ground floor windows shall have a minimum transparency of 60%.
6. All windows above the ground floor shall have a minimum transparency of 25%.
7. All windows shall be recessed from the exterior surface by at least two inches (2").
8. In addition, all Buildings shall incorporate at least two of the following window design elements:
 - a. Mullions and/or transoms;
 - b. Trim or molding at least four inches (4") wide; or
 - c. Canopies, shutters, or awnings, proportional to window size.



F. Off-Street Parking Areas. In addition to the parking and Landscaping requirements found elsewhere in this Title, the following requirements apply to all non-residential Buildings:

1. Multiple-Building Development. Buildings shall be arranged to frame and enclose at least three (3) sides of all Parking Areas.
2. Surface Parking Lots containing 100 or more stalls shall be organized into a series of parking bays surrounded by Buildings, Landscaping, pedestrian walkways, or Drive Aisles designed to function as Streets.



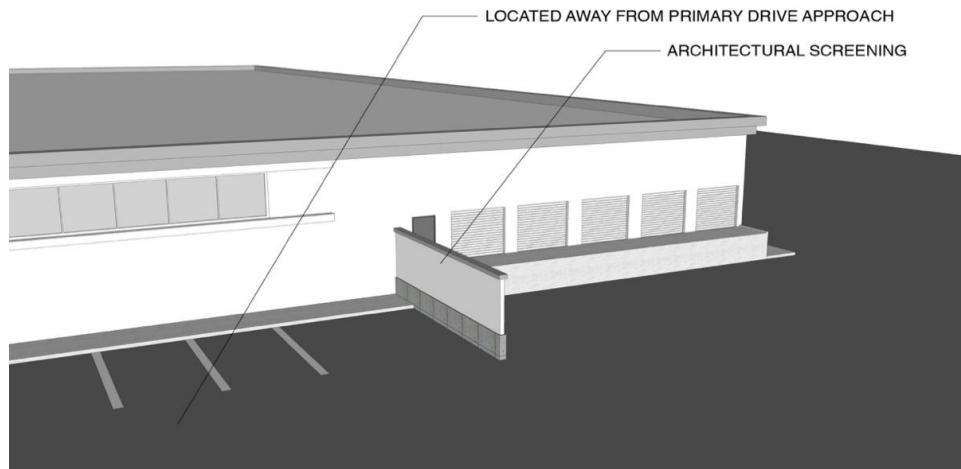
G. Roofs.

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

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

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

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



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

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

17.07.120 Small Format Commercial Building Form.

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



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

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

17.07.130 Civic Building Form.

The civic Building form is reserved for City facilities and Libraries. In addition to the design standards contained in 17.07.050 and 17.07.120, the following design standards apply to all civic Buildings.

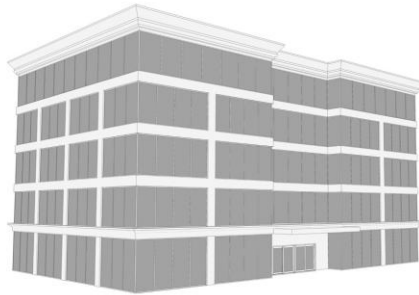


- A. Orientation. Accessory Buildings shall be located behind the Primary Façade of the Primary Building and shall be arranged to create secondary gathering space on the site.
- B. Materials.
 - 1. Primary Materials. Additional permitted Primary Materials shall include:
 - a. Integral color CMU; or
 - b. Marble.

2. Secondary Materials. EIFS shall be an additional permitted Secondary Material.
- C. Façades. Blank Façades are prohibited.
- D. Windows.
 1. All Buildings shall have a 4-sided average of at least 75% windows on the ground floor.
 2. All floors above the ground floor shall have a 4-sided average of at least 25% windows.

17.07.140 Office Building Form.

In addition to the design standards contained in 17.07.050 and 17.07.120, the following design standards apply to all office Buildings.



- A. Orientation.
 1. Single Building Development. All single-Building Developments shall have the primary entrance on the Primary Façade.
 2. Multi-Building Development. Multi-Building Developments shall be configured to incorporate on-site Streets, drive approaches, pedestrian walkways, and other circulation routes throughout the Development.
- B. Façade.
 1. Primary Façade.
 - a. All Buildings shall incorporate at least three (3) of the following design features:
 - i. Canopies or porticos above all entrances;
 - ii. Roof overhangs above all entrances;
 - iii. Entry recesses or projections;
 - iv. Raised corniced parapets above all entrances;
 - v. Gabled roof forms or arches above all entrances; or
 - vi. Architectural details, such as tile work or moldings, integrated into the Building above or directly adjacent to all entrances.
 - b. All Buildings shall have a primary entrance a least every 75 feet (75') on the Primary Façade.
 2. Façade Division. All Buildings shall emphasize, through the use of materials, design elements, or architectural details, the proportion of height to width so that Building Façades are oriented vertically.

a. Horizontal Façade Division:

- i. All multi-Story Buildings shall have a base, consisting of at least one-third (1/3) of the total Building Height, that incorporates at least 3 Of the following features:
 - a) Thicker walls, ledges, or sills;
 - b) Integrally textured materials such as stone or other masonry;
 - c) Integrally colored and patterned materials such as smooth finished stone or tile;
 - d) Bulkheads;
 - e) Lighter or darker colored materials, mullions, or panels;
 - f) Landscaped planters; or
 - g) A canopy or an awning above all windows on the Primary Façade.
- ii. All Buildings with a maximum height of 44 feet (44') shall have a horizontal Façade division within three feet (3') of the top of the ground floor.
- ii. All Buildings over 44 feet (44') in height shall have a horizontal Façade division within three feet (3') of the top of the ground Story or the second Story.

b. Vertical Façade Division. All Buildings shall incorporate a vertical Façade division at least every 40 feet (40') of Façade for the entire height of the Building.

c. Façade Depth Variation. All Buildings shall have a Façade depth variation that is at least two-feet (2') deep.

C. Materials.

1. Primary Materials. Additional permitted Primary Materials shall include:

- a. Cast concrete;
- b. Marble;
- c. Split-faced masonry block; or
- d. Other material of equivalent quality and durability.

2. Secondary Materials. Additional permitted Secondary Materials shall include:

- a. EIFS;
- b. Architectural metal panels; or
- c. Corrugated metal.

D. Windows. All Buildings shall comply with the following window design standards:

1. All Buildings shall have a 4-sided average on the ground floor of at least 75% windows. For the purposes of this Section, the ground floor of the Primary Façade consists of the portion of the Façade from Grade to the roof deck of the ground floor, or 14 feet (14'), whichever is less.
2. All floors above the ground floor shall have a 4-sided average of at least 35% windows.

E. Roofs.

1. Flat Roofs. All Buildings with flat roofs shall have a parapet of at least two-feet (2') for the entire roofline.

2. All roofs shall correspond to and denote Architectural Elements and Building functions, including primary entrances and colonnades.
 3. All rooftop equipment shall be screened from pedestrian view.
 4. All skylights shall be flat.
- F. Pedestrian Circulation. All Buildings shall provide a six-foot (6') wide sidewalk across the Primary Façade of the Building.

17.07.150 Large Format Commercial Building Form.

The large format commercial Building form is intended for commercial Buildings with a ground Floor Area of 30,000 square feet or greater. In addition to the design standards contained in 17.07.050 and 17.07.120, the following design standards apply to all large format commercial Buildings.



- A. Façade. All Buildings must comply with the following Façade design standards:
1. The Primary Façade shall contain at least one primary entrance and one entrance for every seventy-five feet (75') of Frontage.
 2. The Primary Façade shall contain Façade depth variations at least every 40 feet (40') of the Façade. Façade depth variations shall be at least one-foot (1') deep and ten (10') feet wide.
 3. All Buildings shall provide a Building canopy, awning, or similar weather protection over the primary entrance that extends at least four feet (4') from the Façade.
 4. Primary Façade.
 - a. All Primary Façades shall feature a primary entrance featuring an outdoor plaza adjacent to the entrance containing seating. Outdoor plazas shall have a minimum depth of 20 feet (20').
 - b. Customer Entrances. All Buildings shall include at least one primary entrance on the Primary Façade.
 - c. Primary Façades shall incorporate at least four (4) of the following design elements:
 - i. Variation in roof form and parapet height;
 - ii. Wall recesses or projections of a minimum depth of two feet (2') every forty feet (40');
 - iii. A ground-level arcade along the full length of the Primary Façade;
 - iv. Architectural metal awnings above all entrances and windows;

- v. Secondary roof structures, or a parapet roof with transitions, used to accent the primary entrance;
 - vi. Outdoor pedestrian features such as seat walls and Landscaping, or permanent landscaped planters with integrated benches; or
 - vii. Architectural details such as tile, metal, stone, precast or cement board work and moldings integrated into the Building.
- B. Materials.
 - 1. Primary Materials. Additional permitted Primary Materials:
 - a. Marble;
 - b. Split-faced masonry block; or
 - c. Other materials comparable in appearance and durability.
 - 2. Secondary Materials. Additional permitted Secondary Materials:
 - a. EIFS; or
 - b. Architectural metal panels.
- C. Roofs. All roofs shall comply with the following standards:
 - 1. Roof forms shall correspond with and denote Architectural Elements and Building functions, including primary entrances and arcades.
 - 2. Flat Roofs. All flat roofs shall incorporate a minimum two-foot (2') parapet along the entire roofline. The following additional standards apply:
 - a. The parapet shall have a distinct cornice treatment;
 - b. The parapet shall extend along all Façades of the Building; and
- D. Overhead Doors. Buildings may incorporate overhead doors, subject to the following standards:
 - 1. Overhead doors may not exceed 22 feet in width.
 - 2. Transparency. Each overhead door visible from a public Right-of-Way shall be at least 80% transparent.
 - 3. Materials. Overhead doors visible from a public Right-of-Way shall use materials and colors consistent with Building material standards in this Chapter.
 - 4. Façades containing overhead doors shall incorporate:
 - a. A canopy or awning over the door; and
 - b. Sconces or other decorative lighting.

17.07.160 Flex Building.

In addition to the design standards contained in 17.07.050 and 17.07.120, the following design standards apply to all flex Buildings.



A. Materials

1. Primary Materials. Additional Primary Materials shall include:
 - a. Natural or synthetic stone;
 - b. Integral color CMU;
 - c. High-quality pre-stressed concrete systems;
 - d. Finished and treated tilt-up concrete panels; or
 - e. Float finish EIFS.
2. Secondary Materials. Additional Secondary Materials shall include:
 - a. Architectural metal paneling;
 - b. Unfinished or untreated tilt-up concrete panels; or
 - c. Standard single-tee or double-tee concrete systems.

B. Façades. All Buildings shall incorporate wall recesses or projections along the Primary Façade at least every 60 feet (60') or for each primary entrance, whichever is greater. Recesses or projections shall be a minimum depth of two feet (2'). In addition, at least two of the following design elements are required:

1. Variations in roof form and parapet height;
2. Distinct changes in texture and color of wall surfaces; or
3. Vertical accents or focal points.

C. Windows. The following window design standards apply to all flex Buildings and supersede the general, non-residential, minimum window percentages contained in this Chapter.

1. Each Façade that fronts on a Street shall have a minimum of 40% windows.
2. Each Façade that fronts on a Street may have a minimum of 15% windows if the following are met:
 - a. The building is setback 100 feet or more from the property line,
 - b. Landscaping is upgraded to screen the building, and
 - c. Additional architectural elements are added for visual relief.

3. All Façades shall have a minimum of 5% windows.
- D. All Buildings shall employ pedestrian Scale design along the ground floor consisting of a variety of Architectural Elements and architectural detail to break up large walls and enhance visual quality.

17.07.170 Indoor Storage Climate Controlled Building.

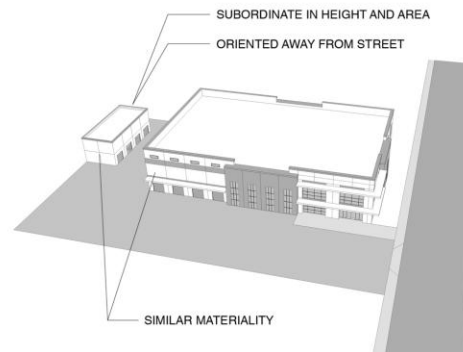
In addition to the design standards contained in 17.07.050 and 17.07.120 the following design standards apply to all Indoor Storage Climate Controlled Buildings.

- A. Materials.
 1. Primary Materials. Additional Primary Materials shall include:
 - a. Natural or synthetic stone;
 - b. Integral color CMU;
 - c. High-quality pre-stressed concrete systems;
 - d. Finished and treated tilt-up concrete panels; or
 - e. Insulated metal panels.
 2. Secondary Materials. Additional Secondary Materials shall include:
 - a. Architectural metal paneling;
 - b. Unfinished or untreated tilt-up concrete panels;
 - c. Standard single-tee or double-tee concrete systems; or
 - d. Float finish EIF'S.
- B. Façades.
 1. All facades shall have the same level of architectural design and exterior materials.
 2. The Primary Façade shall feature a primary entrance that includes a Building canopy, awning or similar weather protection over the primary entrance that extends at least four (4) feet from the Façade.
 3. The Primary Façade and primary entrance shall have enhanced design. The primary entrance shall be the primary architectural element on the façade.
 4. All Buildings shall incorporate wall façade depth variation at least every forty feet (40'). Façade depth variation shall be a minimum depth of two (2) feet every forty (40) feet of façade width of the bottom 3 stories. In addition, at least two of the following design elements are required:
 - a. Variations in roof form and parapet height;
 - b. Distinct changes in texture and color of wall surfaces; or
 - c. Vertical accents or focal points.
 5. Exterior ground floor overhead doors are prohibited along the Primary Façade.
- C. Windows. The following window design standards apply to all Indoor Storage Climate Controlled Buildings and supersede the general, non-residential, minimum window percentages contained in this Chapter.
 1. The Primary Façade shall have a minimum of 40% windows.
 2. The side and rear Façades shall have a minimum of 20% windows.

- D. Setbacks. The following setbacks apply to all Indoor Storage Climate Controlled Buildings located in the Downtown District. All Indoor Storage Climate Controlled Building located in the Commercial Corridor shall comply with the setbacks found in 17.07.030.
1. Front Yard: 0' - 10'
 2. Side and Rear Yard: 5'
- E. Fencing. The following fencing design standards apply to all Indoor Storage Climate Controlled Buildings and supersede the general, non-residential fencing standards contained in this Chapter.
1. The entire property shall be fenced with an eight (8') non-cutttable transparent metal fence from the front plane of the front façade around the entire side and rear property lines. Chain link and vinyl fences are prohibited.
 2. All vehicle access into the Development shall be through an access-controlled gate.
- F. Loading Areas.
1. Loading areas shall be configured to avoid disruption of primary vehicular access and circulation on the site and shall be separated from customer parking, pedestrian areas, and main Drive Aisles.

17.07.180 Accessory Structures to Non-Residential Buildings.

In addition to the design standards contained in 17.07.050 and 17.07.120 the following design standards apply to all Accessory Structures to non-residential Buildings.



- A. Orientation. Except for fuel pump canopies, Accessory Structures shall not front on a Street, and shall be located in the rear yard in a manner that minimizes their impact on adjacent Uses.
- B. Height and Area Requirements.
1. Except for fuel pump canopies, Accessory Structures shall not exceed the height of the Primary Building.
 2. Except for fuel pump canopies, Accessory Structures shall have a maximum area of 20% of the Primary Building.
- C. Materials. Accessory Structures shall use materials of the same or higher quality and durability as the materials used on the Primary Building it serves.
- D. Roofs. Accessory Structures shall incorporate the same roof type, materials, and pitch used on the Primary Building it serves.
- E. Fuel Pump Canopies.
1. Fuel pump canopies shall incorporate similar materials used on the Primary Building it serves.

2. Canopy lighting shall be recessed and flush with the underside of the canopy.
3. Columns shall be integrated with the design of the Primary Building it serves.

ORDINANCE NO. 2026-_____

AN ORDINANCE OF THE SOUTH SALT LAKE CITY COUNCIL AMENDING EXHIBIT B OF ORDINANCE 2025-11 TO INCLUDE CERTAIN DATA POINTS IN THE LEGAL DESCRIPTION INCLUDED IN THE ORDINANCE AUTHORIZING THE ABANDONMENT OF A PORTION OF OAKLAND AVENUE LOCATED BETWEEN WEST TEMPLE AND 200 WEST.

WHEREAS, the South Salt Lake City Council (the “Council”) is authorized to enact and amend ordinances governing the City of South Salt Lake (the “City”);

WHEREAS, the Council, on April 23, 2025, approved, pursuant to Utah Code § 72-5-105, Ordinance 25-11, authorizing the abandonment of a portion of Oakland Avenue located between West Temple and 200 West as part of the proposed development of the updated public works campus;

WHEREAS, as part of Ordinance 25-11, there was a legal description of the portions to be abandoned included and incorporated by reference as Exhibit B;

WHEREAS, Salt Lake County (“County”) has declined to sign the City’s Public Works Plat without an update to the legal description in Exhibit B of Ordinance 25-11 to include certain data points in the legal description;

WHEREAS, staff has obtained an updated legal description including the County’s preferred data points, and desires Exhibit B of Ordinance 25-11 be amended to include the updated legal description as shown below; and

WHEREAS, Council has reviewed the proposed legal description and finds there is no change in the abandoned portions, and the replacement of the legal description is in the best interests of the City in moving the progress of the Public Works Plat forward.

NOW THEREFORE, BE IT ORDAINED, by the City Council of the City of South Salt Lake as follows:

SECTION 1. Amendment. The legal description in Exhibit B of Ordinance 25-11 is hereby amended to the legal description provided in Exhibit B attached and incorporated herein.

SECTION 2. Severability. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

SECTION 3. Conflict with Existing Ordinances, Resolutions, or Policies. To the extent that any ordinances, resolutions, or policies of the City of South Salt Lake conflict with the provisions of this ordinance, this ordinance shall prevail.

SECTION 4. Effective Date. This ordinance shall become effective upon Mayor’s signature and publication, or after fifteen days of transmission to the office of the Mayor if neither approved nor disapproved by the Mayor, and thereafter, publication.

THIS ORDINANCE IS APPROVED AND ADOPTED this _____, 2026.

BY THE CITY COUNCIL:

Sharla Bynum, Council Chair

ATTEST:

Ariel Andrus, City Recorder

City Council Vote as Recorded:

Bynum	_____
deWolfe	_____
Huff	_____
Mitchell	_____
Thomas	_____
Williams	_____

Transmitted to the Mayor's office on this _____ day of _____, 2026.

Ariel Andrus, City Recorder

MAYOR'S ACTION: _____

Dated this _____ day of _____, 2026.

Cherie Wood, Mayor

ATTEST:

Ariel Andrus, City Recorder

EXHIBIT B: LEGAL DESCRIPTION

ABANDONED RIGHT OF WAY

THE FOLLOWING DESCRIBED PARCELS IN SOUTH SALT LAKE CITY, COUNT OF SALT LAKE, STATE OF UTAH IS PART OF LOT 15, BLOCK 39, TEN ACRE PLAT "A", BIG FIELD SURVEY AND MORE PARTICULARLY DESTIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 13, AMENDED PLAT OF BLOCK 3 OAKLAND PLACE SUB., SAID POINT ALSO BEING NORTH 00°00'28" EAST 336.87 FEET AND SOUTH 89°31'28" WEST 290.00 FEET FROM THE SOUTHEAST CORNER OF LOT 15, BLOCK 39, 10 ACRE PLAT "A", BIG FIELD SURVEY, SAID POINT ALSO BEING AT A POINT WHICH IS NORTH 00°07'44" EAST 1517.48 FEET ALONG THE MONUMENT LINE AND WEST 36.20 FEET AND SOUTH 89°31'28" WEST 290.00 FEET FROM THE MONUMENT IN WEST TEMPLE AND 2700 SOUTH STREET; THENCE SOUTH 89°31'28" WEST 450.03 FEET; THENCE NORTH 00°08'17" EAST 66.00 FEET; THENCE NORTH 89°31 '28" EAST 449.88 FEET; THENCE SOUTH 00°00'28" WEST 66.00 FEET TO THE POINT OF BEGINNING

AREA: 0.68 ACRES MORE OR LESS.

RESOLUTION NO. R2026-_____

A RESOLUTION OF THE SOUTH SALT LAKE CITY COUNCIL ACKNOWLEDGING RECEIPT OF THE INDEPENDENT AUDITOR'S REPORT FOR FISCAL YEAR 2024-25 AND DIRECTING THAT NOTICE BE PUBLISHED PURSUANT TO SECTION 10-6-152 OF THE UTAH CODE

WHEREAS, Utah Code Sections 10-6-151, 51-2a-201, 51-2a-202, as amended, require the City to have, at least annually, an independent financial audit of its accounts by a certified public accountant; and

WHEREAS, pursuant to Utah Code § 10-6-152, within ten (10) days following the receipt of the auditor's report the City is required to publish notice advising the public that the report is complete and available for inspection; and

WHEREAS, the City retained Squire & Company, certified public accountants, to perform an independent financial audit of the City's accounts for fiscal year 2024-25; and

WHEREAS, Squire & Company has presented the audit report draft to the City Council; and

WHEREAS, the South Salt Lake City Council desires to acknowledge receipt of the audit report and direct that notice be published pursuant to Utah Code § 10-6-152.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SOUTH SALT LAKE AS FOLLOWS:

It hereby acknowledges that the audit report of the City's accounts for fiscal year 2024-25 has been completed by Squire & Company and submitted to the South Salt Lake City Council. The City Recorder is directed to publish notice advising the public that the audit report is complete and available for inspection.

(Signatures on next page; remainder of page intentionally left blank)

DATED this _____ day of January, 2026.

BY THE CITY COUNCIL:

Sharla Bynum, Council Chair

ATTEST:

Ariel Andrus, City Recorder

City Council Vote as Recorded:

Bynum	_____
deWolfe	_____
Huff	_____
Mitchell	_____
Thomas	_____
Williams	_____