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AGENDA  
PLANNING COMMISSION MEETING  
Thursday, January 15, 2026  
South Salt Lake Council Chambers  
220 East Morris Avenue

**PLANNING COMMISSION MEETING AT 7:00 P.M.**

Pledge of Allegiance: Mary Anna Southey  
Approve Agenda: Jeremy Carter

**STAFF BUSINESS – INFORMATION ITEMS**

1. Final Plat Issued
  - a. Market Center – Blaser Ventures – 2280 S State St
    - i. Final Subdivision Plat & Condo Plat
2. Mobile Device Management (MDM) Update

**PLANNING COMMISSION BUSINESS**

1. Election of a New Chairperson for 2026
2. Approval of the November 6, 2025, Planning Commission Minutes  
**ACTION ITEM**
3. Approval of the December 4, 2025, Planning Commission Work Minutes  
**ACTION ITEM**

**CONTINUING BUSINESS**

None at this time

**NEW BUSINESS**

**1. PUBLIC MEETING**

A petition to the Planning Commission for Conditional Use approval for a Category II Home Occupation, for an in-home salon business.

**ACTION ITEM**

Applicant: Daisy L. Johnson  
Address: 3086 S 500 E

**2. PUBLIC HEARING**

A petition has been submitted to the Planning Commission requesting to forward a positive recommendation to the South Salt Lake City Council for adoption of an ordinance amending multiple sections of Title 17 of the South Salt Lake City Municipal Code. The proposed ordinance would: (1) add a definition for Dwelling, Multi-Family Micro-Unit; (2) establish Dwelling, Multi-Family Micro-Unit as a Conditional Use within the Downtown Station District; and (3) amend the Land Use Matrix, parking requirements, design requirements, and the Downtown Form-Based Code.

**ACTION ITEM**

Applicant: City of South Salt Lake & DB Urban Communities

**Join Zoom Webinar**

<https://zoom.us/j/96565559652>

Webinar ID: 965 6555 9652

**Planning Commission Meeting Minutes  
Thursday, January 15, 2026  
South Salt Lake Council Chambers  
220 East Morris Avenue  
Time: 7:00 PM**

**Commission Members Present:**

Jeremy Carter, Chair  
George Pechmann  
Mary Anna Southey  
Suzanne Slifka

**Staff Members Present:**

Brianne Brass, Deputy City Attorney  
Eliza Ungricht, Deputy Director  
Spencer Cawley, Senior City Planner  
Jed Shum, City Planner  
Tereza Bagdasarova, City Planner  
Jonathan Weidenhamer, Community and  
Economic Development Director

**Other Attendees:**

Dustin Holt – dbURBAN Communities  
Bryce Baker – dbURBAN Communities  
Danielle Clark – dbURBAN Communities  
Daisy Johnson – Applicant (Zoom)  
Annie Deming

Chair Jeremy Carter called the Planning Commission Meeting to order at 7:00 PM.

**PLANNING COMMISSION MEETING**

**Pledge of Allegiance:**

**Commissioner Southey**

**Motion to Approve Agenda:**

**Motion:**

**Commissioner Pechmann**

**Second:**

**Commissioner Slifka**

**Vote:**

**Commissioner Pechmann – Yes;  
Commissioner Slifka – Yes;  
Commissioner Southey – Yes;  
Chair Carter – Yes.**

**The vote was unanimous.**

## **STAFF BUSINESS – INFORMATION ITEMS**

### **1. Final Plat Issued:**

#### **a. Market Center – Blaser Ventures – 2280 South State Street**

##### **i. Final Subdivision Plat and Condo Plat**

Deputy Director, Eliza Ungricht, reported that there are informational items to share with the Planning Commission. The Final Subdivision Plat and Condo Plat have been issued for Blaser Ventures. There was a previous review by the Commission. She added that construction has started on the project.

### **2. Mobile Device Management (MDM) Update**

Ms. Ungricht reported that an email was sent out to Commissioners. Those with a City iPad are asked to schedule a time to meet with the IT Department so an update can be run. Commissioner Suzanne Slifka stated that she already came in and the iPad update was run. Ms. Ungricht noted that it is possible to have a member of the IT Department attend the next meeting so the other iPads can be updated.

## **PLANNING COMMISSION BUSINESS**

### **1. Election of a New Chairperson for 2026. ACTION ITEM**

Chair Carter reported that the Planning Commission must elect a new Chairperson for 2026. Ms. Ungricht reported that Commissioner Stacey Holscher has resigned, so she will not be eligible for the Chairperson position. Her resignation was submitted in December. The alternates are Commissioners Slifka and Self. Chair Carter asked about the status of the alternates. Ms. Ungricht explained that the first alternate typically moves up and another alternate is appointed. That process is currently underway. Chair Carter offered to continue serving in the Chair position.

### **Motion to APPOINT Jeremy Carter as the Planning Commission Chairperson for 2026:**

**Motion:** Commissioner Southey

**Second:** Commissioner Pechmann

**Vote:** Commissioner Pechmann – Yes;  
Commissioner Slifka – Yes;  
Commissioner Southey – Yes;  
Chair Carter – Yes.

**The vote was unanimous.**

Ms. Ungricht reported that there also needs to be a vote taken for the Vice-Chair position. She apologized that this was not included on the agenda. There was discussion about who will serve.

**Motion to APPOINT George Pechmann as the Planning Commission Vice-Chair for 2026:**

**Motion:** Commissioner Southey  
**Second:** Commissioner Slifka  
**Vote:** Commissioner Pechmann – Yes;  
Commissioner Slifka – Yes;  
Commissioner Southey – Yes;  
Chair Carter – Yes.

The vote was unanimous.

**2. Approval of the November 6, 2025, Planning Commission Minutes.  
ACTION ITEM**

**Motion to APPROVE the November 6, 2025, Planning Commission Minutes:**

**Motion:** Commissioner Southey  
**Second:** Commissioner Pechmann  
**Vote:** Commissioner Pechmann – Yes;  
Commissioner Slifka – Yes;  
Commissioner Southey – Yes;  
Chair Carter – Yes.

The vote was unanimous.

**3. Approval of the December 4, 2025, Planning Commission Work Minutes.  
ACTION ITEM**

**Motion to APPROVE the December 4, 2025, Planning Commission Work Minutes:**

**Motion:** Commissioner Slifka  
**Second:** Commissioner Pechmann  
**Vote:** Commissioner Pechmann – Yes;  
Commissioner Slifka – Yes;  
Commissioner Southey – Yes;  
Chair Carter – Yes.

The vote was unanimous.

## **CONTINUING BUSINESS**

1. **None.**

## **NEW BUSINESS**

### **1. PUBLIC MEETING**

A Petition to the Planning Commission for a Conditional Use Approval for a Category II Home Occupation for an In-Home Salon Business.

#### **ACTION ITEM**

Applicant: Daisy L. Johnson

Address: 3086 South 500 East

City Planner, Jed Shum, presented the Staff Report and stated that this is a petition for a Category II Home Occupation Permit at 3086 South 500 East. This is a Conditional Use Permit (“CUP”) request for an in-home salon business. The zoning is R-1 and this is a conditional use because of the customers who would visit the home. Mr. Shum shared the Vicinity Map and an image of the existing conditions.

The applicant will only use 81 square feet of the 778-square-foot home, which is approximately 13%. Mr. Shum reported that this meets the requirement that the use be under 20%. There will be no employees, and only the applicant will be operating the business. The applicant will only schedule one customer per hour or appointment. The parking can fit on the existing driveway. Even if there was some overlap between appointments, the existing driveway is able to address all of the necessary parking needs. The code allows customers to park on street abutting the dwelling. The hours of operation will be 9:00 a.m. to 7:00 p.m., which meets the standard for a Category II Home Occupation.

As far as General Plan considerations, Staff has determined that it meets the Land Use and Neighborhood Goal #1, which is to continue to welcome new residents and businesses into South Salt Lake. The proposed hair salon business will provide new business opportunities for the homeowner and create a convenient destination for local and nearby residents of South Salt Lake City. Staff recommends approval of a CUP to operate a Category II Home Occupation hair salon business at 3086 South 500 East, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval enumerated in the Staff Report. The Commission can approve, deny, or continue the application.

Commissioner George Pechmann asked about the plan for disposal of chemicals and hair trimmings. Mr. Shum noted that the applicant could better address the products that will be used. The applicant, Daisy Johnson, reported that there are no special handling issues. She currently has a licensed salon in Salt Lake City and there is no requirement to do anything special. There is nothing hazardous used and there is compliance with the Health Board requirements. There is no special handling for hair clippings.

**Motion to APPROVE the Application Submitted for a Conditional Use Permit, C-25-00010; to Operate a Category II Home Occupation Hair Salon Business at 3086 South 500 East, based upon the information submitted by the applicant, the General Plan considerations, and Ordinance analysis, and the following Findings of Fact, Conclusions of Law, and Conditions of Approval:**

**Findings of Fact:**

1. **On December 07, 2025, Daisy L Johnson submitted an application to petition for a Conditional Use Permit (“CUP”) to operate a hair salon located at 3086 South 500 East.**
2. **The subject location, 3086 South 500 East, is located in the R-1 Land Use District.**
3. **The existing building is a residential home.**
4. **The proposed building is approximately 778 square feet.**
5. **The salon area will take up 81 square feet of space, making it about 13% of the home.**
6. **The proposed business will have access along 500 East.**
7. **The proposed business is required to always have one (1) off-street parking stall available. They will have access to one (1) off-street parking stall through the driveway and stacking of customer vehicles will not be allowed.**
8. **The business hours will be Monday through Friday from 9:00 a.m. to 7:00 p.m.**
9. **There will be no other employees for this business other than the homeowner.**
10. **There will only be one customer scheduled at a time, there should not be overlapping customers on the premises at the same time.**
11. **No impact is expected as part of the business to environmentally sensitive lands. There are no environmentally sensitive lands on site.**
12. **There will not be any noise, vibration, odors, steam, or other factors that might adversely affect people and property off-site.**
13. **No specific hazards or adverse impacts are expected due to the proposed use.**
14. **All utilities are currently on-site and there are no proposals at this time to upgrade the existing utilities.**

**Conclusions of Law:**

1. **The use, as specifically conditioned below, is consistent with the South Salt Lake City General Plan.**

- 2. The use, as specifically conditioned below, is compatible in use, scale, and design with allowed uses in the R-1 land use district.**
- 3. The use, as specifically conditioned below, does not compromise the health, safety, or welfare of: Persons employed within or using the proposed development; Those residing or working in the vicinity of the proposed use or development; or Property or improvements in the vicinity of the proposed use or development.**
- 4. The use, as specifically conditioned below does not impose disproportionate burdens on the citizens of the City.**

**Conditions of Approval:**

- 1. The applicant shall comply with all of the conditions of approval below and within the Conditional Use Permit prior to the release of a South Salt Lake building permit and a South Salt Lake Business License.**
- 2. The proposed Category II Home Occupation facility shall meet all requirements of the South Salt Lake Community Development Department, South Salt Lake Fire Marshal, the South Salt Lake Building Official, the South Salt Lake Engineering Department, and the Salt Lake County Health Department and comply with any other applicable local or state regulatory agencies.**
- 3. The applicant shall maintain one (1) parking space on-site at their location.**
- 4. The applicant shall apply for and complete a South Salt Lake Commercial Business License application.**
- 5. The applicant shall comply with the other provisions in Title 17.**
- 6. If nuisance complaints are received by the Community Development Department or the Neighborhoods Department, the City has the right to modify the Conditional Use Permit, and it will be amended to reflect such changes.**
- 7. A Home Occupation shall not occupy more than twenty (20) percent of the Dwelling's Floor Area.**
- 8. No employee, other than one living at the Dwelling, is allowed at the Dwelling for any business purpose.**
- 9. All signs shall meet the requirements of Chapter 17.08 of this Code.**
- 10. Home Occupations shall only be conducted between the hours of seven (7) a.m. and eight (8) p.m.**

**11. This Category II Home Occupation shall be limited to one (1) individual customer on the premises at a time.**

**Motion:** Commissioner Southey

**Second:** Commissioner Slifka

**Vote:** Commissioner Pechmann – Yes;  
Commissioner Slifka – Yes;  
Commissioner Southey – Yes;  
Chair Carter – Yes.

**The vote was unanimous.**

**2. PUBLIC HEARING**

A Petition has been Submitted to the Planning Commission Requesting to Forward a Positive Recommendation to the South Salt Lake City Council for Adoption of an Ordinance Amending Multiple Sections of Title 17 of the South Salt Lake City Municipal Code. The Proposed Ordinance Would: (1) Add a Definition for Dwelling, Multi-Family Micro-Unit; (2) Establish Dwelling, Multi-Family Micro-Unit as a Conditional Use Within the Downtown Station District; and (3) Amend the Land Use Matrix, Parking Requirements, Design Requirements, and the Downtown Form-Based Code.

**ACTION ITEM**

Applicant: City of South Salt Lake and dbURBAN Communities

City Planner, Tereza Bagdasarova, presented the Staff Report and explained that a petition has been submitted to the Planning Commission requesting a positive recommendation to the South Salt Lake City Council for adoption of an ordinance amending multiple sections of Title 17 of the South Salt Lake City Municipal Code. She reported that the proposed ordinance would:

- Add a definition for Dwelling, Multi-Family Micro-Unit;
- Establish Dwelling, Multi-Family Micro-Unit as a Conditional Use within the Downtown Station District; and
- Amend the Land Use Matrix, Parking Requirements, Design Requirements, and the Downtown Form-Based Code.

Ms. Bagdasarova provided some context for the benefit of the Planning Commission. She explained that this has to do with applications that have been submitted previously and some internal conversations. She discussed the aQui2194 project, which is a 48-unit mixed-income, micro-unit rental housing project located at 2194 South West Temple. It is designed to expand housing attainability at an 80% area median income (“AMI”) level, while supporting transit-oriented development. There have been discussions about a new type of housing opportunity that expands what is in the downtown area.

In the code, there are multi-family dwelling requirements that start at a 50-unit minimum, as well as certain design requirements and parking requirements. With this project, there was a discussion about micro-units, the opportunities, and how they could impact the downtown area. Ms. Bagdasarova shared

images of the aQui355 project. The City Council has heard about this project already and had a positive response overall. There are a number of amenities proposed to be included in the project.

The conversations that have taken place internally and with the City Council have involved the parking plan for aQui2194. Ms. Bagdasarova reiterated that there are 48 units proposed, and the distance from the S-Line TRAX Station is 0.25 miles. The distance from the Central Pointe TRAX Station is 0.33 miles and all of the requirements are followed for a parking reduction. There will be unbundled parking offered, bicycle storage, and transit passes. If there is a project that qualifies for reduced parking, there is normally a 20% reduction. In this case, the proposal would result in 39 required parking stalls. On-site, there are 15 stalls proposed. dbURBAN has a plan for what would happen if more is needed, but based on previous projects and studies that have been conducted, the reduced parking is not often utilized in full. Ms. Bagdasarova reiterated that there has been discussion about micro-unit housing in the downtown area. She noted that there is a desire to be as specific and intentional as possible.

One of the proposed changes is to add a definition for “Dwelling, Multi-Family Micro-Unit.” That use would have to be 50 units and under. Dwelling, Multi-Family Micro-Unit would also be added to the Land Use Matrix as a Conditional Use in the Downtown Station Zone. The intention is to be as narrowly tailored as possible in order to ensure that micro-units are in close proximity to transit. Staff has looked at examples in other cities, such as Grand Rapids, Michigan, Hartford, Connecticut, and Bellevue, Washington. Many have stated that successful micro-units are placed within a quarter mile from transit. That is something that has been considered with the Downtown Station District.

Ms. Bagdasarova explained that this would be introduced as a Conditional Use in order to provide certain parameters so there would be quality housing projects in the future. The use is authorized for up to three entitled projects. After three projects are entitled, the use expires unless it is extended by the City Council following Planning Commission review. Developments must include no fewer than 30 and no more than 49 dwelling units. Individual micro-units must be approximately 250 to 500 square feet. She reported that these numbers are based on examples from the other cities mentioned.

Each micro-unit must include a functional kitchen and a private bathroom. The maximum density may not exceed 49 dwelling units per acre. Developments must be located within a quarter mile of a public transit stop, such as TRAX, with documentation provided. Projects must comply with the parking reduction standards in Section 17.06.160(D). Ms. Bagdasarova reported that developments must include dedicated e-bike charging facilities, subject to Conditional Use approval. Projects are subject to the amenity requirements for multi-family developments of 50 units or fewer. When analyzing the aQui project, it was determined that all of the amenity requirements and design requirements were met.

As part of a Conditional Use approval, applicants must submit a City-defined, project-specific report evaluating resident behavior, transit usage, parking demand, e-mobility use, and overall project performance to inform future policy decisions and assess alignment with the City’s planning objectives. Every project comes with its own characteristics and challenges, which has been taken into account.

Title 17.06 would also be amended, which is Parking, Access, and Circulation Requirements. Dwelling, Micro-Family Micro-Unit would be added to the Parking Requirements by Use Table. There would still be the expectation to have one stall per studio/one-bedroom unit and 1.2 stalls per two/three-bedroom unit, which is the same requirement for multi-family development in the downtown area, but

there would be additional clarification in that section. There would be a provision allowing Dwelling, Micro-Family Micro-Unit housing in the Downtown Station Zone to receive up to a 65% parking reduction. Ms. Bagdasarova acknowledged that this would be a significant reduction in parking.

Ms. Bagdasarova reported that there would be a requirement for amenities for Multi-Family, Dwelling, and Townhome Building Forms. 17.07.100 would be changed to include Dwelling, Micro-Family Micro-Unit and the Table of Required Amenities – Multi-Family to include 50 units or fewer. In addition, the Downtown Form-Based Code would also need to be changed in Section 6.8 – Open Space Requirements. She clarified that this is not entirely dependent on micro-unit housing, but as the project was reviewed, it was noticed that in the Downtown Form-Based Code, the open space and balconies above the third floor were not contributing to the open space requirement. A sentence was removed to allow for open spaces above the third floor to contribute to the existing requirement.

Ms. Bagdasarova reported that Staff believes the following General Plan goals have been met:

- Land Use and Neighborhood Goal #1: Identify areas of the City with appropriate infrastructure, amenities, and services to support households of various types and densities.
  - The proposed ordinance encourages multi-family development in the Downtown District, an area with existing infrastructure, transit access, and amenities, supporting diverse household types and moderate density housing.
- Land Use and Neighborhood Goal #3: Maintain residential, business, and industrial areas that are vibrant and where the health and safety of all are protected.
  - Establishing a Conditional Use for micro multi-family dwellings and updating the Downtown Form-Based Code promotes compatible, well-designed development that contributes to a safe, active, and visually appealing downtown environment.
- Housing Goal #1: Encourage the equitable development of diverse, safe, affordable, and attractive housing that is accessible and appropriate for residents of all incomes, needs, ages, backgrounds, and familial status.
  - The inclusion of Multi-Family Micro-Unit Housing expands housing options in the Downtown District, providing smaller, attainable units that can meet the needs of a wider range of residents, supporting affordability and equity.
- Transportation and Connectivity Goal #2: Increase connections within and between neighborhoods to improve access to amenities and services without requiring use of an automobile.
  - By supporting higher-density residential development in the Downtown area and reducing required off-street parking, the ordinance encourages transit-oriented living, walkability, and reduced automobile dependence, improving connectivity to services and amenities.

Staff recommends that the Planning Commission forward a positive recommendation to the South Salt Lake City Council for adoption of an ordinance amending multiple sections of Title 17 of the South Salt Lake City Municipal Code. Ms. Bagdasarova reminded those present that the proposed ordinance would add a definition for Dwelling, Multi-Family Micro-Unit, establish Dwelling, Multi-Family Micro-Unit as a Conditional Use within the Downtown Station District, and amend the Land Use Matrix, parking requirements, design requirements, and the Downtown Form-Based Code. Staff finds the proposed amendments are consistent with the City's goals for downtown development, support

increased housing options, and provide clear standards for the design and review of micro-unit projects. The Planning Commission can forward a recommendation of approval, denial, or table this item.

Commissioner Slifka mentioned the charging facilities for e-bikes. She asked if e-bikes would be available to residents for free or if they would need to be rented. There was also a request made for additional specificity about unbundled parking. Commissioner Slifka wanted to know if there is a limit to the number of people who can live in each unit. Additionally, the rent of \$1,448 seems high for that size unit, but she assumes that the amenities are increasing the overall cost. Chair Carter asked for additional information about the proximity to transit. It was reiterated that the project would be 0.25 miles from the S-Line TRAX Station and 0.33 miles from the Central Pointe TRAX Station.

Chair Carter noted during the presentation, it was stated that there has been general support expressed by the City Council. He asked if there was unanimous support. Ms. Bagdasarova reported that there have been a lot of questions about parking and some concerns have been expressed. There were more questions about parking prior to the tour that took place at the aQui355 project. When the aQui355 project was toured, it highlighted how few of the parking stalls were filled at the site. There are still some lingering questions, but the City Council generally seems to be enthusiastic about the project.

Chair Carter asked what time of day the aQui355 tour took place. Ms. Bagdasarova reported that it was after work hours at approximately 6:00 p.m. This tour took place in November 2025. Commissioner Slifka asked about ADA compliance. Ms. Bagdasarova stated that there is one available stall for ADA and all of the requirements for parking design have been followed. Commissioner Mary Anna Southey believed transit passes were one of the criteria. It was listed for both residents and staff separately. Ms. Bagdasarova noted that dbURBAN can provide additional information about this. Commissioner Slifka thought it made sense for this to be located close to a grocery store.

Community and Economic Development Director, Jonathan Weidenhamer, reported that the red line in the code states that the maximum density shall not exceed 49 dwelling units per acre. However, the project that is being discussed is on 0.19 acres. This was not written correctly, so if there is a motion made, there will need to be a clarification. Chair Carter asked to hear from dbURBAN representatives.

Dustin Holt explained that he is from dbURBAN. Bryce Baker and Danielle Clark are also present at the Planning Commission Meeting to share information and answer Commissioner questions. Mr. Holt discussed the work that dbURBAN does and explained that Mr. Baker and Mr. Holt have 20 years of experience in the multi-family realm. The dbURBAN approach is data-driven, and approximately 3,200 units have been created. aQui is one intentional brand that dbURBAN has. Mr. Holt shared a map of South Salt Lake and pointed out where the aQui2194 is proposed to be located. Something that aQui residents want is proximity to mass transit, which is the reason this location was considered. He added that a grocery store also needs to be within that same quarter mile as well as a mixture of restaurants, breweries, bars, cafes, and similar spaces. Generally speaking, this is an 80% AMI product.

Mr. Holt reported that there are no subsidies, housing tax credits, or trust credits associated with the aQui projects. The focus is instead on the price point, the square footage, amenities, and appropriate locations. 80% AMI is \$49,920 to \$68,750 annually. The State Statute allows no more than two occupants, and it is found that the aQui projects have 1.38 to 1.48 occupants on average per unit.

The aQui resident profile information was shared. Mr. Holt explained that this is someone who is comfortable not owning a personal vehicle. The average age is 22 to 31 years old, the resident is likely into technology, understands convenience and connectivity, enjoys nightlife, and enjoys outdoor recreation. He shared some of the criteria that are looked at when considering an aQui development. Mass transit within a quarter mile is essential, because only 10% to 15% of aQui residents own a vehicle. Residents are generally recent graduates who are starting their first career job. Information about a gray-collar worker was shared. This is someone who might someday have a white-collar job, but is currently working in a blue-collar industry. Some examples include administrative individuals inside the automotive industry or light industrial industry, shift managers, technical workers, and accounting and administration for food and beverage. Residents tend to enjoy leisure activities.

Mr. Holt discussed the amenity areas. He reported that on the first floor, there is a rideshare lobby and lounge area adjacent to the leasing office. On the second floor, there is a fitness studio, and on the third floor, there is a clubroom. All of the amenity spaces can be reserved for a three-hour block of time. There is some flexible space on the fourth floor, and there is a roof deck on the fifth floor.

Mr. Holt reported that a lot of communities bundle parking, which means if there is a residence is rented, a parking space must be paid for. Unbundled parking means that is not a requirement. If someone has a personal vehicle, then that individual would pay for a parking space. Commissioner Pechmann asked what the rent would be for a parking space. Mr. Holt explained that it varies. There are EV stalls, and those are normally \$75 to \$100 per month, where standard parking is approximately \$50 per month. As for the e-bikes mentioned earlier, there will be half a dozen e-bikes that will be community-branded and available. Residents can reserve the bikes for one hour at no cost. If a resident would like the e-bike for more than three hours, there is a \$5 per hour charge. The idea is to prevent someone from riding an e-bike to work, parking it at an office building for eight hours, and then coming back. Mr. Holt explained that all of this will be handled through an app that the aQui residents can use.

Information about the units was shared. Mr. Holt reported that every unit has a refrigerator, dishwasher, convection oven, and a two-top burner. There is no full stove, but there are full-size appliances in the great room. Each unit does not have a washer and dryer, but there are three stackable washers and dryers on each level. It is possible to reserve a time through the resident app. He added that washers and dryers are not coin-operated. Mr. Holt acknowledged that the main question the City Council had related to the parking. It was also a question that was raised by Staff. He explained that a lot of time has been spent learning how to understand parking. In October 2024, Hales Engineering was hired to look at this project. For 48 units, there was a recommendation for 18 parking stalls. The aQui brand experience has shown that only 10-15% of residents own a personal vehicle, which would result in a need for seven to 12 parking stalls. The aQui355 has 60 units, but there are only 12 parking spaces. For aQui 2194, there are 48 units proposed, and there would be 15 parking stalls on the site.

Mr. Baker appreciates the thoughtful approach Staff has taken to parking. There are some micro-units in Salt Lake City with no parking, because the code allows for that, but a choice has been made not to take that approach. It has been proven that within the demographic, there are 10-15% of residents who require parking. There has not been anything seen in excess of that. He shared additional information about the Hales Engineering study. Chair Carter stated that this type of development could be part of the solution to the current housing issues. He noted that people are willing to pay for only what they

use. Mr. Baker reported that demographics have been considered as part of the aQui brand. He explained that there is no desire to flood the market with a product type that cannot be supported.

Commissioner Pechmann asked how residents are recruited for these units. Mr. Holt reported that a third-party professional property management is hired, who will handle the online marketing. It is not student housing, so it is marketed like any of the other dbURBAN tiers, but the ad would be targeted to ideal residents. For instance, it might mention comfort with not owning a personal vehicle.

Commissioner Pechmann wanted to know more about the utilities. Mr. Holt reported that the internet is included. These are electric buildings, so there is no gas other than in the common area for the fireplace and barbecues. A resident will have their own power bill based on their power consumption. The building manages the water, sewer, and trash. Commissioner Slifka asked if the parking is secured, which was confirmed. She next asked about bicycle storage. Mr. Holt stated that there are a few spots in the building for bicycle storage. On every level, there is secure bicycle storage available.

Mr. Baker reported that there will be fully accessible units as part of the unit mix. Since it is elevator-served, each of the units in the building could be adaptable to ADA needs. Some example images were shared of the units and the rooftop patio area. One of the aQui355 floor plans was also shared for reference. Commissioner Slifka pointed out that, based on the images shown, the layout is fairly open, and it is essentially a studio. Commissioner Southey likes what has been proposed. She is comfortable with low parking, but acknowledged that not everyone is always comfortable with that. She likes the idea of taking steps to make people more comfortable with reduced parking. Commissioner Slifka stated that this unit type would be wonderful for someone who recently graduated from college.

Commissioner Southey asked if there is a plan to offer transit for residents or only for staff. Mr. Holt reported that it will be offered for both. Commissioner Slifka expressed support for the proposal. Mr. Holt stated that Staff has done an excellent job researching other cities and seeing what has been done elsewhere. Chair Carter asked what the contingency plan is if there happens to be an issue with parking. Mr. Holt reported that there is overflow parking that has been examined with adjacent property owners. Additionally, Staff has looked at on-street parking and the underutilization in the area. Chair Carter asked if there would need to be a formal agreement between businesses for that additional parking, if it became necessary. Mr. Weidenhamer confirmed that there have been internal discussions about this, but there is confidence in the capacity available. Chair Carter asked if there might be an issue with parking once the Utopia apartments are constructed. Mr. Baker reported that dbURBAN is the developer of the Utopia project. That will have much more parking than the aQui2194 project.

Chair Carter expressed appreciation for Staff and acknowledged that these kinds of conversations can be difficult. When it comes to parking, there are often loud voices from the community. Overall, the community and the City are cautious about parking, but it is important to have continued discussions. The aQui2194 development is a gateway to address these issues and consider potential changes. Ms. Bagdasarova added that for the approval, there is a proposed amendment to section I-2(D). It currently states: "Maximum density shall not exceed forty-nine (49) dwelling units per acre." She noted that 49 will be replaced with 253 dwelling units per acre. This will ensure the numbers are accurate.

Chair Carter opened the public hearing. There were no comments. The public hearing was closed.

**Motion to forward a recommendation of APPROVAL to the City Council for the Ordinance Amending Multiple Sections of Title 17 of the South Salt Lake City Municipal Code to Establish the Use “Dwelling, Micro-Unit Multi-Family,” and based on the analysis and findings set forth in the Staff Report and on the record, amending the maximum dwelling units per acre to 253. This recommendation is based on the following Findings and Conclusions:**

- 1. The proposed ordinance would add a definition for Dwelling, Multi-Family Micro-Unit, providing clarity in the Municipal Code.**
- 2. The ordinance establishes Dwelling, Multi-Family Micro-Unit as a Conditional Use within the Downtown Station District, allowing the City to review these developments on a case-by-case basis.**
- 3. The ordinance amends the Land Use Matrix, parking requirements, design requirements, and the Downtown Form-Based Code to ensure compatibility with existing multi-family and downtown development standards.**
- 4. The amendments support the City’s goals for increasing housing options, diversifying unit types, and promoting downtown urban development.**
- 5. The proposed standards provide a clear framework for evaluating the design, density, and functionality of micro-unit developments.**
- 6. The ordinance aligns with the City’s broader land use and planning objectives, including encouraging transit-oriented development and walkable urban neighborhoods.**
- 7. The proposed amendments are consistent with the intent and purpose of Title 17 of the South Salt Lake City Municipal Code.**
- 8. The ordinance provides clear definitions and development standards for Dwelling, Multi-Family Micro-Unit, supporting orderly growth and high-quality urban design.**
- 9. Establishing Dwelling, Multi-Family Micro-Unit as a Conditional Use ensures that each project can be reviewed for compatibility with surrounding development and design standards.**
- 10. Adoption of the ordinance will help the City meet housing goals while maintaining consistency with downtown form, character, and infrastructure, and is consistent with the General Plan, representing a course of action in the best interests of the City as detailed in the Staff analysis.**

**Motion:** Commissioner Pechmann

**Second:** Commissioner Southey

**Vote:** Commissioner Pechmann – Yes;  
Commissioner Slifka – Yes;  
Commissioner Southey – Yes;  
Chair Carter – Yes.

The vote was unanimous.

**Motion to ADJOURN the Planning Commission Meeting:**

**Motion:** Commissioner Pechmann

**Second:** Commissioner Slifka

**Vote:** Commissioner Pechmann – Yes;  
Commissioner Slifka – Yes;  
Commissioner Southey – Yes;  
Chair Carter – Yes.

The vote was unanimous.

The Planning Commission Meeting adjourned at 8:23 PM.

  
\_\_\_\_\_  
Community Development

  
\_\_\_\_\_  
For Planning Commission

## PLANNING COMMISSION MEETING SIGN-IN SHEET

Meeting Date: 1/15/2026	
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Please sign and pass on, thank you.

[illegible]

# SOUTH SALT LAKE

## PLANNING COMMISSION STAFF REPORT

**MEETING DATE:** Jan 15, 2025  
**PROJECT NUMBER:** C-25-00010  
**REQUEST:** A petition to the Planning Commission for Conditional Use approval for a Category II Home Occupation, for an in-home salon business.  
**ADDRESS:** 3086 S 500 E  
**PARCEL NUMBER:** 16-30-404-011-0000  
**PROPERTY OWNER:** Daisy L Johnson  
**APPLICANT:** Daisy L Johnson

### SYNOPSIS:

On December 07, 2025, Daisy L Johnson submitted an application for a Conditional Use Permit ("CUP") to operate a Hair Salon business located at 3086 S 500 E.

The proposed business is located in a residential house. The proposed building is approximately 778 square feet. The primary use of this building was and will continue to be residential. The proposed hair salon business is considered as a Category II Home Occupation use, which is a Conditional Use in the R-1 Zone. The hair salon business will only take place in the home office in about a 9 ft by 9 ft room, which is about 13% of the total square footage of the home, which meets the condition that a Category II Home Occupation can occupy no more than 20% of the dwelling's floor area requirement.



The Planning Commission is the land use authority over all Conditional Use Permits.

EXISTING ZONING	EXISTING LAND USE	SURROUND ZONING	SITE IMPROVEMENTS	SIZE OF PROPERTY
R-1	Residential House	North – R-1 South – R-1 East – R-1 West – R-1	NA	0.11 acres

### STAFF RECOMMENDATION:

Staff recommends approval for a Conditional Use Permit, C-25-00010; to operate a Category II Home Occupation, hair salon business at 3086 S 500 E.

**SOUTH  
SALT LAKE**  
PLANNING COMMISSION STAFF REPORT

**GENERAL INFORMATION:**

Location: 3086 S 500 E  
Proposed Project Size: 0.11 Acres  
Surrounding Land Use Districts: North – R1  
South – R1  
East – R1  
West – R1

Figure 1: Existing Parcel Lines



Figure 2: Existing Building Elevations



Figure 3: Parking Plan

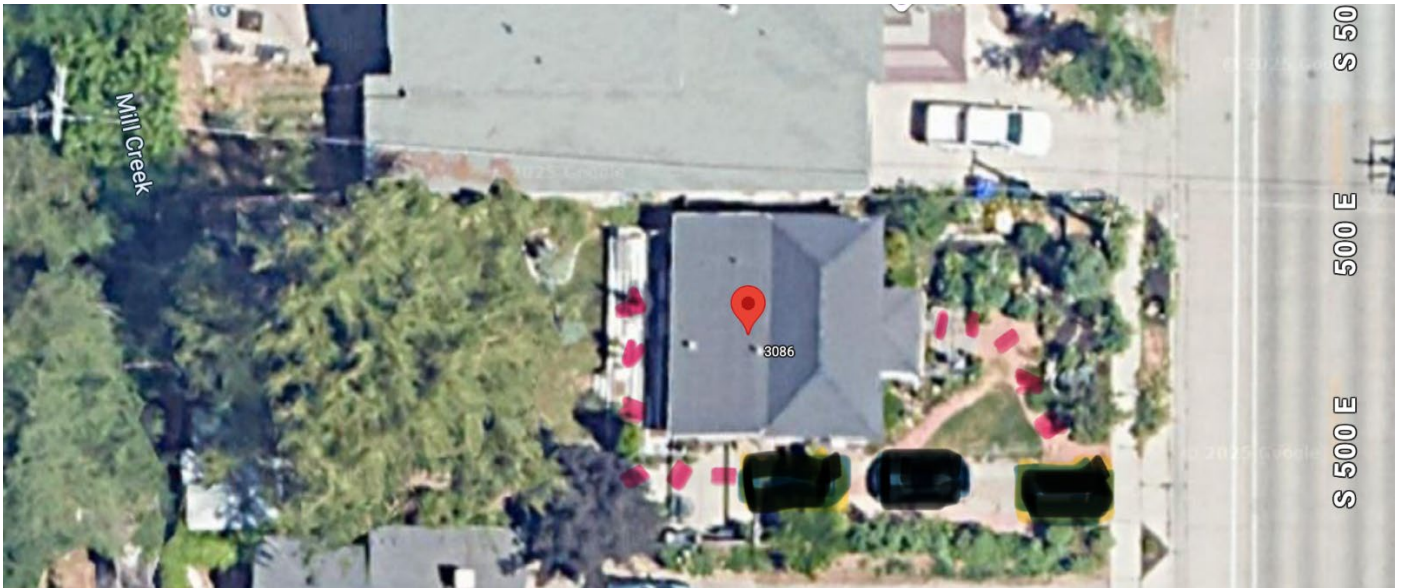
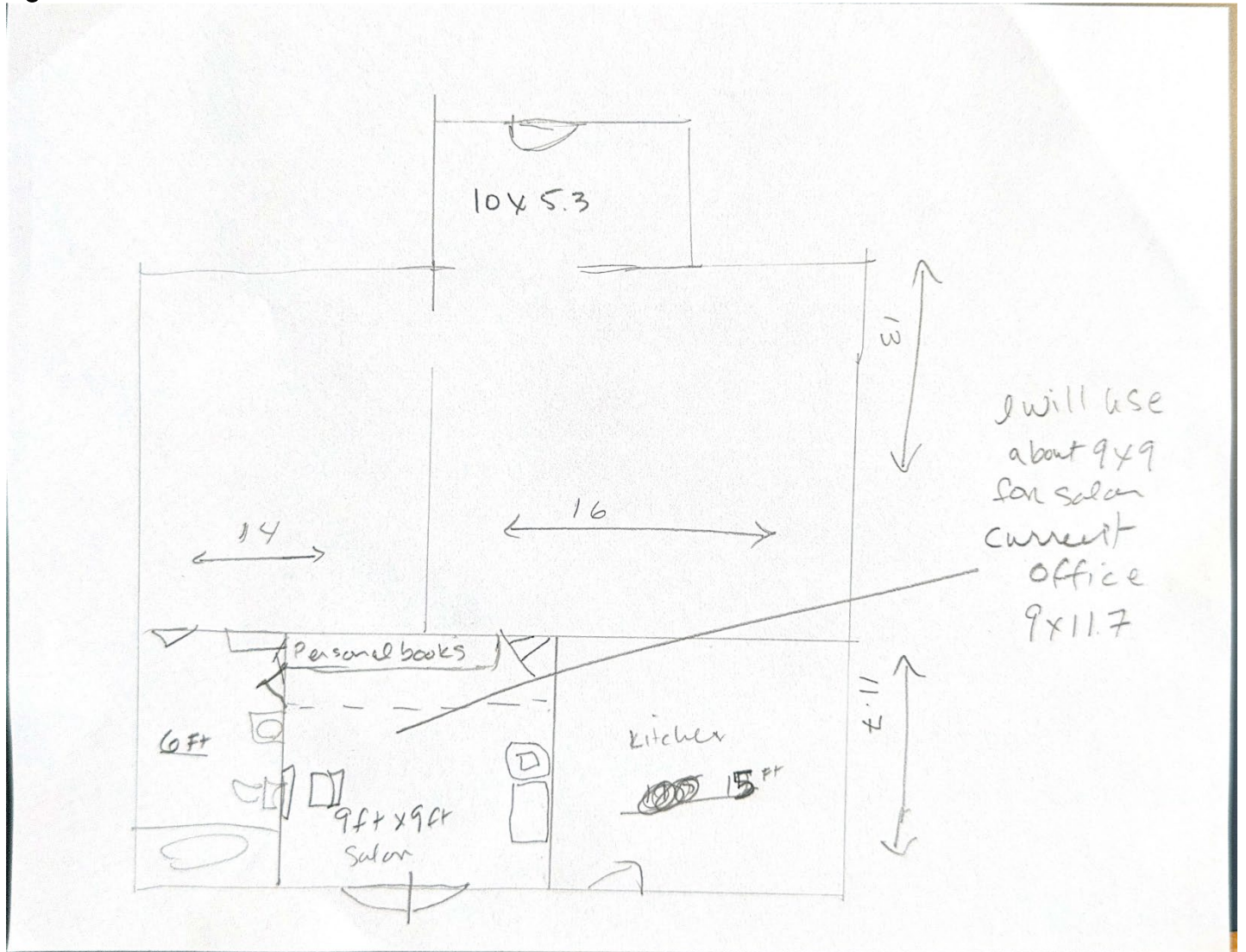


Figure 4: Floor Plan



#### **PLANNING COMMISSION AUTHORITY:**

##### **17.11.030. Land use authority designations.**

Pursuant to state law, the following administrative land use authority designations are made:

- A. Planning Commission.** The planning commission is the land use authority on issues of: subdivision and subdivision plat approval, vacating, altering or amending a Subdivision Plat; **Conditional Use Permit Applications**; design review for Building Heights as established in this Title; design review for projects on Parcels where any portion of the Parcel abuts any residential district; and the issuance of a Building or demolition permit in a Historic and Landmark district.

#### **CONDITIONAL USE REVIEW STANDARD:**

Utah Code Ann. § 10-9a-507(2) sets forth the following standard of review for conditional uses by stating:

- (a)
  - (i) A land use authority shall approve a conditional use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.

- (ii) *The requirement described in Subsection (2)(a)(i) to reasonably mitigate anticipated detrimental effects of the proposed conditional use does not require elimination of the detrimental effects.*
- (b) *If a land use authority proposes reasonable conditions on a proposed conditional use, the land use authority shall ensure that the conditions are stated on the record and reasonably relate to mitigating the anticipated detrimental effects of the proposed use.*
- (c) *If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the land use authority may deny the conditional use.*

*South Salt Lake Municipal Code §17.05 sets forth the following standard for review for conditional uses by stating:*

- 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:*
  - a. *Is allowed within the district where it is proposed;*
  - b. *Is proposed for Development on a legally subdivided Lot;*
  - c. *Can be adequately serviced by Dedicated roads, improved to City Standards and existing or proposed utility systems or lines;*
  - d. *Complies with all applicable Development requirements of that district, including Building Height, Setbacks, and Lot Coverage;*
  - e. *Meets the applicable Development Standards requirements;*
  - f. *Conforms to the Design Guidelines and the design review process established for that district;*
  - g. *Requires additional conditions of approval;*
  - h. *Complies with the Construction Codes; and*
  - i. *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.*

*South Salt Lake Municipal Code §17.05 sets forth the following standard for review for Category II Home Occupation uses:*

*L. 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.

### **GENERAL PLAN CONSIDERATIONS:**

**Land Use & Neighborhoods Goal 1:** *Continue to welcome new residents and businesses into South Salt Lake.*

**Analysis:** *The proposed hair salon business will be a new business that residents and non-residents of South Salt Lake City will use their services.*

### **ORDINANCE ANALYSIS:**

Ordinance	Finding	Condition of Approval
<b>Title 17 – Land Use and Development</b>		
<b>17.05.020 – General Conditional Use Standards</b>		
1. The size and location of the site.	The proposed business is located at 3086 S 500 E. The house is approximately 778 square feet of livable space. The total square footage of the space for the hair salon use will be 81 square ft,	

	which is about 13% of the total square footage.	
2. Traffic generation, timing, and nature of traffic impacts and the existing condition and capacity of the Streets in the area.	The applicant will only schedule one client per hour.	All Category II Home Occupations shall be limited to two (2) individual customers on the premises at a time.
3. Utility demand and available capacity, including storm water retention.	NA	
4. Emergency vehicle access and anticipated average and peak day demand.	Emergency vehicles will have access to the house from 500 E.	
5. Location and amount of off-Street parking.	Customers will park on the driveway for off-street parking.	Double stacking is not allowed for parking. The driveway can fit the one customer parking need per hour.
6. Internal vehicular and pedestrian circulation system, including delivery vehicles, loading and unloading.	NA	
7. Fencing, Screening, and Landscaping to separate the Conditional Use from adjoining property and Uses.	NA	
8. Building mass, bulk, design, and orientation, and the location of Buildings on the site including orientation to Buildings on adjoining Lots or Parcels.	NA	
9. Usable open space.	NA	
10. Signs and lighting.	The proposed business will only have a small plaque under the size of 2 square feet on the front yard fence for identification.	Home Occupation Signs. One Sign not exceeding two square feet in area may be allowed for a permitted Home Occupation. Such Sign must be placed on or against the Dwelling.
11. Physical design and Compatibility with surrounding structures in terms of mass, Scale, style, design, and architectural detailing.	NA	
12. Noise, vibration, odors, steam, or other factors that might adversely affect people and property off-site.	Potential nuisance will be minimal from the salon.	
13. Control of delivery and service vehicles, loading and unloading zones.	There will be occasional deliveries from UPS deliveries but will not affect the general daily operation of the community.	

14. Generation and Screening of waste.	Standard amounts of waste and sewage will be generated.	
15. Recycling program and pickup areas.	NA	
16. The potential adverse impacts arising from the conduct of patrons, guests, employees, occupants, or their affiliates.	NA	
17. The impacts of the Use on public property and environmentally sensitive lands.	NA	
18. Hours of operation, delivery, and activity.	Hours of Operation: 9 am – 7 pm	Hours of operation shall be limited from seven a.m. (7 a.m.) to eight p.m. (8 p.m.).
19. Special hazards arising from the Use or from its reasonably anticipated secondary effects, including its potential to attract criminal behavior.	The proposed business will need to comply with all standards under building and fire code. No special hazards are expected from the proposed use.	
20. Demand for public infrastructure or services.	NA	
<b>17.05.040 – Conditional Uses with Specific Standards</b>		
1. 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.	No changes will be made to the existing building.	
2. A Home Occupation shall not occupy more than twenty (20) percent of the Dwelling's Floor Area.	The total square footage of the home at 3086 S 500 E is 778 sq ft, the salon area will take up about 81 sq ft of space, making it about 13% of the home.	
3. 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.	No outdoor area will be involved in this Category II Home Occupation.	
4. No employee, other than one living at the Dwelling, is allowed at the Dwelling for any business purpose.	There will be no other employees for this business other than the homeowner.	
5. All signs shall meet the requirements of Chapter 17.08 of this Code.	The proposed business will only have a small plaque under the size of 2 square feet on the front yard fence for identification.	

6. Explosive or combustible materials shall not be stored for a Home Occupation.	There will be no explosive or combustible materials stored at the site.	
7. Home Occupations shall only be conducted between the hours of seven (7) a.m. and eight (8) p.m.	Hours of Operation: 9 am – 7 pm	
8. 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.	The applicant will begin process of obtaining a business license with the City once CUP is approved and will comply with all related regulations.	
9. All Category II Home Occupation shall be limited to two (2) individual customers on the premises at a time.	The applicant will only schedule one customer at a time, there should not be overlapping customers on the premise at the same time.	
10. Category II Home Occupations may use available on-Street parking abutting the Dwelling.	Disruption on the existing on-street parking will be minimal with the parking space on the existing driveway.	
11. Required off-Street parking for the Residential Use shall not be interrupted for the Home Occupation.	The existing off-street parking for residential use will not be affected.	

#### **STAFF RECOMMENDATION:**

Staff recommend approval for a Conditional Use Permit, C-25-00010; to operate a Category II Home Occupation, hair salon business at 3086 S 500 E based upon the information submitted by the applicant, the general plan considerations, and ordinance analysis and proposes the following Findings of Fact, Conclusions of Law, and Conditions of Approval.

#### **Findings of Fact:**

1. On December 07, 2025, Daisy L Johnson submitted an application to petition for a Conditional Use Permit ("CUP") to operate a hair salon located at 3086 S 500 E.
2. The subject location, 3086 S 500 E, is located in the R-1 Land Use District.
3. The existing building is a residential home.
4. The proposed building is approximately 778 square feet.

5. *The salon area will take up about 81 sq ft of space, making it about 13% of the home.*
6. *The proposed business will have access along 500 E.*
7. *The proposed business is required to always have one (1) off-street parking stall available. They will have access to one (1) off-street parking stall through the driveway and stacking of customer vehicles will not be allowed.*
8. *The business hours will be Monday through Friday from 9 am to 7pm.*
9. *There will be no other employees for this business other than the homeowner.*
10. *There will only be one customer scheduled at a time, there should not be overlapping customers on the premises at the same time.*
11. *No impact is expected as part of the business to environmentally sensitive lands. There are no environmentally sensitive lands on site.*
12. *There will not be any noise, vibration, odors, steam, or other factors that might adversely affect people and property off-site.*
13. *No specific hazards or adverse impacts are expected due to the proposed use.*
14. *All utilities are currently on-site and there are no proposals at this time to upgrade the existing utilities.*

**Conclusions of Law:**

1. *The use, as specifically conditioned below, is consistent with the South Salt Lake City General Plan.*
2. *The use, as specifically conditioned below, is compatible in use, scale, and design with allowed uses in the R-1 land use district.*
3. *The use, as specifically conditioned below, does not compromise the health, safety, or welfare of: Persons employed within or using the proposed development; Those residing or working in the vicinity of the proposed use or development; or Property or improvements in the vicinity of the proposed use or development.*
4. *The use, as specifically conditioned below does not impose disproportionate burdens on the citizens of the city.*

**Conditions of Approval:**

1. *The applicant shall comply with all of the conditions of approval below and within the Conditional Use Permit prior to the release of a South Salt Lake building permit and a South Salt Lake Business License.*
2. *The proposed Category II Home Occupation facility shall meet all requirements of the South Salt Lake Community Development Department, South Salt Lake Fire Marshal, the South Salt Lake Building Official, the South Salt Lake Engineering department, and the Salt Lake County Health Department and comply with any other applicable local or state regulatory agencies.*

3. *The applicant shall maintain one (1) parking space on-site at their location.*
4. *The applicant shall apply for and complete a South Salt Lake Commercial Business License application.*
5. *The applicant shall comply with the other provisions in Title 17.*
6. *If nuisance complaints are received by the Community Development Department or the Neighborhoods Department, the City has the right to modify the Conditional Use Permit, and it will be amended to reflect such changes.*
7. *A Home Occupation shall not occupy more than twenty (20) percent of the Dwelling's Floor Area.*
8. *No employee, other than one living at the Dwelling, is allowed at the Dwelling for any business purpose.*
9. *All signs shall meet the requirements of Chapter 17.08 of this Code.*
10. *Home Occupations shall only be conducted between the hours of seven (7) a.m. and eight (8) p.m.*
11. *This Category II Home Occupation shall be limited to one (1) individual customer on the premises at a time.*

#### **PLANNING COMMISSION OPTIONS:**

##### **Option 1: Approval**

*Move to approve the application submitted for a Conditional Use Permit, C-25-00010; to operate a Category II Home Occupation, hair salon business at 3086 S 500 E based upon the information submitted by the applicant, the general plan considerations, and ordinance analysis and proposes the following Findings of Fact, Conclusions of Law, and Conditions of Approval.*

##### **Conditions of Approval:**

1. *The applicant shall comply with all of the conditions of approval below and with the Conditional Use Permit prior to the release of a South Salt Lake building permit and a South Salt Lake Business License.*
2. *The proposed Home Occupation/Salon shall meet all requirements of the South Salt Lake Community Development Department, South Salt Lake Fire Marshal, the South Salt Lake Building Official, the South Salt Lake Engineering department, and the Salt Lake County Health Department and comply with any other applicable local or state regulatory agencies.*
3. *The applicant shall maintain one (1) parking space on-site at their location.*
4. *The applicant shall apply for and complete a South Salt Lake Commercial Business License application.*
5. *The applicant shall comply with the other provisions in Title 17.*

6. *If noise complaints are received by the Community Development Department or the Neighborhoods Department, the City has the right to modify the Conditional Use Permit and it will be amended to reflect such change.*
7. *A Home Occupation shall not occupy more than twenty (20) percent of the Dwelling's Floor Area.*
8. *No employee, other than one living at the Dwelling, is allowed at the Dwelling for any business purpose.*
9. *All signs shall meet the requirements of Chapter 17.08 of this Code.*
10. *Home Occupations operations shall only be conducted between the hours of seven (7) a.m. and eight (8) p.m.*
11. *This Category II Home Occupation shall be limited to one (1) individual customer on the premises at a time.*

**Option 2: Denial**

*Move to deny the application submitted for a Conditional Use Permit, C-25-00010; to operate a Category II Home Occupation, hair salon business at 3086 S 500 E, based on the reasoning set forth in the record.*

**Option 3: Continuance**

*Move to table the decision on the application submitted for a Conditional Use Permit, C-25-00010; to operate a Category II Home Occupation, hair salon business at 3086 S 500 E to a date certain to allow the Applicant and Staff time to respond to specific inquiries or concerns raised by the Planning Commission, or to allow the Planning Commission more time to consider the proposal.*

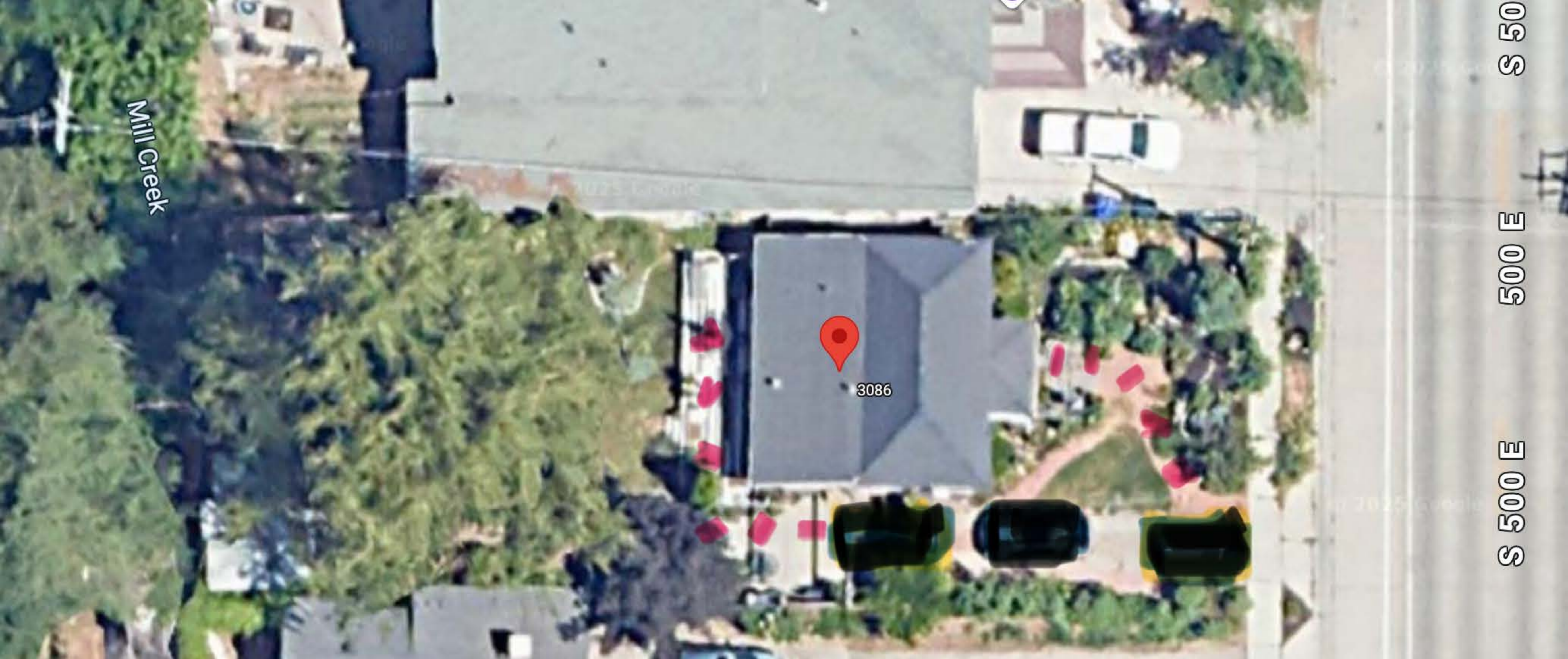
**Attachments:**

1. *Proposed Parking Plan*
2. *Floor Plan*
3. *Conditional Use Permit: C-25-00010*

05 S

E 005

E 005 S



Mill Creek

10x5.3

14

16

13

11.7

I will use  
about 9x9  
for solar  
convert  
office  
9x11.7

Personal books

6 ft

9 ft x 9 ft

Solar

Kitchen

5 ft

**WHEN RECORDED PLEASE RETURN TO:**

**SOUTH SALT LAKE CITY  
220 E. MORRIS AVE SUITE 200  
SOUTH SALT LAKE CITY, UT 84115**

**CONDITIONAL USE PERMIT**

Location: 3086 S 500 E  
Use: Home Occupation Category I  
Zone: R-1  
APN: 16-30-404-011-0000  
Fee Title Owner: *Daisy L Johnson*  
File Number: C25-00010  
Date: January 15, 2026

**LEGAL DESCRIPTION**

COM 264.23 FT S FR NE COR LOT 15 BLK 31 10 AC PLAT A BIG FIELD SUR S 48 FT W 107 FT M OR L TO CEN OF MILL CREEK N'LY ALG CEN SD CREEK TO PT DUE W OF BEG E 106 FT M OR L TO BEG 0.11 AC 5429-0002 5546-0167 5564-1790 6203-2090 6213-2762 6559-0781 8330-3268 8360-6368

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**Permit Issued to:** *Daisy L Johnson*  
3086 S 500 E  
South Salt Lake City, UT 84115

**Findings of Fact:**

1. On December 07, 2025, Daisy L Johnson submitted an application to petition for a Conditional Use Permit ("CUP") to operate a hair salon located at 3086 S 500 E.
2. The subject location, 3086 S 500 E, is located in the R-1 Land Use District.
3. The existing building is a residential home.
4. The proposed building is approximately 778 square feet.
5. The salon area will take up about 81 sq ft of space, making it about 13% of the home.
6. The proposed business will have access along 500 E.
7. The proposed business is required to always have one (1) off-street parking stall available. They will have access to one (1) off-street parking stall through the driveway and stacking of customer vehicles will not be allowed.

8. The business hours will be Monday through Friday from 9 am to 7pm.
9. There will be no other employees for this business other than the homeowner.
10. There will only be one customer scheduled at a time, there should not be overlapping customers on the premises at the same time.
11. No impact is expected as part of the business to environmentally sensitive lands. There are no environmentally sensitive lands on site.
12. There will not be any noise, vibration, odors, steam, or other factors that might adversely affect people and property off-site.
13. No specific hazards or adverse impacts are expected due to the proposed use.
14. All utilities are currently on-site and there are no proposals at this time to upgrade the existing utilities.

**Conclusions of Law:**

1. The use, as specifically conditioned below, is consistent with the South Salt Lake City General Plan.
2. The use, as specifically conditioned below, is compatible in use, scale, and design with allowed uses in the R-1 land use district.
3. The use, as specifically conditioned below, does not compromise the health, safety, or welfare of: Persons employed within or using the proposed development; Those residing or working in the vicinity of the proposed use or development; or Property or improvements in the vicinity of the proposed use or development.
4. The use, as specifically conditioned below does not impose disproportionate burdens on the citizens of the city.

**Conditions of Approval:**

1. The applicant shall comply with all of the conditions of approval below and within the Conditional Use Permit prior to the release of a South Salt Lake building permit and a South Salt Lake Business License.
2. The proposed Category II Home Occupation facility shall meet all requirements of the South Salt Lake Community Development Department, South Salt Lake Fire Marshal, the South Salt Lake Building Official, the South Salt Lake Engineering department, and the Salt Lake County Health Department and comply with any other applicable local or state regulatory agencies.
3. The applicant shall maintain one (1) parking space on-site at their location.

4. *The applicant shall apply for and complete a South Salt Lake Commercial Business License application.*
5. *The applicant shall comply with the other provisions in Title 17.*
6. *If nuisance complaints are received by the Community Development Department or the Neighborhoods Department, the City has the right to modify the Conditional Use Permit, and it will be amended to reflect such changes.*
7. *A Home Occupation shall not occupy more than twenty (20) percent of the Dwelling's Floor Area.*
8. *No employee, other than one living at the Dwelling, is allowed at the Dwelling for any business purpose.*
9. *All signs shall meet the requirements of Chapter 17.08 of this Code.*
10. *Home Occupations shall only be conducted between the hours of seven (7) a.m. and eight (8) p.m.*
11. *This Category II Home Occupation shall be limited to one (1) individual customer on the premises at a time.*

**Exhibits (available on file with South Salt Lake City Community Development Department):**

EXHIBIT A: CUP Application

EXHIBIT B: Parking Plan

EXHIBIT C: Staff Report

EXHIBIT D: Floor Plan

**FOR SOUTH SALT LAKE CITY:**

\_\_\_\_\_  
Planning Commission

\_\_\_\_\_  
Community Development

**FOR THE APPLICANT:**

\_\_\_\_\_  
Daisy L Johnson

STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_)

I certify that \_\_\_\_\_ at \_\_\_\_\_, South Salt Lake City, UT,  
who is known to me or who presented satisfactory identification, in the form of \_\_\_\_\_,  
personally appeared before me while in my presence and while under oath or affirmation has duly  
acknowledged to me that he/she has read the foregoing release, understands it and executes the release  
as his/her own free act.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
DL# \_\_\_\_\_

SUBSCRIBED AND SWORN to before me this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
NOTARY PUBLIC



**SOUTH  
SALT LAKE**  
PLANNING COMMISSION STAFF REPORT

<b>MEETING DATE:</b>	January 15, 2026
<b>PROJECT NUMBERS:</b>	OA25-0005
<b>REQUESTS:</b>	A petition has been submitted to the Planning Commission requesting to forward a positive recommendation to the South Salt Lake City Council for adoption of an ordinance amending multiple sections of Title 17 of the South Salt Lake City Municipal Code. The proposed ordinance would: (1) add a definition for Dwelling, Multi-Family Micro-Unit; (2) establish Dwelling, Multi-Family Micro-Unit as a Conditional Use within the Downtown Station District; and (3) amend the Land Use Matrix, parking requirements, design requirements, and the Downtown Form-Based Code.
<b>APPLICANT:</b>	City of South Salt Lake and dbURBAN Communities
<b>TYPE OF ITEM:</b>	Legislative – Code Amendment

**SYNOPSIS:**

The purpose of this Code Amendment is to establish Dwelling, Multi-Family Micro-Unit as a conditionally permitted form of multifamily housing within the City of South Salt Lake and to provide an alternative to reduce parking requirement for this type of unit. Under current regulations, the Land Use Code requires a minimum of fifty (50) units for Multi-Family developments, a threshold that effectively excludes smaller-scale projects such as Multi-Family Micro-Unit housing. This amendment is intended to introduce flexibility in project scale and support the diversification of the City's housing stock.

This proposal is prompted by the development of AQUI 2194, a 48-unit mixed-income housing project located at 2194 South West Temple. The project features studio units averaging 359 square feet, offered at both 80% Area Median Income (AMI) and market-rate levels, with average rents of \$1,448 per month. Each unit includes a full kitchen, bathroom, and storage space, while shared amenities include a fitness room, lounge, gathering areas, laundry facilities, and secure parking.

AQUI 2194 is designed as a transit-oriented development, with immediate access to TRAX, nearby retail and food services, and regional trail systems, and is approximately 10 minutes by streetcar to Sugar House. Research conducted by dbURBAN Communities, the developer of the AQUI brand, identified best practices from peer cities such as Seattle, Denver, Vancouver, and Salt Lake City's Granary District. These studies indicate that successful Multi-Family Micro-Units are typically located within one-quarter mile of high-quality transit, include shared amenities, and provide reduced on-site parking ratios (generally 15–25%)

Multi-Family Micro-Units expand housing options for a range of populations, including individuals living alone, new residents, cost-sensitive households, and older adults seeking to downsize or relocate closer to family. They may also accommodate income-restricted housing and institutional housing, such as student or permanent supportive housing.

The purpose of this amendment is to add Dwelling, Multi-Family Micro-Unit to the Land Use Matrix as a Conditional Use and to propose specific standards for the use. The amendment is intended to focus on areas of the City that are amenity-rich and served by high-quality public transit. By encouraging innovative housing types, the initiative seeks to expand attainable housing options, support the evolving Downtown, and promote increased housing production through a greater variety of unit types.

Due to the Multi-Family Micro-Units smaller size and proximity to transit and other amenities, Multi-Family Micro-Unit projects typically generate lower automobile parking demand compared to conventional Multi Family

developments. Current code establishes a minimum of 1.0 parking stall per studio unit in Downtown South Salt Lake. However, micro-unit projects often include features such as transit access, bicycle storage, unbundled parking, and other shared mobility options, reducing the need for on-site parking.

Projects like AQUI 2194, which provide 48 micro-units with 16 on-site parking stalls, illustrate the need for reduced parking requirements. Adjusting minimum parking in transit-rich areas allows for efficient land use while accommodating the intended resident demographic. This approach ensures that parking standards remain responsive to the unique characteristics of micro-unit housing, supporting transit-oriented development and sustainable mobility in the Downtown- Station Zone.

#### **STAFF RECOMMENDATIONS:**

Staff recommend that the Planning Commission forward a positive recommendation to the South Salt Lake City Council for adoption of an ordinance amending multiple sections of Title 17 of the South Salt Lake City Municipal Code. The proposed ordinance would add a definition for Dwelling, Multi-Family Micro-Unit, establish Dwelling, Multi-Family Micro-Unit as a Conditional Use within the Downtown Station District, and amend the Land Use Matrix, parking requirements, design requirements, and the Downtown Form-Based Code. Staff finds that the proposed amendments are consistent with the City's goals for downtown development, support increased housing options, and provide clear standards for the design and review of micro-unit projects.

<b>CODE SECTIONS</b>	<b>HIGHLIGHT OF CHANGES</b>
<b>Amending Title 17.01</b> Definitions	<b>17.01.010 Definition</b> ✓ Adding the definition of "Dwelling, Multi-Family Micro-Unit".
<b>Amending Title 17.03.</b> Land-Use Districts and Matrix	<b>17.03.010 Land Use Matrix</b> ✓ Adding the "Dwelling, Multi-Family Micro-Unit" use to the matrix and add it as a Conditional Use in the Downtown - Station Zone.
<b>Amending Title 17.05</b>	<b>17.05.040 Conditional Uses with Specific Standards.</b> ✓ Adding "Dwelling, Multi-Family Micro-Unit" as a Conditional Use.
<b>Amending Title 17.06</b> Parking, Access, and Circulation Requirements	<b>17.06.160 Parking Stall requirements.</b> ✓ Adding "Dwelling, Multi-Family Micro-Unit" to 17.06.160A Parking Requirements by Use Table. ✓ Adding a provision allowing Dwelling, Multi-Family Micro-Unit housing in the Downtown-Station Zone to receive up to a 65% parking reduction.
<b>Amending Title 17.07</b> Design Standards	<b>17.07.100 Required Amenities for Multi-Family, Dwelling, and Townhome Building Forms.</b> ✓ Change section to include Dwelling, Multi-Family Micro-Unit ✓ Change Table of Required Amenities-Multi-Family to include 50 units or fewer
<b>Downtown Form-Based Code</b>	<b>Section 6.8: Open Space Requirements</b>

#### **GENERAL PLAN CONSIDERATIONS**

**Land Use and Neighborhoods Goal 1 – Strategy 1:** Identify areas of the City with appropriate infrastructure, amenities, and services to support households of various types and densities.

**Analysis:** The proposed ordinance encourages multi-family development in the Downtown District, an area with existing infrastructure, transit access, and amenities, supporting diverse household types and moderate density housing.

**Land Use and Neighborhoods Goal 3** - Maintain residential, business and industrial areas that are vibrant and where the health and safety of all are protected.

**Analysis:** Establishing Conditional Use for smaller multi-family dwellings and updating the Form-Based Code promotes compatible, well-designed development that contributes to a safe, active, and visually appealing Downtown environment.

**Housing Goal 1** - Encourage the equitable development of diverse, safe, affordable, and attractive housing that is

accessible and appropriate for residents of all incomes, needs, ages, backgrounds, and familial status.

**Analysis:** The inclusion of Multi-Family Micro-Unit Housing expands housing options in the Downtown District, providing smaller, attainable units that can meet the needs of a wider range of residents, supporting affordability and equity.

**Transportation & Connectivity Goal 2** - Increase connections within and between neighborhoods to improve access to

amenities and services without requiring use of an automobile

**Analysis:** By supporting higher-density residential development in the Downtown area and reducing required off-street parking, the ordinance encourages transit-oriented living, walkability, and reduced automobile dependence, improving connectivity to services and amenities.

## **PLANNING COMMISSION AUTHORITY:**

### **17.11.010. Establishment and Duties of Planning Commission.**

#### **K. Responsibilities.**

##### **A. The Planning Commission makes recommendations to the City Council for:**

- a. The general plan and amendments to the general plan;
- b. The Land Use Map, and amendments to the Land Use Map;**
- c. Amendments to land use ordinances;**
- d. Proposed Application processes and the delegation of power under the land use ordinance.

## **PLANNING COMMISSION REVIEW:**

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

#### **1. A planning commission shall:**

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

## **STAFF RECOMMENDATIONS:**

Staff recommend that the Planning Commission forward a positive recommendation to the South Salt Lake City Council for adoption of an ordinance amending multiple sections of Title 17 of the South Salt Lake City Municipal Code. The proposed ordinance would add a definition for Dwelling, Multi-Family Micro-Unit, establish Dwelling, Multi-Family Micro-Unit as a Conditional Use within the Downtown Station District, and amend the Land Use Matrix, parking requirements, design requirements, and the Downtown Form-Based Code. Staff find that the proposed amendments are consistent with the City's goals for downtown development, support increased housing options, and provide clear standards for the design and review of micro-unit projects. Based on the following Findings and Conclusions:

1. The proposed ordinance would add a definition for Dwelling, Multi-Family Micro-Unit, providing clarity in the Municipal Code.
2. The ordinance establishes Dwelling, Multi-Family Micro-Unit as a Conditional Use within the Downtown Station District, allowing the City to review these developments on a case-by-case basis.
3. The ordinance amends the Land Use Matrix, parking requirements, design requirements, and the Downtown Form-Based Code to ensure compatibility with existing multi-family and downtown development standards.
4. The amendments support the City's goals for increasing housing options, diversifying unit types, and promoting downtown urban development.
5. The proposed standards provide a clear framework for evaluating the design, density, and functionality of micro-unit developments.
6. The ordinance aligns with the City's broader land use and planning objectives, including encouraging transit-oriented development and walkable urban neighborhoods.
7. The proposed amendments are consistent with the intent and purpose of Title 17 of the South Salt Lake City Municipal Code.
8. The ordinance provides clear definitions and development standards for Dwelling, Multi-Family Micro-Unit, supporting orderly growth and high-quality urban design.
9. Establishing Dwelling, Multi-Family Micro-Unit as a Conditional Use ensures that each project can be reviewed for compatibility with surrounding development and design standards.
10. Adoption of the ordinance will help the City meet housing goals while maintaining consistency with downtown form, character, and infrastructure, and is consistent with the General Plan, representing a course of action in the best interests of the City as detailed in the staff analysis.

## **PLANNING COMMISSION OPTIONS:**

### **Ordinance Amendment:**

#### **Option 1: Approval**

Move to forward a recommendation of approval to the City Council for the ordinance amending multiple sections of Title 17 of the South Salt Lake City Municipal Code ("Code") to establish the use "Dwelling, Micro-Unit Multi-Family", based on the analysis and findings set forth in the staff report and on the record.

#### **Option 2: Denial**

Move to forward a recommendation of denial to the City Council for the ordinance amending multiple sections of Title 17 of the South Salt Lake City Municipal Code ("Code") to establish the use "Dwelling, Micro-Unit Multi-Family", based on the analysis and findings set forth in the staff report and on the record.

#### **Option 3: Continuance**

Move to table the recommendation to the City Council for the ordinance amending multiple sections of Title 17 of the South Salt Lake City Municipal Code ("Code") to establish the use "Dwelling, Micro-Unit Multi-Family", based on the analysis and findings set forth in the staff report and on the record.

**Attachments:**

1. *Redlined Ordinance Amendment*
2. *Redlined Downtown Form-Based Code*
3. *Supporting Attachment: dbURBAN Communities Tenant Profile and Parking Reduction*

# **Title 17**

## **LAND USE AND DEVELOPMENT<sup>1</sup>**

**Chapters:**

### **Chapter 17.01 DEFINITIONS**

#### **17.01.010 Definitions**

**\*\***

“Dwelling, Multi-Family Micro-Unit” means a Building containing less than fifty (50) individual Dwelling Units, or equivalent residential units, including units that are located one over another.

**\*\***

## **Chapter 17.03 LAND-USE DISTRICTS AND MATRIX17.03.010 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.

(Ord. No. 2021-06, § II, 5-26-2021)

Land Use Categories																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			</
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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, Multi-Family 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)																																			







## Chapter 17.05 CONDITIONAL USE REVIEW

### 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, Multi-Family Micro-Unit"

The provisions of this Section shall remain in effect for a total of three (3) entitled projects. Upon the entitlement of three (3) Dwelling, Multi-Family Micro-Unit projects, the Dwelling, Multi-Family 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 Downtown Form-Based Code;
  - b. All applicable design standards of the Municipal Code; and
  - c. All other applicable development requirements of the Municipal Code, except as expressly modified herein.
2. Dwelling, Multi-Family Micro-Unit shall meet the following requirements:

- a. Developments shall contain no fewer than thirty (30) and no more than forty-nine (49) dwelling units.
- b. Individual micro-units shall be approximately two hundred fifty (250) to five hundred (500) square feet in floor area.
- c. Each micro-unit shall include:
  - i. A functional kitchen, and
  - ii. A private bathroom.
- d. Maximum density shall not exceed forty-nine (49) dwelling units per acre.
- e. Developments must be located within one-quarter (¼) mile of a public transit stop, such as a TRAX station. Applicants shall submit documentation confirming compliance with this requirement.
- f. Developments shall comply with the Parking Reduction standards set forth in Section 17.06.160(D).
- g. Developments shall include dedicated charging facilities for electric bicycles (e-bikes), in a quantity and location approved as part of the conditional use review.
- h. Dwelling, Multi-Family Micro-Unit 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 approval, applicants shall be required to submit a project-specific report or study contributing to the City's evaluation of Micro-Unit Multi-Family Dwellings
  - b. The content, scope, and format of the report shall be determined by the City during the conditional use review process.
  - 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.

## **Chapter 17.06 DEVELOPMENT STANDARDS**

### ***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:

<b>Parking Requirements by Use</b>
------------------------------------

Land Use	Number of Stalls Required	Number of Public Bicycle Parking Spaces Required
<b>Dwelling</b>		
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, Multi-Family 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	<p>TOD-C District: 1.2 stalls per unit plus 0.5 stalls guest parking per unit.</p> <p>Downtown District: 1 stall per studio/one bedroom unit; 1.2 stalls per two/three-bedroom unit.</p> <p>East Streetcar District: 1.5 stalls per unit.</p> <p>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.</p> <p>One moving truck parking stall per 100 units - required in all districts.</p>	1 per 15 units for visitors 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 floor commercial space/workspace for Live/Work configuration	Space for bicycle storage within each Unit is required as well as common area bicycle storage to accommodate one bicycle 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 per employee	N/A
Nursing Home		
Homeless Shelter	.25 stalls per bed plus 1 stall per employee	N/A
<b>Retail Commercial</b>		
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	

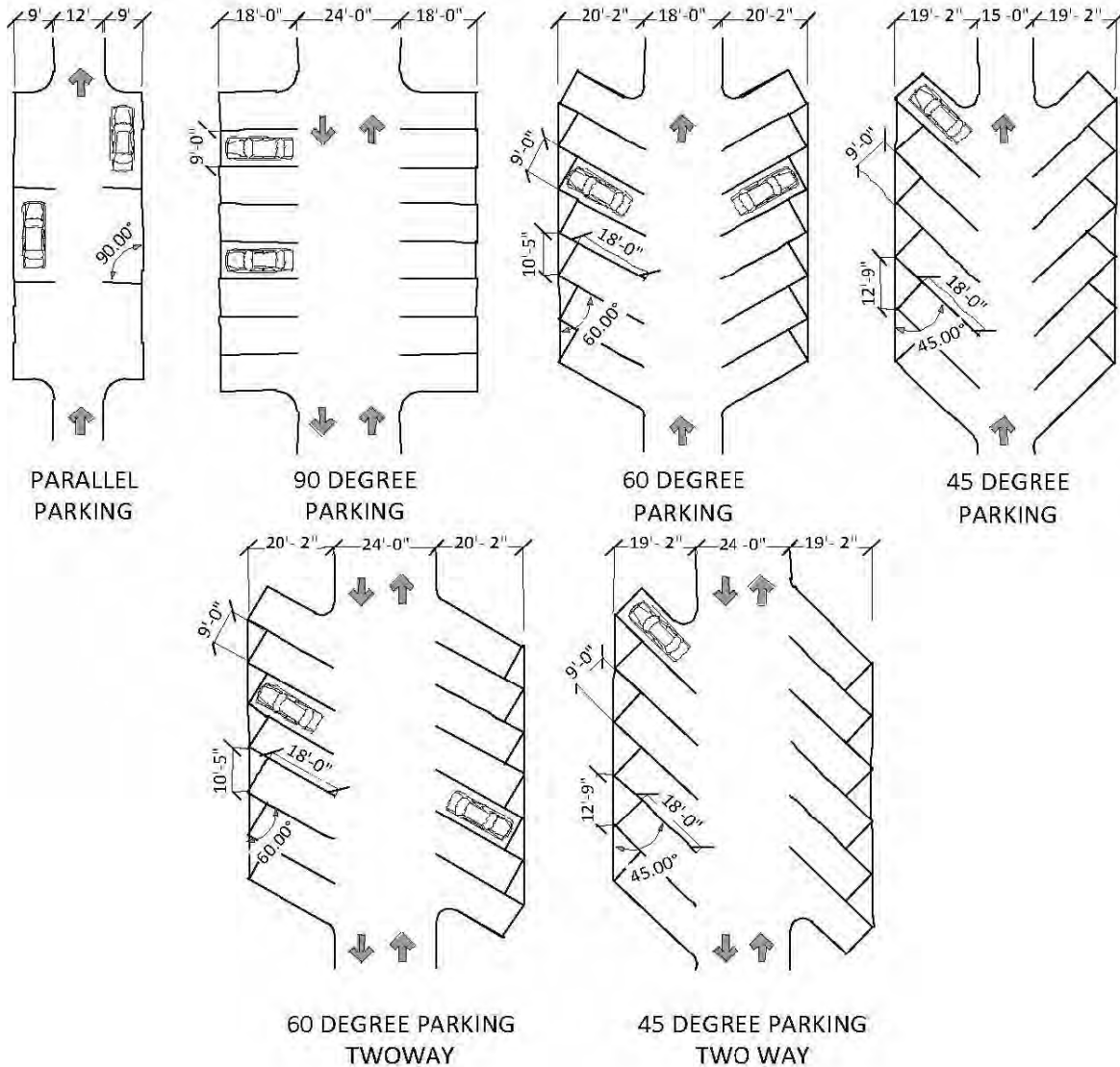
Auto, Light Truck, RV, Boat, Trailer Dealership (Sale, Lease, or Rent)	customer and employee Parking Stalls shall be identified.	
Bakery, Neighborhood	Downtown District: 3 stalls per 1,000 for General Retail and Service; 2 stalls per 1,000 square feet for Neighborhood Retail and Service.  All other districts: 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		
<b>Commercial Service / Office</b>		
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		
<b>Arts / Recreation</b>		
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	1 per 15 stalls; 1 per 25
Recreation	square feet for dance halls	stalls for dance halls
<b>Recreation Center</b>		
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		
<b>Restaurant</b>		
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
<b>Public Uses</b>		
Hospital, Specialty	1 stall per every 2 beds	1 per 50 stalls
Education, Preschool	1 stall per teacher and staff, plus 1 additional	1 per 25 stalls
Education, Elementary or Secondary	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	
<b>Alcoholic Beverage</b>		
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		
<b>Industrial</b>		
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, Multi-Family 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 <sup>2</sup>	5%	80%	100%	5%	100%	90%
Hotel	100%	65%	100%	100%	65%	100%
Light industrial	10%	100%	10%	10%	50%	10%
Entertainment <sup>3</sup>	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.

## Chapter 17.07 DESIGN STANDARDS

### 17.07.100 Required Amenities for Multi-Family, Dwelling, Multi-Family 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 <b>or fewer</b> ; 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 <b>or fewer</b> ; 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 <b>or fewer</b> ; 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 <b>or fewer</b> ; 6 for 51-100 units; 9 for 101-150; units etc.:
Individual garages for at least fifty percent (50%) of all units  Private Porches, patio, or balconies for every unit— at least 60 square feet each  Upgraded floor coverings (hardwood, tile, concrete,	Exterior Social Area—at least 1000 square feet  Project Security— automated gate or guard  Enclosed Parking Garage  Secured, Enclosed Storage Units, at least 80 sq/ft in size, for each	Pool—at least 400 square feet  Internal Fitness Facilities at least 1000 square feet in size  Secured, programmed, children's playground (at least 1,000 sq/ft)	Compliance with ENERGY STAR New Homes Standard for Buildings three stories or fewer  Compliance with ENERGY STAR Multi-Family High-Rise Program for Buildings four stories or greater

or similar)  Solid Doors throughout unit  Smart Building Capabilities  Trash Valet  Walk-In Closets—minimum of 6ft x 6ft  Dishwasher	Dwelling Unit Public Transit Passes provided to each Dwelling Unit  Permanent On-Site Social Activities  Library, Office, or Meeting Facilities  Secure Package Room/Package Lockers  Freight elevator or loading area  Polished concrete in Building hallways  Rooftop patio/garden	Hot Tub  Community Garden  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  Sport Court/Field  Bike Storage, Repair and Washing Area  Outdoor Dog Park—at least 1000 square feet in size  Grilling Stations and Outdoor Pavilions  Bike Share/Green Bike program	Installation of photovoltaic panels, wind turbines, or other electric generating renewable energy source to provide at least 20 percent of the project's estimated electricity demand.  Electric Vehicle Charging Stations  Participation in a recycling program as part of a rental agreement or HOA  Installation of tankless hot water systems.  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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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)  Solid Doors throughout unit  Smart Building Capabilities	Secured, Enclosed Storage Units, at least 80 sq/ft in size, for each Dwelling Unit  Clubhouse, Library, Office, or Meeting Facilities (min 1,000 square feet)	Pool—at least 400 square feet  Internal Fitness Facilities at least 1000 square feet in size  Secured, programmed, children's playground (at least 1,000 sq/ft)	Compliance with ENERGY STAR New Homes Standard for Buildings three stories or fewer  Compliance with ENERGY STAR Program for Buildings four stories or greater

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

## ZONING ORDINANCE & DESIGN STANDARDS



South Salt Lake City, Utah

Adopted April 12, 2016  
Amended August 14, 2019  
Amended January 13, 2021  
Amended April 13, 2022  
Amended July 12, 2023



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#### 6.8 Rooftop Open Space

#### 6.9 Active Streetscape

### 7.0 Landscape

#### 7.1 Introduction

#### 7.2 Parking Lot Buffer

#### 7.3 Side & Rear Buffer

#### 7.4 Active Frontage

#### 7.5 Interior Parking Lot Landscape

#### 7.6 Screening of Buildings

#### 7.7 Screening of Open Storage, Refuse Area, and Utility Appurtenances

### 8.0 See Title 17.07

### 9.0 Sign Types

#### 9.1 Introduction

#### 9.2 Sign Types

#### 9.3 Wall Sign

#### 9.4 Projecting Sign

#### 9.5 Projecting Marquee Sign

#### 9.6 Awning Sign

#### 9.7 Canopy-Mounted Sign

#### 9.8 Roof Sign

#### 9.9 Window Sign

#### 9.10 Monument Sign

#### 9.11 Pedestrian Scale Pole-mounted Sign

#### 9.12 Development Oriented Sign

### 10.0 Administration

#### 10.1 General Provisions

# 1.0 DOWNTOWN SOUTH SALT LAKE

## 1.1 The Downtown South Salt Lake Area



### 1. Description and Intent.

South Salt Lake is building a downtown city center. This could be the most significant action in South Salt Lake's 75-year history, and likely the next century. This reflects the desires of residents, businesses and community partners calling

for a "heart of the community" that they could call their own.

The Downtown Form Based Code is the culmination of over a decade of discussion, planning and design that started with visioning for a new mode of transit to serve the South Salt Lake downtown, to support a growing neighborhood and to connect to Sugar House. With the new S-Line streetcar as an impetus, a plan was developed to promote transit-oriented development, as well as a walkable, urban neighborhood. This code builds upon the community input and decisions from the 2011 Downtown planning effort, the 2012 Streetcar visioning process, 2014 East Streetcar Form Based Code and the Downtown Master Plan, which was adopted by the South Salt Lake City Council on December 2, 2015.

The center takes advantage of an unparalleled transportation network, including light rail, streetcar, bus service, interstates I-15 and I-80, major

local arterials, the regional Parley's Trail and a strong existing street grid. The intent is to bolster this network and create "complete streets" to support all modes of travel and increase use of transit and active transportation. The intent is also to use streets as public space and the street grid to appeal to redevelopment.

The Downtown is an urban center encompassing nearly 200 acres in the heart of the Salt Lake Valley. The city anticipates no less than 2,500 multi-family housing units, 1 million square feet of retail and 3 million square feet of office/commercial space, plus parks, Parley's Trail and greenway, and cultural/social attractions. This should include a wide range of building intensities and building uses. It should also include a wide mix of employers and jobs, thoughtfully cultivated to change the future of the city.

Today, this area is a complement to and a hinge between downtown Salt Lake City and Sugar House, but it will soon become an urban center in its own right. The regionally prominent location, premier transit, and significant redevelopment options make this not just a local and regional opportunity, but one that should attract national attention as well.

It will take decades to fully redevelop this neighborhood, but the area is well on its way. There is a vibrant scene of creative, entrepreneurial people and businesses that have started this transformation. Transitional and temporary uses are supported as tools to help facilitate new uses and energy, while keeping an eye to the long-term master plan.



Figure 1.1(1). Map of the Downtown South Salt Lake Area.

# 1.0 DOWNTOWN SOUTH SALT LAKE

## 2. Vision.

This will be a vibrant, walkable neighborhood with a wide selection of homes for current and future residents of South Salt Lake. Its character, amenities and strong connections to both Downtown South Salt Lake and to Sugar House will make it one of the most desirable neighborhoods on the Wasatch Front.

(1) This plan strives to create:

- (a) An icon for South Salt Lake's identity as a city and a destination
- (b) A hot-spot for urban living
- (c) A legacy of beautiful civic and public places
- (d) Unmatched access and mobility for all travelers
- (e) Unprecedented and sustained economic growth
- (f) A new business landscape and job opportunities

This area will support the city's vision as a City on the Move—a place where you can create your own opportunities, move up and progress. This should also support the city's promise to be a clean, safe a beautiful community. It should have energy saving and resource conscious design and construction.

## 3. History.

South Salt Lake City is a classic American, post-war suburb with a significant business and industrial base. The new Downtown neighborhood is being built on a foundation of significant industrial, warehouse and craftsman businesses plus large format retail. The viability of this neighborhood as an industrial center has waned in recent years and interest in the area as an urban center has grown. The area has been designated a redevelopment area to encourage this transition.

This area is still perceived as an industrial/warehouse zone, although new uses have moved in to take advantage of this architecture, including art spaces, design and home remodeling, a brewery and restaurants, small start-up spaces and craftsman industries. The architecture is generally modern and modest and is often suited for many uses. Many of the buildings are aging but some of the more interesting architecture has been adapted for reuse.

Transportation routes also add to the character of the neighborhood. The block adjacent to State Street has a long commercial history, having grown up along "Utah's Main Street." The S-Line streetcar route is a remnant of our industrial history. The "Sugar House spur" rails where the S-Line now travels originally served a booming base of warehouse and industrial businesses all along the line. This railway helped South Salt Lake become "A City of Industry" in the mid-20th century. Local businesses such as Burton Lumber and Granite Mill helped build this neighborhood, literally and figuratively. Lumber, stone, building supplies, and furniture were loaded into and out of businesses on this spur line.

The area has changed with the first streetcar in modern Salt Lake City (in 2013) and includes the regional Parley's Trail and dreams for a continuous greenway to serve as a community connection and recreation destination. This industrial history theme was reflected in the S-Line logo, in the artwork that re-uses historic building and rail materials, and in the adaptive reuse of historic buildings. The new "Commonwealth District" name for the neighborhood arts district also reflects the creativity and shared work that have built this industrious neighborhood.

## 4. Character.

While this neighborhood is considered historic, it also has a history of being thoroughly modern and on the cutting edge of industry. Several words to describe the industrial history are honest, timeless, and tough. These characteristics are at play in this neighborhood and should be considered touchstones for development today.



Figure 1.1(2). S-Line Greenway in Sugar House.



Figure 1.1(3). The S-Line Corridor, shown during construction, connecting the neighborhood.

## 1.0 DOWNTOWN SOUTH SALT LAKE



Figures 1.1 (4-7). Neighborhood Character  
From top:  
125 W. 2100 South  
150-190 W 2100 South  
2180 S Richards Street  
2150 S Main Street

Figures 1.1 (8-11). Neighborhood Character  
From top:  
2312 S. State  
2200 S. Main Street (Utopia facade)  
2301 S. Main Street  
2345 S. Main Street

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**2.0 See Title 17.10**

## 2.0 See Title 17.10



## 2.0 See Title 17.10

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**2.0 See Title 17.10**



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## 3.0 SUBDISTRICTS

### 3.1 Introduction.

The following subdistricts are hereby created to regulate the location of distinct mixes of building forms and uses permitted within Downtown South Salt Lake.

The subdistricts are organized into four categories. Each subdistrict consists of a series of uses and building types at different heights.

#### 1. Station.

This subdistrict supports transit-oriented economic development in downtown by focusing on uses that are most closely tied to transit – housing and jobs. The Station subdistrict makes the most of the significant investment in this infrastructure at the two stations in Downtown South Salt Lake – Central Pointe and South Salt Lake City Center. Transit makes these projects more affordable and sustainable while boosting transit ridership and reducing congestion. It also optimizes an opportunity found nowhere else in the valley – the convergence of streetcar and all three TRAX lines.

These areas are regionally important for economic development. They should attract new employers, businesses and residents. Design of buildings adjacent to transit stations is critical for creating 24-7 activity. These buildings should have active retail storefronts on the main floor, and a good mix of housing and office space. These areas need to emphasize walking, bike and transit use while placing second priority on automobile circulation. Final-mile solutions to help people get to transit and feel comfortable using it are recommended in the *Downtown Station Area Master Plan*.

New development in the station subdistrict located between State and Main Streets surrounding the Downtown South Salt Lake streetcar stop

shall consist primarily of non-residential uses. Residential uses in this subdistrict shall only be approved through a development agreement.

#### 2. Greenway.

This subdistrict surrounds the S-Line corridor and proposed green space adjacent to it. This is the social, civic and green heart of downtown. This corridor makes a clear connection between the transit stations and to the residential neighborhoods to the east and to Sugar House another mile beyond. Land should be acquired to allow development of a linear park and greenway through this district. Additional green spaces, such as parks, plazas, civic places and outdoor performance space should be clustered on the greenway. Parley's Trail is part of the corridor where possible. Precedents for this space include New York's High Line, Atlanta's Beltline and San Antonio's Riverwalk.

The greenway will be the attraction for businesses, an amenity for residents and a destination for visitors. Buildings and public spaces and outdoor spaces should front onto this green corridor. Pedestrians and bikes are emphasized over the car. This spine will also be the shopping, dining and nightlife destination for the neighborhood. Land uses adjacent to this corridor should articulate public space and community life. Ground floor uses should activate the space.

#### 3. Mixed-Use.

This subdistrict emphasizes the conversion to a diverse, mixed-use neighborhood supporting a high density of jobs, housing and people. Uses may be mixed vertically or horizontally.

This subdistrict takes advantage of major arterial frontage to make a strong first impression, while focusing attention toward the interior of the neighborhood. Major gateways, iconic signs and strong architecture draw attention to the downtown and point people into the neighborhood.

#### 3. Retail Destination.

This subdistrict preserves existing destination retailers and supports additional shopping that serves a city-wide need. This makes the most of the location, visibility and access to attract businesses and shoppers. Large-format stores complement smaller, local businesses that occupy mixed use buildings and older, repurposed buildings to create a complete shopping destination.

These areas have easy access from two highways and two major arterials that are shopping destinations. Local road access needs



Figure 3.1 (1) Mixed Use District precedent.



Figure 3.1 (2) Retail Destination precedent.



Figure 3.1 (3) Greenway precedent.

## 3.0 SUBDISTRICTS

improvement in some cases. Surface parking lots are used today, but in the future, parking structures should be added to maximize land values. Circulation within large parking lots is designed as a complete street to allow future conversion to a street grid. Community amenities in this subdistrict include retail plazas, active frontages, landscaping, shopping and special event space.

### 3.2 Zoning Map.

#### 1. Mapped Districts.

The areas and boundaries of the subdistricts listed in 3.1 above are established as shown on the map entitled "Subdistricts". The precise boundaries of subdistricts established in Figure 3.2 are subject to the rules established in the South Salt Lake Municipal Code.

### 3.3 Catalysts.

A number of catalytic projects and programs are being developed to build on the assets and unique qualities of this neighborhood. These projects may span one or more subdistricts. Their needs may establish priorities or requirements in the surrounding blocks.

- (1) Destination Downtown. Downtown should have a mix of buildings, uses and places that create a lively and walkable neighborhood. "Third places" where people go outside their work or home are also a critical ingredient for success.

- (2) Innovation Cluster. An "innovation district" is an area where leading-edge anchor institutions and companies cluster and connect with start-ups, business incubators and accelerators." There is a regional need and Downtown South Salt Lake is an ideal location.
- (3) Creative and Cultural Hub. The "Commonwealth District" has been used to brand this neighborhood as a place that artists, designers, inventors, culinary and creative industries call home. Catalytic projects and events are being planned to establish this as a place to enjoy and participate in the arts and creative activities.
- (4) Retail Destination. Downtown should become a destination for all types of shopping trips by mixing different sizes and formats of shopping, while encouraging local, independent and unique businesses.
- (5) New Ideas in Old Buildings. There will be a long transition to a fully urban character. Adaptive reuse, transitional strategies, and creative redevelopment are permitted to help energize blighted properties, support small business and foster redevelopment.
- (6) Regional Transit Hub. Central Pointe station needs major improvements to be highly functional and to support transit-oriented development. A new station area plan and investments, coupled with transit-oriented development are priorities.
- (7) State Street Revitalization. State Street should be renewed as the historic main street between the communities of the Salt Lake Valley. Recommendations from the "Life on State" project should guide new land uses and transportation decisions that make State Street a true gateway to the city and a more attractive, livable place.

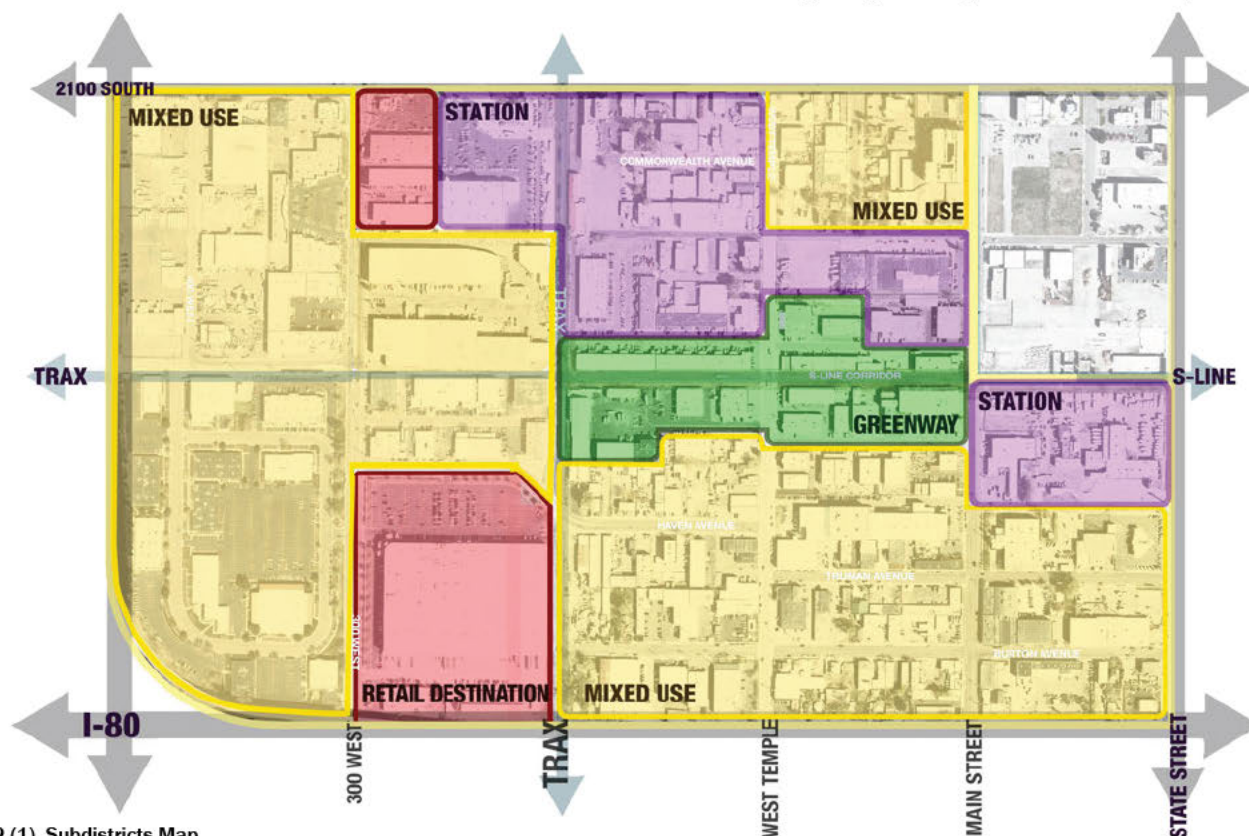


Figure 3.2 (1). Subdistricts Map.



4.0 See Title 17



4.0 See Title 17

4.0 See Title 17



## 5.0 BUILDING TYPES

### 5.1 Introduction.

#### 1. Intent.

To facilitate urban form, human scale, resident comfort, sustainability, and a vibrant 24-7 neighborhood.

#### 2. General Requirements.

The Building Types detailed in 5.0 Building Types outline the required building forms for new construction and renovated structures within the Downtown South Salt Lake Area.

All Building Types must meet the following requirements.

- (1) Subdistricts. Each Building Type shall be constructed only within its designated subdistricts. Refer to Table 5.1 Allowed Building Types by Subdistrict.
- (2) Uses. Each Building Type can house a variety of uses depending on the subdistrict in which it is located. Refer to 4.0 Uses for uses permitted per subdistrict. Some Building Types have additional limitations on permitted uses.
- (3) No Other Building Types. All buildings constructed must meet the requirements of one of the Building Types permitted within the subdistrict district of the lot.
- (4) Permanent Structures. All buildings constructed shall be permanent construction without a chassis, hitch, or wheels, or other features that would make the structure mobile, unless otherwise noted in Transitional Retail 4.2.3 (3).
- (5) Accessory Structures.
  - (a) Attached accessory structures are considered part of the principal structure.
  - (b) Detached accessory structures are permitted per each Building Type and shall comply with all setbacks except the following:
    - (i) Detached accessory structures are not permitted in the front yard.
    - (ii) Detached accessory structures shall be located behind the principal structure in the rear yard.
    - (iii) Detached accessory structures shall not exceed the height of the principal structure.
  - (c) Accessory structures shall be built in a manner compatible with the primary building and shall use the same or similar quality materials as the primary building.
- (6) Building Length. Buildings shall not exceed 400' feet in maximum length along any frontage.
- (7) Areas within a facade articulation zone that are between the building wall and the right-of-way must be landscaped with at least 50% live plant material at maturity.
- (8) Grade Separation. Ground floor residential units are recommended to be separated up to 4' above or below the street for privacy.
- (9) Theme and Unity. The architectural design within a single multi-building development of structures shall be organized around a consistent architectural theme in terms of the character, materials,

### 5.1 Building Types by Subdistrict

	Station District	Greenway	Mixed Use	Retail Destination
<b>Storefront</b>	A	A	A	A
<b>Urban Style</b>	A	A	A	A
<b>Townhome</b>		A	A	
<b>Civic</b>	A	A	A	A
<b>Parking Structure</b>	A	A	A	A
<b>Adaptive Reuse</b>	A	A	A	A

#### KEY

A: Allowed

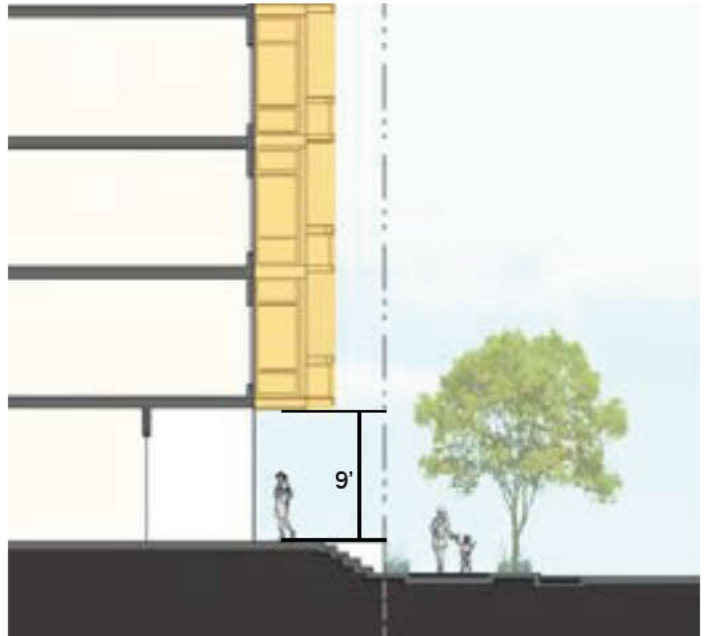


Figure 5.1 (1). Projection Clearance.

texture, color, and scale of buildings. Themed restaurants, retail chains, and other franchise-style structures shall adjust their standard architectural model to be consistent with a developer's architectural character.

- (10) Projections. A projection is that portion of a building that projects beyond the main building face. All projections shall have a minimum clearance to the sidewalk of 9 ft. high. See Figure 5.1 (1).
- (11) Active Streetscape. Variation in architecture is encouraged to create a more appealing streetscape. Variety can be achieved through: porches, terraces, stoops, awnings, galleries, arcades.

## 5.0 BUILDING TYPES

An active streetscape that meets the requirements of section 6.9 may be counted as part of the required open space in applicable subdistricts.

- (12) Rail. Transit lines should be considered a “front door” amenity. Buildings should include entries, facades, and occupied spaces facing these lines. Building setbacks on transit corridors are designed to facilitate trails and greenways along the public ROWs.

### 5.2 Explanation of Building Type Table Standards.

The following explains and further defines the standards outlined in tables 5.3 through 5.7 for each building type. Refer to each table for specific requirements for each type. For all building types, the street type cross-section in Chapter 2 takes precedence over the build to zone. A range is shown for each building type to accommodate for varying street ROWs.

#### 1. Building Siting.

- (1) Multiple Principal Structures. The allowance of more than one principal structure on a lot.
- (2) Front Property Line Coverage. Refer to Figure 5.2 (1). Measuring Front Property Line Coverage. Measurement defining the minimum percentage of street wall or building facade required along the street. The width of the principal structure(s) (as measured within the front build-to zone) shall be divided by the maximum width of the front build-to zone.
  - (a) Certain buildings have this number set to also allow the development of a courtyard along the front property line.
  - (b) Some building types allow side yard parking to be exempted from the front lot line coverage calculation. If such an exemption is permitted, the width of up to one double loaded aisle of parking, located with the drive perpendicular to the street and including adjacent sidewalks and landscaping, may be exempted, to a maximum of 65 feet. All surface parking on a site must be contiguous and arranged to facilitate future redevelopment.
- (3) Occupation of Corner. Occupying the intersection of the front and corner build-to zones with a principal structure.
- (4) Front Build-to Zone. The build-to zone or setback parallel to the front or side property line on a public frontage. Building components, such as awnings or signage, are permitted to encroach into the build-to zone.
  - (a) All build-to zone and setback areas not covered by building must contain either landscape, patio space, or sidewalk space.
- (5) Corner Build-to Zone. The build-to zone or setback parallel to the side property line.
  - (a) All build-to zone and setback areas not covered by building must contain either landscape, patio space, or sidewalk space.
- (6) Minimum Side Yard Setback. The minimum required setback along a side property line with no street frontage.

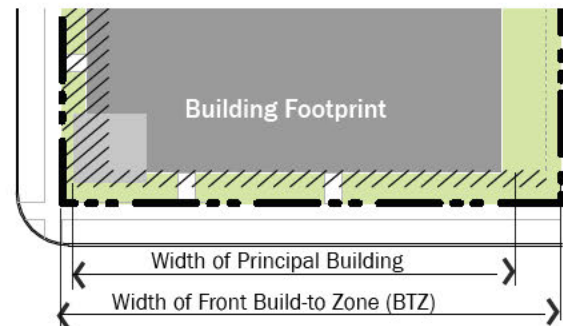


Figure 5.2 (1). Measuring Front Property Line Coverage.



Figure 5.2 (2). Corner Building.

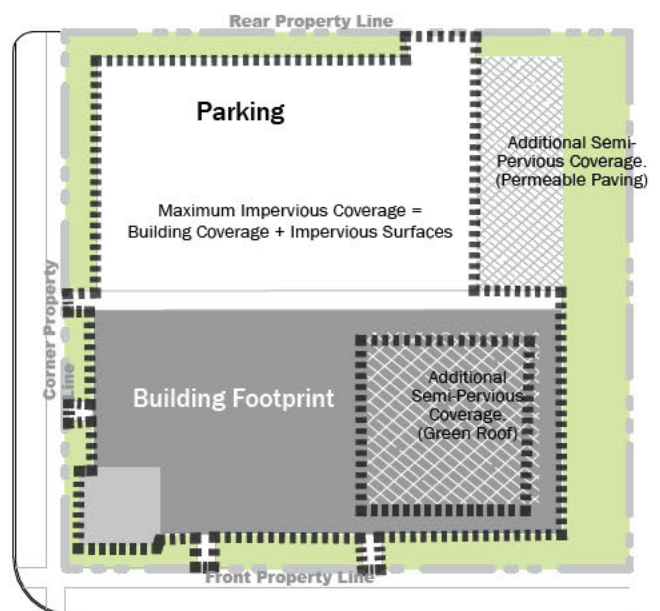


Figure 5.2 (3). Maximum Impervious & Additional Semi-Pervious Coverage.

## 5.0 BUILDING TYPES

- (7) **Minimum Rear Yard Setback.** The minimum required setback along a rear property line.
- (8) **Minimum & Maximum Lot or Building Width.** Depending on the Building Type, either the minimum or maximum building or unit width will be noted or the minimum and maximum width of a lot, all measured at or parallel to the front property line.
- (9) **Maximum Impervious Coverage.** (Refer to Figure 5.2(3)), Maximum Impervious & Semi-Pervious Coverage). The maximum percentage of a lot permitted to be covered by principal structures, accessory structures, pavement, and other impervious surfaces.
- (10) **Additional Semi-Pervious Coverage.** The additional percentage of a lot beyond the Maximum Impervious Coverage may be surfaced in a semi-pervious material, including a green roof or pavers.
- (11) **Parking & Loading Location.** The yard in which a surface parking lot, detached garage, attached garage door access, loading and unloading, and associated drive is permitted.
- (12) **Vehicular Access.** The permitted means of vehicular ingress and egress to the lot.
  - (a) Lanes, parking grids, and parking connectors shall always be the primary means of access when present.
  - (b) When lanes are not present, a driveway may be permitted per Building Type and, if an alternative is available, shall not be located off a primary thoroughfare.

### 2. Building Massing.

- (1) **Minimum Overall Height.** The minimum overall height for the building shall be located within the build-to zone; stories above the required minimum height may be stepped back from the facade.
- (2) **Maximum Overall Height.** The sum of a building's total height.
  - (a) Half stories are located dormer style completely within the roof structure with street-facing windows or in a visible basement exposed a maximum of one half story above ground. That portion which is visible above ground level shall be included in the overall height.
- (3) **Ground Story and Upper Story, Minimum and Maximum Height.** Each frontage type includes a permitted range of height in feet for each story. Refer to Figure 5.2 (4). Additional information is as follows:
  - (a) Floor height is measured in feet between the floor of a story to the floor of the story above it.
  - (b) Floor height requirements apply only to street facing facades.
  - (c) For single story buildings and the uppermost story of a multiple story building, floor to floor height shall be measured from the floor of the story to the tallest point of the ceiling.
- (4) **Open Space Requirements.** Projects must meet minimum open space requirements in table 6.1 (1). Only spaces represent types described in Chapter 6.0 Open Space Types may be counted.

### 3. Uses.

In addition to this section, refer to Section 4.0 Uses for uses permitted within each Zoning District. The requirements in this section of the Building Type Tables may limit those uses within a specific Building Type.

- (1) **Ground and Upper Story.** The uses or category of uses which may occupy the ground and/or upper story of a building.
- (2) **Parking Within Building.** The area(s) of a building in which parking is permitted within the structure.
- (3) **Required Occupied Space.** The area(s) of a building that shall be designed as occupied space, defined as interior building space regularly occupied by the building users. It does not include storage areas, utility space, or parking.
- (4) **Main Floor Mixed-Use.** In Station and Greenway districts, the ground floor must contain a non-residential use for a specified percentage.

### 4. Primary Facade.

Street Facade requirements apply only to facades facing a public or private right-of-way, including a Transit Corridor. All buildings must meet the public frontage requirements identified in 2.0 Street Types. The rear or interior side yard facades (except when facing a courtyard) are not required to meet these standards unless otherwise stated.

- (1) **Minimum Ground Story and Upper Floor Transparency.** (Refer to Figure 5.2 (5), Measuring Transparency per Facade). The minimum amount of transparency required on street facades with street frontage.
  - (a) Transparency is any glass in windows and/or doors, including any mullions, that is highly transparent with low reflectance.
  - (b) Ground Story Transparency, when defined separately from the overall minimum transparency, shall be measured between two feet and eight feet from the average grade at the base of the front facade.
  - (c) A general Minimum Transparency requirement shall be measured from floor to floor of each story.

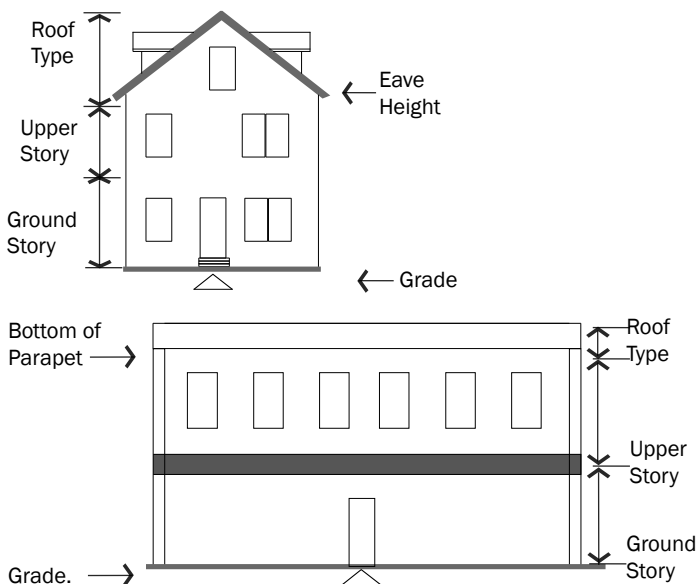


Figure 5.2 (4). Measuring Height.

## 5.0 BUILDING TYPES

- (2) **Blank Wall Limitations.** A restriction of the amount of windowless area permitted on a facade with street frontage. If required, the following shall both be met for each story:
  - (a) No rectangular area greater than 30% of a story's facade, as measured from floor to floor, may be windowless. On non-primary street facades, if landscaping is added that meets the requirements of 7.6 Screening of Buildings, up to 50% of the facade may be windowless.
  - (b) No horizontal segment of a story's facade greater than 15 feet in width may be windowless.
  - (c) Parking structures facing a street or transit frontage must enclose openings to create a window-like pattern that meets these requirements.
- (3) **Front Facade Entrance Type.** The Entrance Type(s) permitted for the entrance(s) of a given Building Type. A mix of permitted Entrance Types may be utilized. Refer to 5.9 Entrance Types for definition of and additional requirements for each Entrance Type.
- (4) **Principal Entrance Location.** The facade on which the primary building entrance is to be located.
- (5) **Number of Street Entrances.** The minimum required number of and maximum spacing between entrances on the ground floor building facade with street frontages.
- (6) **Vertical Facade Divisions.** The use of a vertically oriented expression line or form to divide the facade into increments no greater than the dimension shown, as measured along the base of the facade. Elements may include a column, pilaster, facade setbacks, or other continuous vertical ornamentation a minimum of one and a half inch depth.
- (7) **Horizontal Facade Divisions.** The use of a horizontally oriented expression line or form to divide portions of the facade into horizontal divisions. Elements may include a cornice, belt course, molding, string courses, or other continuous horizontal ornamentation a minimum of one and a half inch depth.
- (8) **Facade Depth Variation.** The first two stories of any structure shall incorporate projection or recess from the primary plane of the wall. Projections or recesses shall be a minimum of two feet.

### 5. Roof Type.

- (1) **Permitted Roof Type.** The roof type(s) permitted for a given Building Type. Refer to 5.10. Roof Types for more specific requirements.
- (2) **Tower.** A vertical building extension that may be permitted in conjunction with another roof type on certain Building Types and located on street intersection. Refer to 5.10. Roof Types.

### 6. Loading, Mechanical, Equipment, and Meters.

- (1) **Off-street loading spaces** are not required for residential and retail buildings. If off-street loading spaces are supplied, they shall be a minimum length of 35 ft., minimum width of 12 ft., and minimum height of 14 ft. Where off-street loading spaces are not supplied, on-street curb management practices must be utilized, meaning there shall be no disruption to transit operations or auto traffic at

peak travel times or on critical routes.

- (2) **Curb Cuts.** The maximum width of a curb cut shall be 24 ft. Curb cuts shall be a minimum of 30 ft. from the end of a street corner radius.
- (3) **Screening.** Loading areas, trash storage and mechanical equipment and meters shall be enclosed within structures and hidden from view of the public realm. See Figure 5.2 (6).

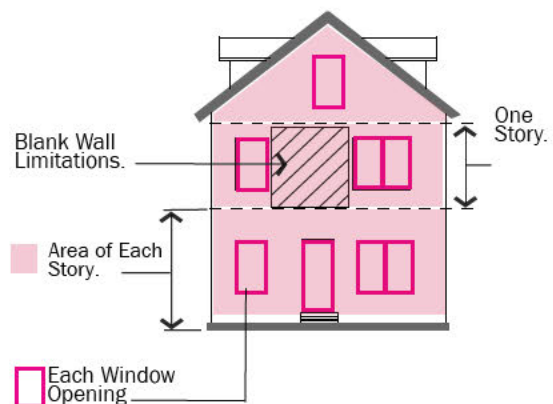


Figure 5.2 (5). Measuring Transparency.



Figure 5.2 (6). Screened loading area.

## 5.0 BUILDING TYPES

### 5.3 Storefront.

#### 1. Description & Intent.

The Storefront building is intended for use as a mixed use building located close to the front property line with parking typically to the rear or side. This building type may support office, hotel or hospitality, or vertical mixed use.

The key facade element of this Building Type is the storefront required on the ground floor front facade, with large amounts of glass and frequent entrances. This building type is encouraged near the street intersections. Parking should be accommodated primarily within a structure, away from street frontages.

#### 2. Regulations.

Buildings shall be constructed, through the use of materials, design elements or architectural details, to emphasize a vertical facade division.

- Structures using the Storefront Building type shall have an identifiable break between the ground floor or second floor and upper floors. This break may consist of a change in material, a change in color, or architectural details integrated into the building.
- Structures using the Storefront Building type shall incorporate a facade treatment along the top story and the roof. Treatments may include three-dimensional cornice treatments incorporating integrated materials and architectural details, sloping roofs, stepped parapets, or aligned openings and articulations.

Upper stories above the third story on any building facade with Greenway frontage shall have a step back from the lower stories that is a minimum of six feet for greater sun access.

Regulations for the Storefront Building Type are defined in the adjacent table. Storefront buildings are also subject to the building amenities requirements of Section 5.12.1.



Figure 5.3 (1). Sample Storefront Building.

5.3 Storefront Building Requirements	Permitted Districts			
	Station	Greenway	Mixed-Use	Retail
(1) Building Siting				
Multiple Principal Buildings	A	A	A	A
Front Property Line Coverage	80%	90%	70%	70%
Occupation of Corner <sup>1</sup>	A	A	A	A
Front Build-to Zone on Frontage	See Title 17			
Front Build to Zone on Transit				
Corner Build-to Zone				
Minimum Side Yard Setback				
Minimum Rear Yard Setback <sup>1</sup>				
Parking & Loading Location	Rear Yard or Alley loaded			Rear, Side, or Alley
Vehicular Access	Alley or one driveway off non-primary street			Rear, Side, Alley or Driveway
(2) Building Massing Refer to Figure 5.3 (1).				
Overall Height: Minimum Height	50'	32'	32'	26'
Maximum Height	None	50'	None	None
Ground Story: Minimum Height	14'	14'	14'	14'
Maximum Height	20'	20'	20'	20'
Upper Stories: Minimum Height	9'	9'	9'	9'
Maximum Height	14'	14'	14'	14'
(3) Uses Refer to 4.0 Uses for permitted uses.				
Ground Story	NR, OP, NS		NR,GR, OP, NS, GS, CI	
Upper Story	Any Permitted Use			
Parking within Building <sup>2</sup>	Permitted in basement, upper stories and behind occupied space on ground floor			
Required Occupied Space	30' deep, measured from the front façade, on all floors			
Main Floor Mixed Use	Residential not to exceed 50% of main floor street frontage. Minimum 25% of first floor shall be commercial.		No requirement	
(4) Primary Facade				
Minimum Ground Story Transparency <sup>3,4</sup> Transparency requirements apply to street frontages AND parking lot frontages.	66%	75%	65%	65%
Minimum Upper Story Transparency	35%	50%	50%	50%
Blank Wall Limitations	Required, see 5.2.4 (2)			
Front Facade Entrance Type	Storefront, arcade			
Principal Entrance Location	Front, side			
Number of Street Entrances	One per every 80' of Frontages			
Vertical Façade Division	Every 40' of width for the entire height of the building			
Horizontal Façade Division	Buildings less than 44' in height: within 3' of the top of the ground story; Buildings that exceed 44' in height: within 3' of the ground story OR second story			
Façade Depth Variation	2' deep every 40' of façade width of the bottom 3 stories			
(5) Roof Type				
Permitted Roof Types	Parapet, Flat, Pitched, Shed			
Tower	Flat, Pitched			

#### Notes:

<sup>1</sup>: Subject to City Engineer review for compliance with line of sight requirements from applicable agencies

<sup>2</sup>: Parking structures visible from street frontages shall be held to the same standards of facade appearance as other building types in that subdistrict

<sup>3</sup>: Minimum ground story transparency can be reduced to 30% on secondary facades that face only parking areas, parking grid, or parking connector streets

<sup>4</sup>: As measured from 2-8 feet above grade

## 5.0 BUILDING TYPES

### 5.4 Urban Style.

#### 1. Description & Intent.

The Urban Style Building Type permits a wide range of building facades and allows for more flexibility in building height. It can accommodate mixed uses or can be used only for residential.

This Building Type should be built close to the front and corner property lines and should promote resident safety and comfort. Ground floor residential urban style units should engage the street with pedestrian-welcoming frontages and direct access to the sidewalk. Ground floor residential units should relate to the street environment and contribute to street surveillance, but should maintain a sense of ownership and a delineation of the transition from public to private. A stoop up or a step down is recommended.

#### 2. Regulations.

Buildings shall be constructed, through the use of materials, design elements or architectural details, to emphasize a vertical facade division.

- Structures using the Urban Style Building type shall have an identifiable break between the ground floor or second floor and upper floors. This break may consist of a change in material, a change in color, or architectural details integrated into the building.
- Structures using the Urban Style Building type shall incorporate a facade treatment along the top story and the roof. Treatments may include three-dimensional cornice treatments incorporating integrated materials and architectural details, sloping roofs, stepped parapets, or aligned openings and articulations.

Upper stories above the third story on any building facade with Greenway frontage shall have a step back from the lower stories that is a minimum of six feet for greater sun access.

Regulations for the Urban Style Type are defined in the adjacent table. Urban style buildings are also subject to the building amenity requirements of Section 5.12.



Figure 5.4 (1). Sample Illustration of the Urban Style Building.

5.4 Urban Style Requirements	Permitted Districts			
	Station	Greenway	Mixed-Use	Retail
(1) Building Siting				
Multiple Principal Buildings	A	A	A	A
Front Property Line Coverage	80%	90%	70%	70%
Occupation of Corner <sup>1</sup>	A	A	A	A
Front Build-to Zone on Frontage	See Title 17			
Front Build to Zone on Transit				
Corner Build-to Zone				
Minimum Side Yard Setback <sup>1</sup>				
Minimum Rear Yard Setback				
Parking & Loading Location	Rear Yard or Alley loaded			Rear, Side, or Alley
Vehicular Access	Alley or one driveway off non-primary street			Rear, Side, Alley or Driveway
(2) Building Massing Refer to Figure 5.3 (2).				
Overall Height: Minimum Height Maximum Height	50'	32'	50'	26'
	None	50'	None	None
Ground Story: Minimum Height Maximum Height	14' 20'	14' 20'	14' 20'	14' 20'
Upper Stories: Minimum Height Maximum Height	9' 14'	9' 14'	9' 14'	9' 14'
(3) Uses Refer to 4.0 Uses for permitted uses.				
Ground Story	NR, OP, NS, R		NR,GR, OP, NS, GS, CI, R	
Upper Story	Any Permitted Use			
Parking within Building <sup>2</sup>	Permitted in basement, upper stories, and behind occupied space on ground floor.			
Required Occupied Space	30' deep, measured from the front façade, on all floors			
Main Floor Mixed Use	Residential not to exceed 50% of main floor street frontage. Minimum 25% of first floor frontage shall be Retail.		No requirement	
(4) Primary Facade				
Minimum Ground Story Transparency <sup>3,4</sup> Transparency requirements apply to street frontages AND parking lot frontages.	75%	75%	65%	65%
Minimum Upper Story Transparency	25%	25%	25%	25%
Blank Wall Limitations	Required, see 5.2.4 (2)			
Front Facade Entrance Type	Storefront, arcade, stoop, porch, vestibule			
Principal Entrance Location	Front or corner side façade			
Number of Street Entrances	One per every 75' of Frontages; One per residential ground floor unit			One per development
Vertical Façade Division	Every 40' of width for the entire height of the building			
Horizontal Façade Division	Buildings less than 44' in height: within 3' of the top of the ground story; Buildings that exceed 44' in height: within 3' of the ground story OR second story			
Façade Depth Variation	2' deep every 40' of façade width of the bottom 3 stories			
(5) Roof Type				
Permitted Roof Types	Parapet, Flat, Pitched, Shed			
Tower	Flat, Pitched			

#### Notes:

<sup>1</sup>: Subject to City Engineer review for compliance with line of sight requirements from applicable agencies

<sup>2</sup>: Parking structures visible from street frontages shall be held to the same standards of facade appearance as other building types in that subdistrict

<sup>3</sup>: Minimum ground story transparency can be reduced to 30% on secondary facades that face only parking areas, parking grid, or parking connector streets

<sup>4</sup>: As measured from 2-8 feet above grade

## 5.0 BUILDING TYPES

### 5.5 Townhome.

#### 1. Description & Intent.

The Townhome is a building typically comprised of multiple vertical attached units, each with its own entrance to the street. This Building Type may be organized as townhouses or row houses, and could also incorporate live/work units. Parking garage doors and driveways should be minimized on the public street frontages to improve the streetscape and walkability.

#### 2. Regulations.

The townhome consists of a series of two or more units. When permitted, multiple buildings may be located on a lot with the minimum required space between them. However, each building shall meet all requirements of the Building Type unless otherwise noted.

No more than three garages in a row may face the primary street or parking is required to be located in the rear yard and may be incorporated either into a detached garage or in an attached garage accessed from the rear of the building. When the garage is located within the building, a minimum level of occupied space is required on the front facade to ensure that the street facade is active.

The storefront entrance type is permitted only for buildings that are designated for live/work units.

Regulations for the Townhome type are defined in the adjacent table.



Figure 5.5 (1). Sample Illustration of the Townhome Building.

5.5 Townhome Building Requirements		Permitted Districts	
		Greenway	Mixed-Use
(1) Building Siting			
Multiple Principal Buildings		A	A
Front Property Line Coverage		65%	65%
Occupation of Corner <sup>1</sup>		A	A
Front Build-to Zone on Frontage		See Title 17	
Front Build to Zone on Transit			
Corner Build-to Zone			
Minimum Side Yard Setback			
Minimum Rear Yard Setback <sup>1</sup>			
Minimum Unit Width		20' Per Unit	20' Per Unit
Maximum Building Width		Maximum 8 units per building	
Minimum Impervious Coverage		60%	75%
Parking & Loading Location		Alley	Alley
Vehicular Access		Alley or one driveway per building per street frontage (not per unit)	
(2) Building Massing <small>Refer to Figure 5.3 (2).</small>			
Overall Height: Minimum Height		26'	26'
Maximum Height		39'	62'
All Stories: Minimum Height		9'	9'
Maximum Height		14'	14'
(3) Uses <small>Refer to 4.0 Uses for permitted uses.</small>			
Ground Story		Residential	Residential, Live/Work
Upper Story		Residential	Residential
Parking within Building <sup>2</sup>		Garage parking is allowed along non-street-facing facades	
Required Occupied Space		30' deep, measured from the front façade	
Main Floor Mixed Use		No requirement	
(4) Primary Facade			
Minimum Transparency per Story <sup>3</sup> <small>Transparency requirements apply to street frontages AND parking lot frontages.</small>		25%	25%
Blank Wall Limitations		Required, see 5.2.4 (2)	
Front Facade Entrance Type		Stoop, Porch	Stoop, Porch (Storefront allowed for Live/Work Units)
Principal Entrance Location		Required on all frontages, or along public open space	
Number of Street Entrances		One per unit	
Vertical Façade Division		Every 40' of width for the entire height of the building	
Horizontal Façade Division		Buildings less than 44' in height: within 3' of the top of the ground story; Buildings that exceed 44' in height: within 3' of the ground story OR second story	
Façade Depth Variation		2' deep every 40' of façade width of the bottom 3 stories	
(5) Roof Type			
Permitted Roof Types		Parapet, Flat, Pitched	
Tower		Flat, Pitched	

#### Notes

<sup>1</sup>: Subject to City Engineer review for compliance with line of sight requirements from applicable agencies

<sup>2</sup>: Parking structures visible from street frontages shall be held to the same standards of facade appearance as other building types in that subdistrict

<sup>3</sup>: As measured from 2-8 feet above grade

## 5.0 BUILDING TYPES

### 5.6 Civic.

#### 1. Description & Intent.

The Civic Building is intended for primarily a civic or institutional use. These buildings are distinctive within the urban fabric created by the other Building Types and could be designed as iconic structures.

Parking is limited to the rear and should include short term and visitor parking.

#### 2. Regulations.

Regulations for the Civic Building type are defined in the adjacent table.



Figure 5.6 (1). Sample Illustration of the Civic Building.

5.6 Civic Building Requirements	Permitted Districts			
	Station	Greenway	Mixed-Use	Retail
(1) Building Siting				
Multiple Principal Buildings	A	A	A	A
Occupation of Corner <sup>1</sup>	A	A	A	A
Front Build-to Zone on Frontage	See Title 17			
Front Build-to Zone on Transit				
Corner Build-to Zone				
Minimum Side Yard Setback <sup>1</sup>				
Minimum Rear Yard Setback				
Parking & Loading Location	Rear Yard or Alley loaded			Rear, Side, or Alley
Vehicular Access	Alley or one driveway off non-primary street			Rear, Side, Alley or Driveway
(2) Building Massing Refer to Figure 5.3 (2).				
Minimum Overall Height	23'	23'	23'	23'
Maximum Overall Height	None	50'	None	None
Ground Story: Minimum Height	14'	14'	14'	14'
Maximum Height	62'	50'	50'	50'
Upper Stories: Minimum Height	9'	9'	9'	9'
Maximum Height	14'	14'	14'	14'
(3) Uses Refer to 4.0 Uses for permitted uses.				
Ground Story	Civic and Commercial uses			
Upper Story	Civic and Commercial uses			
Parking within Building <sup>2</sup>	See 5.4			
Required Occupied Space	30' Required			
Main Floor Mixed Use	No requirement			
(4) Primary Façade				
Minimum Ground Story Transparency <sup>3</sup> Transparency requirements apply to street frontages AND parking lot frontages.	25%	25%	25%	25%
Minimum Upper Story Transparency	10%	10%	10%	10%
Blank Wall Limitations	Required, see 5.2.4 (2)			
Front Façade Entrance Type	Porte cochere, storefront, arcade			
Principal Entrance Location	Front, corner, or side façade			
Number of Street Entrances	Minimum of one per façade			
Vertical Façade Division	Every 40' of width for the entire height of the building			
Horizontal Façade Division	Buildings less than 44' in height: within 3' of the top of the ground story; Buildings that exceed 44' in height: within 3' of the ground story OR second story			
Façade Depth Variation	2' deep every 40' of façade width of the bottom 3 stories			
(5) Roof Type				
Permitted Roof Types	Flat, Pitched, Parapet			
Tower	Flat, Pitched			

#### Notes

<sup>1</sup>: Subject to City Engineer review for compliance with line of sight requirements from applicable agencies

<sup>2</sup>: Parking structures visible from street frontages shall be held to the same standards of facade appearance as other building types in that subdistrict

<sup>3</sup>: As measured from 2-8 feet above grade

## 5.0 BUILDING TYPES

### 5.7 Parking Structure.

#### 1. Description & Intent.

Parking Structures are detached parking structures designed to meet the general parking needs of the Downtown district. To the extent possible, when proposed adjacent to a public street frontage, first floors shall be designed to accommodate active non-parking uses. The minimum and maximum heights of this Building Type depend on the subdistrict within which it is located.

#### 2. Regulations.

Top level parking garages visible from the street must screen view of cars with a “cap”. Regulations for the Parking Structure type are defined in the adjacent table.



Figure 5.7 (1). Parking Structure Examples

5.7 Parking Structure Requirements	Permitted Districts			
	Station	Greenway	Mixed-Use	Retail
(1) Building Siting				
Multiple Principal Buildings	Not Allowed	Not Allowed	Not Allowed	Not Allowed
Occupation of Corner <sup>1</sup>	Not Allowed	Not Allowed	Not Allowed	Not Allowed
Front Build-to Zone on Frontage	See Title 17			
Front Build-to Zone on Transit				
Corner Build-to Zone				
Minimum Side Yard Setback <sup>1</sup>				
Minimum Rear Yard Setback				
Parking & Loading Location	Rear Yard, Parking Connector, or Alley loaded			
Vehicular Access	Alley or one driveway off non-primary street			Rear, Side, Alley or Driveway
(2) Building Massing Refer to Figure 5.3 (2).				
Minimum Overall Height	2 story minimum	2 story minimum	2 story minimum	2 story minimum
Maximum Overall Height	The height of all parking structures cannot exceed the height of the supporting building.			
Ground Story: Minimum Height Maximum Height	Not specified			
Upper Stories: Minimum Height Maximum Height	Not specified			
(3) Uses Refer to 4.0 Uses for permitted uses.				
Ground Story	Office, Neighborhood Retail, Neighborhood Service required within 30' of public street. Parking allowed on interior if wrapped by permitted use on street facade.			
Upper Story	Parking			
Parking within Building <sup>2,3</sup>	Permitted.			
Main Floor Mixed Use	No requirement			
(4) Primary Façade				
Minimum Ground Story Transparency <sup>4</sup> Transparency requirements apply to street frontages AND parking lot frontages.	65%	65%	65%	65%
Minimum Upper Story Transparency	25%	25%	25%	25%
Blank Wall Limitations	Required, see 5.2.4 (2)			
Front Façade Entrance Type	Storefront, arcade when alternative uses exist on the ground floor			
Principal Entrance Location	When alternative uses exist on the ground floor, orient entrances to public frontage			
Number of Street Entrances	When alternative uses exist on the ground floor, one per 75 feet; one pedestrian entry to garage every 150'			
Vertical Façade Division	Every 40' of width for the entire height of the building			
Horizontal Façade Division	Buildings less than 44' in height: within 3' of the top of the ground story; Buildings that exceed 44' in height: within 3' of the ground story OR second story			
Façade Depth Variation	2' deep every 40' of façade width for all alternative uses in the bottom 3 floors			
(5) Roof Type Requirements				
Permitted Roof Types	Flat			
Tower	Flat, pitched			

#### Notes

- <sup>1</sup>: Subject to City Engineer review for compliance with line of sight requirements from applicable agencies
- <sup>2</sup>: Parking structures visible from street frontages shall be held to the same standards of facade appearance as other building types in that subdistrict
- <sup>3</sup>: Security Doors blocking vehicle entry are permitted. They must be recessed by 10 feet from facade
- <sup>4</sup>: As measured from 2-8 feet above grade

## 5.0 BUILDING TYPES

### 5.8 Adaptive Reuse.

#### 1. Description & Intent.

Many of the existing buildings within the Downtown South Salt Lake Area have the potential to be reworked into a new use. Adaptive reuse is encouraged with the following general requirements:

- (1) Reconstruction should attempt to retain much of the character of the existing building.
- (2) Lighting should reflect the historic nature of the building.
- (3) Windows shall address the street frontage and encompass at least 50% of first story building facades to the extent that it is structurally feasible.
- (4) Parking shall be located to the rear of the building and may front on the public frontage if a frontage buffer (see 7.2) or a public landscaped open space is provided on site.

#### 2. Regulations.

Lots wider than 140 feet are permitted one double-loaded aisle of parking (maximum width of 72 feet), located perpendicular to the front property line, which is exempt from front property line coverage.

Single family homes or former single family structures adapted for commercial use are not eligible to be adapted for the purpose of multifamily residential use. Conversion of single family homes to live-work units is permitted provided the same tenants occupies both the commercial and residential unit.



Figure 5.8 (1). Examples of Adaptive Reuse.

## 5.0 BUILDING TYPES

### 5.9 Entrance Types.

Entrance type standards apply to the ground story and visible basement of front facades of all Building Types as defined in this Section. Refer to the Building Type Table Requirements, for each type.

#### 1. General.

The following provisions apply to all entrance types.

- (1) Intent. To guide the design of the ground story of all buildings to relate appropriately to pedestrians on the street. Treatment of other portions of the building facades is detailed in each Building Type table.
- (2) Applicability. The entire ground story street-facing facade(s) of all buildings shall meet the requirements of at least one of the permitted entrance types, unless otherwise stated.
- (3) Measuring Transparency. Refer to 5.2 (5) for information on measuring building transparency.
- (4) Visible Basements. Visible basements, permitted by entrance type, are optional. The visible basement shall be a maximum of one-half the height of the tallest story.

#### 2. Storefront Entrance Type.

The Storefront entrance type is a highly transparent ground story treatment designed to serve primarily as the display area and primary entrance for retail or service uses. Refer to Figure 5.9 (1).

- (1) Transparency. Minimum transparency is required per Building Type.
- (2) Elevation. Storefront elevation shall be between zero and one foot above sidewalk.
- (3) Visible Basement. A visible basement is not permitted.
- (4) Horizontal Facade Division. Horizontally define the ground story facade from the upper stories.
- (5) Entrance. All entries shall be recessed from the front facade closest to the street.
  - (a) Recess shall be a minimum of three feet and a maximum of eight feet deep, measured from the portion of the front facade closest to the street.
  - (b) When the recess falls behind the front build-to zone, the recess shall be no wider than eight feet.

#### 3. Arcade Entrance Type.

An Arcade entrance type is a covered pedestrian walkway within the recess of a ground story. It is only allowed on south facing facades. Refer to Figure 5.9 (2).

- (1) Arcade. An open-air public walkway is required from the face of the building recessed into the building a minimum of eight and a maximum of 15 feet.
- (2) Build-to Zone. When the Arcade is utilized, the outside face of the Arcade shall be considered the front facade, located within the

required build-to zone.

- (3) Recessed or Interior Facade. Storefront entrance type is required on the recessed ground story facade.
- (4) Column Spacing. Columns shall be spaced between ten feet and 12 feet on center.
- (5) Column Width. Columns shall be a minimum of 1'-8" and a maximum 2'-4" in width.
- (6) Arcade Opening. Opening shall not be flush with interior arcade ceiling and may be arched or straight.
- (7) Horizontal Facade Division. Horizontally define the ground story facade from the upper stories.
- (8) Visible Basement. A visible basement is not permitted.

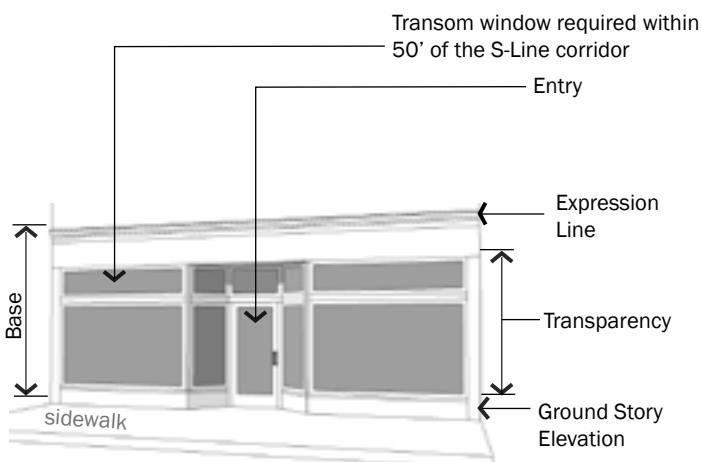


Figure 5.9 (1). Storefront Entrance Type

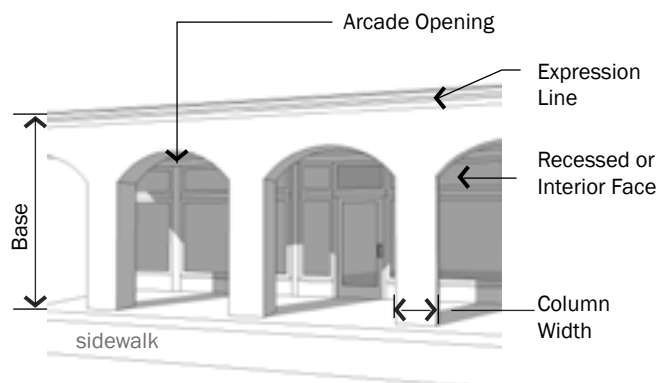


Figure 5.9 (2). Arcade Entrance Type

## 5.0 BUILDING TYPES

### 4. Stoop Entrance Type.

A stoop is an unroofed, open platform. Refer to Figure 5.9 (3).

- (1) Transparency. Minimum transparency is required per Building Type.
- (2) Stoop Size. Stoops shall be a minimum of three feet deep and six feet wide.
- (3) Elevation. Stoop elevation shall be located a maximum of 2'-6" above the sidewalk without visible basement and a maximum of 4'-6" above the sidewalk with a visible basement.
- (4) Visible Basement. A visible basement is permitted and shall be separated from the ground story by an expression line.
- (5) Entrance. All entries shall be located off a stoop.

### 5. Porch Entrance Type.

A porch is a raised, roofed platform that may or may not be enclosed on all sides. If enclosed, the space shall not be climate controlled. Refer to Figure 5.9 (4).

- (1) Transparency.
  - (a) Minimum transparency per Building Type is required.
  - (b) If enclosed, a minimum of 40% of the enclosed porch shall be comprised of highly transparent, low reflectance windows.
- (2) Porch Size. The porch shall be a minimum of five feet deep and eight feet wide.
- (3) Elevation. Porch elevation shall be located a maximum of 2'-6" above the sidewalk without a visible basement and a maximum of 4'-6" above the sidewalk with a visible basement.
- (4) Visible Basement. A visible basement is permitted.
- (5) Height. Porch may be two stories to provide a balcony on the second floor.
- (6) Entrance. All entries shall be located off a porch.

### 6. Vestibule Entrance Type.

A vestibule is a interior lobby space that serves as a common entry to multiple units.

### 7. Porte Cochere Entrance Type.

A porte cochere is an exterior entry that encompasses a driveway for cars not on the principal street and is attached to a vestibule or lobby. It may be above or below ground. Refer to Figure 5.9 (5).

- (1) Transparency. Per building type
- (2) Porte cochere. Porte Cocheres along all street types, except parking connectors or parking grids shall be designed to accommodate no more than 5 vehicles.
- (3) Elevation. Shall be at grade shall accommodate ADA access.
- (4) Visible Basement. None.

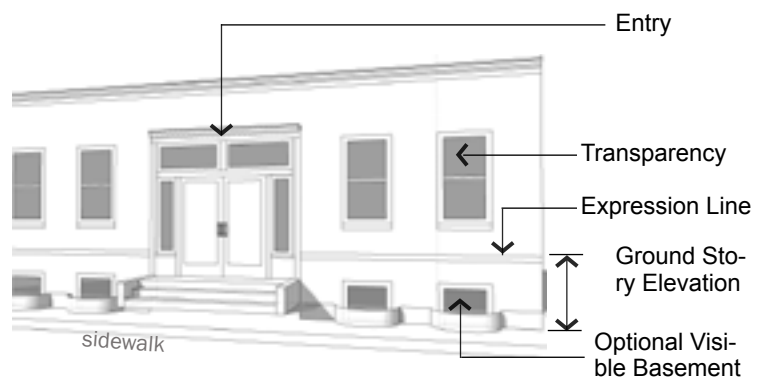


Figure 5.9 (3). Stoop Entrance Type

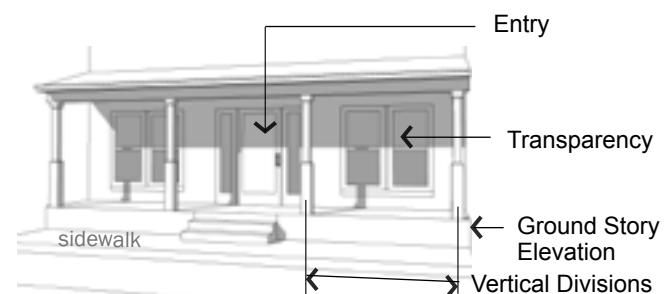


Figure 5.9 (4). Porch Entrance Type



Figure 5.9 (5). Porte Cochere Entrance Type

- (5) Height. 25' maximum.
- (6) Entrance. Lobby or vestibule entrance shall be located adjacent to or within the porte cochere. A courtyard style porte cochere is acceptable and does not require a lobby.
- (7) Pavement. Asphalt is prohibited for use under porte cocheres and on approaches serving porte cocheres. An alternative paving material, including but not limited to concrete or brick pavers or stained and stamped concrete, or the equivalent, shall be used.
- (8) Maximum Depth. Measured from back of the curb on street to building facade is 35 feet, including the pedestrian zone.
- (9) Pedestrian Zone. Must be included at back of curb on public right-of-way.

## 5.0 BUILDING TYPES

### 5.10 Roof Types.

Roof type standards apply to the roof and cap of all Building Types as defined in this Section. Refer to the Building Type Table Requirements, Sections 5.3 through 5.7.

#### 1. General Provisions.

The following provisions apply to all roof types.

- (1) Intent. To guide the design of the caps of all buildings.
- (2) Applicability. All buildings shall meet the requirements of one of the roof types permitted for the Building Type.
- (3) Measuring Height. Refer to Section 5.2.2 for information on measuring building height.
- (4) Other Roof Types. Other building caps not listed as a specific type may be made by a request to the Land Use Authority with the following requirements:
  - (a) The roof type shall not create additional occupied space beyond that permitted by the Building Type, except for private open space.
  - (b) The shape of the Roof Type shall be significantly different from those defined in this section 5.10 Roof Types, i.e. a dome, spire, vault.
- (5) Solar panels are permitted for all roof types.
- (6) Appearance. Roofs shall provide an attractive appearance considering that they may be viewed from above as a fifth facade. Equipment projections and access towers must be set back a minimum of 10 feet from the edge of the roof.

#### 2. Parapet Roof Type.

A parapet is a low wall projecting above a building's roof along the perimeter of the building. It can be utilized with a flat or low pitched roof and also serves to limit the view of roof-top mechanical systems from the street. Refer to Figure 5.10 (1).

- (1) Parapet Height. Height is measured from the top of the upper story to the top of the parapet.
  - (a) Minimum height is two feet with a maximum height of six feet.
  - (b) The parapet shall be high enough to screen the roof and any roof appurtenances from view of the street(s).
- (2) Horizontal Expression Lines. An expression line shall define the parapet from the upper stories of the building and shall also define the top of the cap.
- (3) Occupied Space. Occupied space shall not be incorporated behind this roof type.

#### 3. Pitched Roof Type.

This roof type has a sloped or pitched roof. Slope is measured with the vertical rise divided by the horizontal span or run. Refer to Figure 5.10 (2).

- (1) Pitch Measure. The roof may not be sloped less than a 4:12 (rise/run) or more than 6:12.

- (a) Slopes less than 4:12 are permitted to occur on second story or higher roofs. Refer to Figure 5.10 (2).
- (2) Configurations.
  - (a) Hipped, gabled, and combination of hips and gables with or without dormers are permitted.
  - (b) Butterfly roofs (inverted gable roof) are permitted with a maximum height of eight feet, inclusive of overhang.
  - (c) Gambrel and mansard roofs are not permitted.
- (3) Parallel Ridge Line. A gabled end or perpendicular ridge line shall occur at least every 100 feet of roof when the ridge line runs parallel to the front lot line. Refer to Figure 5.10 (3).

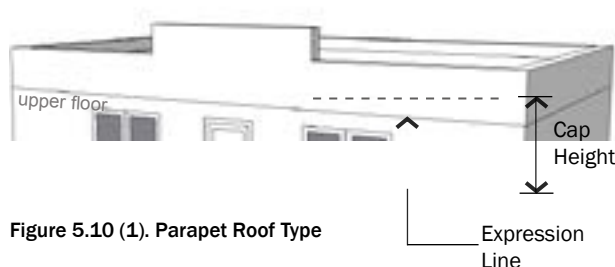


Figure 5.10 (1). Parapet Roof Type

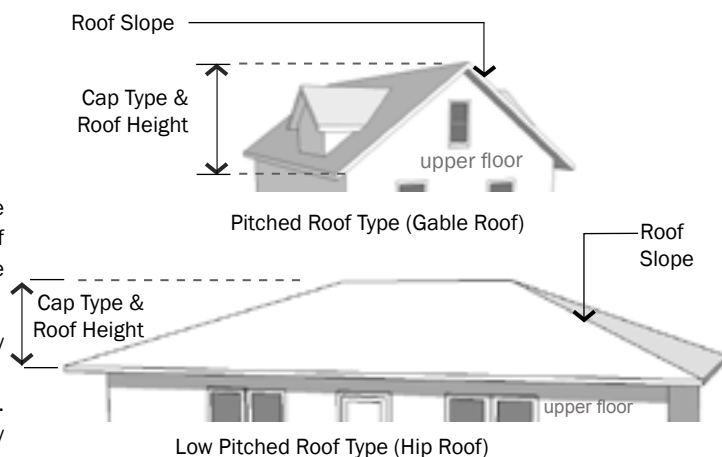


Figure 5.10 (2). Pitched Roof Type

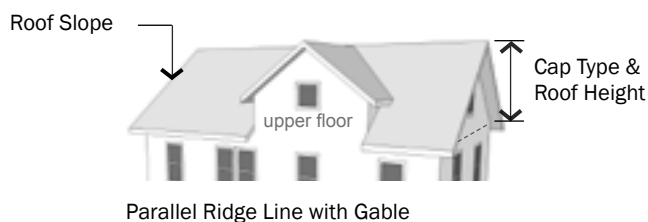


Figure 5.10 (3). Parallel Ridge Line

## 5.0 BUILDING TYPES

- (4) **Roof Height.** Roofs without occupied space and/or dormers shall have a maximum height on street-facing facades equal to the maximum floor height permitted for the Building Type.
- (5) **Occupied Space.** Occupied space may be incorporated behind this roof type.

### 4. Flat Roof Type.

This roof type has a flat roof with or without overhanging eaves. Refer to Figure 5.10 (5).

- (1) **Configuration.** Roofs with no visible slope are acceptable. Eaves are required on all street facing facades.
- (2) **Eave Depth.** Eave depth is measured from the building facade to the outside edge of the eave. Eaves shall have a depth of at least 14 inches.
- (3) **Eave Thickness.** Eave thickness is measured at the outside edge of the eave, from the bottom of the eave to the top of the eave. Eaves shall be a minimum of eight inches thick.
- (4) **Interrupting Vertical Walls.** Vertical walls may interrupt the eave and extend above the top of the eave with no discernible cap.
  - (a) No more than one-half of the front facade can consist of an interrupting vertical wall.
  - (b) Vertical walls shall extend no more than four feet above the top of the eave.
- (5) **Occupied Space.** Occupied space shall not be incorporated behind this roof type.

### 5. Towers.

A tower is a rectilinear or cylindrical, vertical element, that must be used with other roof types; towers are only allowed on public frontage intersections. Refer to Figure 5.10 (5).

- (1) A stair tower used for emergency and roof access is exempt from this limit.
- (2) **Quantity.** All Building Types, with the exception of the Civic Building, are limited to one tower per building.
- (3) **Tower Height.** Maximum height, measured from the top of the parapet or eave to the top of the tower, is the equivalent of the height of one upper floor of the building to which the tower is applied.
- (4) **Tower Width.** Maximum width along all facades is one-third the width of the front facade or 30 feet, whichever is less.
- (5) **Horizontal Expression Lines.** An expression line shall define the tower from the upper stories, except on single family or attached house residential Building Types.
- (6) **Occupied Space.** Towers may be occupied by the same uses allowed in upper stories of the Building Type to which it is applied.
- (7) **Application.** May be combined with all other roof types.
- (8) **Tower Cap.** The tower may be capped by the parapet, pitched, low pitched, or flat roof types, or the spire may cap the tower.



Figure 5.10 (4). Flat Roof Type

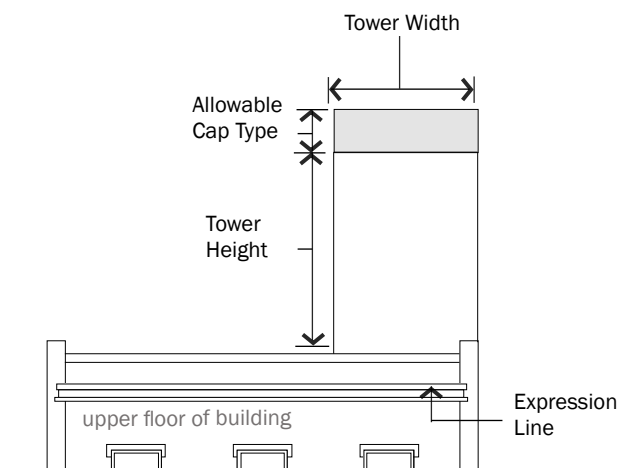


Figure 5.10 (5). Tower

## 5.0 BUILDING TYPES

### 5.11 Additional Design Standards.

The following outlines the Downtown South Salt Lake District design standards that affect a building's appearance and quality. They improve the physical quality of buildings, enhance the pedestrian experience, protect the character of the neighborhood, create visual interest, and contribute to its sense of place.

#### 1. Materials and Color.

- (1) Primary Facade Materials. A minimum of 80% of each facade shall be constructed of primary materials. For facades over 100 square feet, more than one material shall be used to meet the 80% requirement.
  - (a) Permitted primary building materials include high quality, durable, natural materials, such as stone, brick; wood lap siding; fiber cement board lapped, shingled, or panel siding; glass. On Townhome style buildings, up to 40% of an exterior façade may be stucco. Other high quality synthetic materials



Primary Materials: Brick



Primary Materials: Stone



Primary Materials: Painted Wood

Figure 5.11 (1). Primary Materials.

may be approved during the site plan process with an approved sample and examples of successful, high quality local installations. Refer to Figure 5.11 (1).

- (2) Secondary Facade Materials. Secondary materials are limited to details and accents and include gypsum reinforced fiber concrete for trim and cornice elements; metal for beams, lintels, trim, and ornamentation, and exterior architectural metal panels and cladding.
  - (a) Exterior Insulation and Finishing Systems (EIFS) is permitted for trim only or on upper floor facades, up to 20% of total.
  - (b) The Design Review committee may make a recommendation to the Land Use Authority to accept materials not covered in this Chapter or to modify the exterior materials and colors requirements.
- (3) Roof Materials. Acceptable roof materials include 300 pound or better, dimensional asphalt composite shingles, wood shingles and shakes, metal tiles or standing seam, slate, and ceramic tile. "Engineered" wood or slate may be approved during the site plan process with an approved sample and examples of successful, high quality local installations. Membrane roofs are acceptable for flat rooms with no surface visible from the street. Refer to Figure 5.11 (2).



Roof Materials: Asphalt Composite Shingles



Roof Materials: Ceramic Tile

Figure 5.11 (2). Roof Materials.

## 5.0 BUILDING TYPES

- (4) Color. Main building colors shall be complementary to existing building stock.
- (5) Appropriate Grade of Materials. Commercial quality doors, windows, and hardware shall be used on all Building Types with the exception of the Townhome. Refer to Figure 5.11 (3).
- (6) Not allowed materials list: vinyl or aluminum siding, highly reflective metal, mirrored windows, plain cement block.

### 2. Windows, Awnings, and Shutters.

- (1) Windows. Transparency requirements vary by Building Type.
- (2) Awnings. All awnings shall be canvas or metal. Plastic awnings are not permitted. Awning types and colors for each building face shall be coordinated. Awnings shall provide a minimum of a 9 foot clearance above the sidewalk. Refer to Figure 5.11 (4).
- (3) Shutters. If installed, shutters, whether functional or not, shall be sized for the windows. If closed, the shutters shall not be too small for complete coverage of the window. Shutters shall be wood or metal. "Engineered" wood may be approved during the site plan process with an approved sample and examples of successful, high quality local installations.



Prohibited: Residential Grade Doors on Commercial Buildings.



Permitted: Commercial Grade Doors & Windows on Commercial Buildings

Figure 5.11 (3). Commercial Grade Doors & Windows.



Prohibited Awnings: Plastic



Permitted Awnings: Metal



Permitted Awnings: Canvas

Figure 5.11 (4). Awnings.

## 5.0 BUILDING TYPES

### 3. Corner Treatments.

When a building is located on an street frontage intersection:

(1) Corner plaza. The setback requirements of this chapter will create a triangular corner plaza defined as a clear area at the intersection of the corner property lines. Corner plazas shall meet the requirements outlined in 6.3 Plazas and meet the Corner Build-to-Zones for each Building Type. In addition, they shall meet the Downtown Streetscape Handbook or meet the S-Line Urban Design standards if adjacent to the streetcar corridor. Refer to Figure 5.11 (5).

(2) Architecture. Corner entries are encouraged.

### 4. Balconies.

Balconies are a desirable building feature and amenity. They increase the area of living spaces, provide individual outdoor space, allow more

light and air into buildings, promote eyes on the street, and variety to architecture. Balconies may be counted toward Open Space if they meet the requirements of 6.7 Individual Open Space.

### 5. Building Variety

Building design shall vary between vertical facade divisions, where required per the Building Types, and from abutting buildings by the type of dominant material or color, scale, or orientation of that material and at least two of the following. Refer to Figure 5.11 (7) for an illustration of this requirement.

- (1) The proportion of recesses and projections.
- (2) The location of the entrance and window placement, unless storefronts are utilized.
- (3) Roof type, plane, or material, unless otherwise stated in the Building Type requirements.

### 6. Drive-through Structures.

Drive-through structures or canopies, where permitted, shall be located on the rear facade of the building or in the rear of the lot behind the building, where permitted by use. The structure shall not be visible from any street or shall be set back a minimum of 30' from property lines.

### 7. Meters and Equipment Placement.

Equipment shall be screened from view and not located on a public frontage.

### 8. Waste Containers.

Waste Containers shall be located out of public view and screened with landscaping and/or a structure that is compatible with the theme of the adjacent building. Specific requirements for waste containers can be found in 7.7 of this code. All requirements of the South Salt Lake City Municipal Code pertaining to waste containers shall apply.

### 9. Solar Access Requirements.

As part of the site plan review, a developer shall include a shadow study of the proposed development for equinox, summer solstice and winter solstice.



Figure 5.11 (5). Corner Treatment Example.



Figure 5.11 (6). Balconies.



Figure 5.11 (7). Building Variety.

## 5.0 BUILDING TYPES

### 9. Residential Development Requirements.

- (1) Residential rental developments shall include:
  - (a) Visitability features for at least 10% of units, including no-step entries, ADA restrooms and accessible controls.
  - (b) In order to mitigate the impacts of near-road air pollution, all residential developments within 500' of a highway or arterial must be served by air filtration systems with a minimum efficiency reporting value (MERV) rating of 13, or an equivalent mitigation measure to be proposed by the developer and approved by the Land Use Authority.

### 10. Building Amenities.

All buildings must include a mix of amenities to ensure quality of development and quality of life for tenants. Developers may propose, for credit, alternative amenities in any category as part of a site plan review, subject to final approval by the Land Use Authority.

Refer to Table 5.12 (1).

**Table 5.12 (1) Amenity Requirements**

Building Features	(minimum)	Tenant Amenities	(minimum)	Green Building <sup>1</sup>	(minimum)
Storefront:	3	Storefront:	4	Storefront:	4
Urban Style:	6	Urban Style:	5	Urban Style:	4
Townhome:	2	Townhome (per development):	4	<b>Townhome:</b>	<b>2</b>
Civic:	3	Civic:	4	Civic:	4
Parking Structure:	1	Parking Structure:	1	Parking Structure:	2
Adaptive Reuse:	1	Adaptive Reuse:	0	Adaptive Reuse:	2
1. Main floor retail space above requirement (one credit for additional 5%. No more than one credit can be earned)		1. Lobby (at least 500 sf. No more than one credit can be earned)		1. Installation of renewable energy source (PV panels, wind, geothermal, other) to provide at least 20% of estimated energy demand	
2. First floor café/eatery		2. Interior social area, such as kitchen, media room, or event room		2. Design and install required connection for future PB or solar hot water in the future	
3. Rooftop/stepback terrace (location must be on street frontage and no higher than the first 3 floors)		3. Indoor Fitness room		3. Implementation of green infrastructure strategies to reduce storm water discharge below maximum levels allowed by the City Engineer	
4. Design that allows solar access onto adjacent open spaces		4. Outdoor dining patio		4. Certification of use of 50% local materials (extracted and manufactured within 500 miles)	
5. 35% upper story transparency		5. Secure bike storage and changing facilities		5. Certification of use of 50% hazard free or recycled materials	
6. The installation of a public art amenity along a street-facing façade or in a lobby area that is visible from the street		6. Sport Court		6. Tankless water systems in all units	
7. Open Space above requirement (one credit for additional 5%. No more than one credit can be earned)		7. Enclosed storage units		7. Recycling program as a part of a rental agreement or HOA	
8. Upgraded floor coverings in place of carpet		8. Community room open for regularly scheduled public programming (such as youth or senior activities)		8. Electric car charging plugs or stations for at least 5% of all project parking	
9. Solid doors serving all main entrances, bedrooms, and bathrooms in unit		9. Pool (at least 400 sf)		9. Bike share station	
10. Washer and dryer in every unit		10. Hot tub		10. Green roof	
11. Full-time on site management		11. Community garden		11. Utilization of water reclamation strategies	
		12. Sound attenuation provided by the following Sound Transmission Class (STC), Impact Insulation Class (IIC) or equivalent:		12. Utilization of passive solar to reduce energy consumption	
		(a) wall assemblies shall have a minimum rating of 55 STC		13. Utilization of daylighting for interior common and private spaces	
		(b) floor/ceiling assemblies shall have a minimum rating of 50 STC		14. Water efficient fixtures	
		(c) separating floor/ceiling assemblies shall have a minimum rating of 50 IIC		15. Smart metering/building management	

Notes:

<sup>1</sup> To gain credit for the performance standards outlined, the building shall meet the specifications for that standard, as established by LEED, Enterprise Green Building, Green Globes, Advanced Building Institute, or another third-party building sustainability certification system

# 6.0 OPEN SPACE TYPES

## 6.1 Introduction.

### 1. Intent.

Open space is an essential amenity in a walkable, urban setting. Within this district, the primary open space corridor will be the S-Line Greenway with additional public spaces that tie into or align with this corridor. Adjacent properties should be designed to expand on corridor features to create a larger open space, activate the space and beautify the space. Courtyards, plazas and private open spaces that open up into the corridor are encouraged.

Open space should also be incorporated into all public buildings, within shopping centers, and civic spaces to make it fitting for an urban area. Areas to sit, eat, meet, relax and people watch should be incorporated.

Streets should also be considered an open space opportunity. High quality design of the vehicular and pedestrian realm will add to the image and experience of downtown. Streets can also be occasionally closed to create an event or festival space. Gateways into the downtown along major corners and intersection are identified and are priority spaces for signage, art, plazas and landscaping.

Temporary open spaces are encouraged as a transitional solution to redevelopment. Adaptive use of sites may include uses such as community gardens, plazas, transitional retail like food trucks or pop-up parks.

### 2. General Requirements.

All building types must meet the designated open space requirement. Refer to table 6.1 (1). All open spaces shall meet the following requirements.

- (1) All open space provided within any subdistrict development shall comply with one of the Open Space Types defined by 6.2 through 6.9.
- (2) Access. All Open Space types shall provide public access from a vehicular or pedestrian right-of-way.
- (3) Fencing. Open Space Types may incorporate fencing provided that the following requirements are met. Fencing requirements may be adjusted for safety for rooftop open space.
  - (a) Height. Fencing shall be a maximum height of 36 inches, unless approved by the Land Use Authority for such circumstances as proximity to railroad right-of-way and use around swimming pools, ball fields, and ball courts.
  - (b) Level of Opacity. Fence opacity shall be no greater than 30%. Landscaping is exempt from this opacity requirement.
  - (c) Type. Chain-link fencing is not permitted, with the exception of dedicated sports field or court fencing approved by the Land Use Authority.
  - (d) Spacing of Openings. Openings or gates shall be provided on every street face at a minimum of every 150 feet.
  - (e) Fencing for rooftop open spaces may be adjusted for security needs.
- (4) Lighting. Lighting must meet minimum Illuminating Engineering Society safety standards. Applicant must provide lighting illumination calculation.

**Table 6.1 (1) Open Space Requirements**

Building Types		Station District	Greenway	Mixed Use	Retail Destination
	Storefront	5%	5%	5%	5%
	Urban Style	20%	20%	20%	20%
	Townhome	20%	20%	20%	20%
	Civic	20%	20%	20%	20%
	Parking Structure	0%	0%	0%	0%
	Adaptive Reuse	5% <sup>1</sup>	5% <sup>1</sup>	5% <sup>1</sup>	5% <sup>1</sup>

Notes:

<sup>1</sup> or the maximum allowed given site conditions

- (5) Outdoor dining. Outdoor dining is encouraged in open space. Outdoor dining areas must provide pedestrian clearance of 6' and are subject to all applicable federal, state, and local requirements.
- (6) Ownership. Open Space Types may either be publicly or privately owned.
- (7) Parking Requirements. Parking shall not be required for an Open Space Type, unless a use other than open space is determined by the Land Use Authority.
- (8) Continuity. Connections to existing or planned trails or open space types shall be made when the Open Space abuts the S-Line Corridor, Parley's Trail or other civic open space type.
- (9) Clearzones. Minimum 6 feet pedestrian clearance around furnishings and merchandising.

### 3. Definition of Requirements.

The following further explains or defines the requirements included in Tables 6.2 (1) through 6.8 (1) for each Open Space Type. Refer to each table for the specific requirements of each Open Space Type.

- (1) Dimensions.
  - (a) Minimum Size. The minimum size of the Open Space Type is measured within the parcel lines of the property.
  - (b) Maximum Size. The maximum size of the Open Space Type is measured within the parcel lines of the property.
  - (c) Minimum Dimension. The minimum length or width of the Open Space Type, as measured along the longest two straight lines intersecting at a right angle defining the maximum length and width of the lot. Refer to Figure 6.1 (1).
  - (d) Minimum Access/Exposure. Percentage of open space open to adjacent frontage or public right of way. Access refers to required number or frequency of pedestrian or user entrances.

## 6.0 OPEN SPACE TYPES

The minimum percentage of the civic open space perimeter, as measured along the outer parcel line, that shall be located directly adjacent to a vehicular right-of-way, excluding alley frontage. This requirement provides access and visibility to the Open Space.

- (2) **Adjacent Parcels.** Parcels directly adjacent to as well as directly across the street from an Open Space Type.
  - (a) **Frontage Orientation of Adjacent Parcels.** The preferred orientation of the adjacent parcels' frontages is to the civic open space. Front, corner side, side, and rear refers to the property line either adjacent to the Open Space or facing the Open Space across the street.
- (3) **Improvements.** The following types of development and improvements may be permitted on an Open Space Type.
  - (a) **Structures Permitted.**
    - (i) Fully enclosed structures may include such uses as park offices, maintenance sheds, community centers, and restrooms.
    - (ii) **Semi-Enclosed Structures.** Open-air structures, such as gazebos, are permitted in all open space types.
    - (iii) All structures in open spaces shall be compatible with adjacent buildings in terms of massing and materials.
  - (b) **Impervious and Semi-Pervious Surface Permitted.** Impervious and semi-pervious surfaces shall not exceed the maximum percentages given by each open space type. The permitted amount of semi-pervious in addition to impervious surface coverage is provided separately to allow additional semi-pervious surface, to improve stronger retention in parking facilities, driveways, sidewalks, paths, and structures as permitted.
  - (c) **Lighting.**
  - (d) **Seating.**
  - (e) **Landscaping.**
  - (f) **Bicycle Facilities.**

### 4. Stormwater in Open Space Types.

Stormwater management practices, such as storage and retention facilities, may be integrated into Open Space and utilized to meet stormwater requirements for surrounding parcels.

- (1) **Stormwater Features.** Stormwater features in civic open space may be designed as formal or natural amenities with additional uses other than stormwater management, such as an amphitheater, sports field, or a pond or pool as part of the landscape design. Stormwater features shall not be fenced and shall not impede public use of the land they occupy.
- (2) **Qualified Professional.** A qualified design professional, such as a landscape architect or certified landscape designer, shall be utilized to incorporate stormwater features into the design of the civic open spaces in a manner that maximizes benefit to people and natural systems.

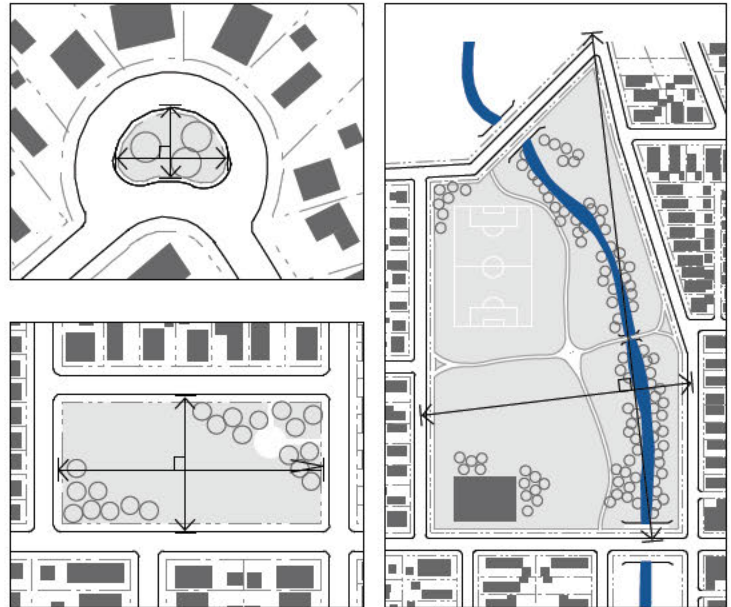


Figure 6.1 (1). Examples of Measuring the Minimum Dimension of Open Space Types.



Figure 6.1 (2). Park Pond/Stormwater Storage.

## 6.0 OPEN SPACE TYPES

### 6.2 Transit Greenway.

#### 1. Intent.

To build a greenway as network to offer parks and recreation in the Downtown. The Transit Greenway includes a walking and biking path, landscaping, public art, and unique experiences. There are also opportunities for trails and greenways along the Streetcar and TRAX lines. Open space on private property adjacent to transit that supports public access and/or enjoyment is encouraged. Activities in the entire corridor include walking, biking, recreation, socializing, and relaxing. Additional new amenities must support the UTA safety guidelines and regulations for safe streetcar operations.

Enhancement of open space within required setbacks with landscaping, street furnishings and pathways adjacent to the corridor, but within required property setbacks, is encouraged. Landscaping that enhances the overall corridor, such as shade trees and screening, is encouraged. Improvements should enhance pedestrian connections to the corridor, create a safer environment by adding “eyes on the corridor” and support building designs that open onto the S-Line and TRAX corridors.

#### 2. General Requirements.

Transit Greenway open space on the Streetcar corridor must also meet the S-Line Urban Design Standards. The greenway is a part of the Transit Corridor street type for the S-Line and TRAX corridors. All other greenways shall meet the requirements of the Downtown Streetscape Handbook.

#### Transit Greenway Requirements

##### (1) Dimensions

Minimum Size (acres)	None
Maximum Size (acres)	None
Minimum Dimension (feet)	20' wide
Minimum Access/Exposure	100% of total length of transit frontage
Clear Zones	6' minimum pedestrian clear zone maintained around outdoor furnishings/merchandising

##### (2) Adjacent Parcels

Permitted Subdistricts	All
Frontage Orientation of Adjacent Parcels	Front onto the open space

##### (3) Improvements

Structures Permitted	Not Permitted
Impervious/Semi-Pervious Surface	40% minimum 80% + 10% maximum
Lighting	Required
Seating	1 per 300 square feet
Trees	1 small-medium shade tree per 20' or 1 large shade tree per 30'
Landscaping	50% live plant material in planter areas
Bicycle facilities	1 bike rack slot per 100'



Figure 6.2 (1). Transit Greenway layout.

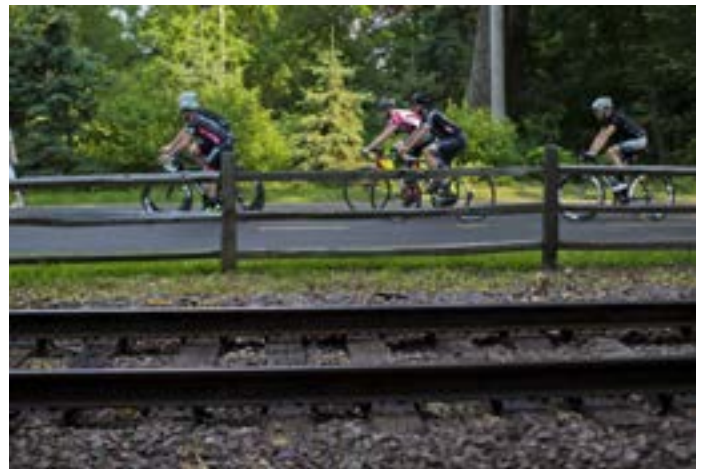


Figure 6.2 (2). Greenway Example.

## 6.0 OPEN SPACE TYPES

### 6.3 Plazas.

#### 1. Intent.

To provide small-scale outdoor space for civic, social and commercial purposes. Plazas on corners highlight the streetscape. The space may also include pedestrian and building access routes. Activities may include meeting, relaxing, performance, casual workspace, outdoor dining. Plazas may also accommodate transit stations, bike facilities, food vendors, events, and performance. Plazas may be publicly or privately owned.

The Plaza may contain a greater amount of impervious coverage than any other Open Space Type. Surfacing shall be brick or concrete pavers or stamped and colored concrete and include street furniture seating for at least 4 persons. Special features such as fountains, public art, game tables, accent lighting are encouraged.



Figure 6.3 (1). Typical Plaza Layout.



Figure 6.3 (1). Typical Plaza

#### Plaza Requirements

##### (1) Dimensions

Minimum Size (acres)	0.01
Maximum Size (acres)	None
Minimum Dimension (feet)	15' in one direction
Minimum Access/Exposure	50% of total plaza length open to the street or transit frontage.
Clear Zones	6' minimum pedestrian clear zone maintained around outdoor furnishings and merchandising

##### (2) Adjacent Parcels

Permitted Subdistricts	All
Frontage Orientation of Adjacent Parcels	Corner, corridor

##### (3) Improvements

Structures Permitted	Semi-enclosed permitted up to max of 10% of plaza space
Impervious/Semi-Pervious Surface	80% maximum
Lighting	Required, max 16' fixture height
Seating	1 per 300 square feet
Trees	1 per 500 square feet
Landscaping	50% live plant material in planter areas
Bicycle Facilities	1 bike rack slot per 1000 sq ft

## 6.0 OPEN SPACE TYPES

### 6.4 Park.

#### 1. Intent.

To provide a natural outdoor space for active or passive recreation. Parks may be publicly or privately owned and access controlled. Activities may include playing field, playground, swimming pool, spa pool, vegetable gardens, barbecue, pavilion, and outdoor gathering areas. Parks may include events and programming. Parks should include a greater amount of pervious coverage and may serve the dual purpose of managing stormwater.

#### Park Requirements

##### (1) Dimensions

Minimum Size (acres)	0.05
Maximum Size (acres)	None
Minimum Dimension (feet)	50' in one direction
Minimum Access/Exposure	50% of total length of street or transit frontage; minimum two access points a minimum of 20' width
Clear Zones	6' minimum pedestrian clear zone maintained around outdoor furnishings/merchandising

##### (2) Adjacent Parcels

Permitted Subdistricts	All
Frontage Orientation of Adjacent Parcels	Front or Corner Side

##### (3) Improvements

Structures Permitted	Fully enclosed permitted for max of 10% of space
Impervious/Semi-Pervious Surface	30%+10% maximum
Lighting	Required, max 16' fixture height
Seating	1 per 300 square feet
Trees	1 per 500 square feet
Landscaping	50% live plant material in planter areas
Bicycle Facilities	1 bike rack per 1000 sq ft



Figure 6.4 (1). Typical Park Layout.

## 6.0 OPEN SPACE TYPES

### 6.5 Courtyard.

#### 1. Intent.

To provide outdoor amenities and living space to property tenants. Activities may include playing field, playground, swimming pool, spa pool, rooftop garden, tot lot, vegetable gardens, barbecue, pavilion, and outdoor gathering areas. Courtyards are typically internal to a development and may be privately owned and access controlled, but are encouraged to be located adjacent to and opening onto a Transit Corridor where applicable. Courtyards may be publicly or privately owned.



Figure 6.5 (1). Typical Courtyard layout.



Figure 6.5 (1). Typical Courtyards.

#### Courtyard Requirements

##### (1) Dimensions

Minimum Size (acres)	0.1
Maximum Size (acres)	1.5
Minimum Dimension (feet)	45' in one direction
Minimum Access/Exposure	50% of total length of street or transit frontage. Two access points minimum, 20' minimum width
Clear Zones	6' minimum pedestrian clear zone maintained around outdoor furnishings and merchandising

##### (2) Adjacent Parcels

Permitted Subdistricts	All
Frontage Orientation of Adjacent Parcels	Side or Rear

##### (3) Improvements

Sports Fields	Not permitted
Playgrounds Permitted	Permitted
Structures Permitted	Semi-enclosed permitted to max of 10% of space
Impervious/Semi-Pervious Surface	30% + 10% maximum
Lighting	Required, max 16' fixture height
Seating	1 per 300 square feet
Trees	1 per 500 square feet
Landscaping	50% live plant material in planter areas
Bicycle Facilities	1 per 1000 sq ft for ground level courtyards only



# 6.0 OPEN SPACE TYPES

## 6.6 Passageway.

### 1. Intent.

To provide mid-block access to public amenities and streets. These can connect pedestrians, bikes and non-motorized vehicles to streets, transit and trails. They should be safe, well-marked routes, and are encouraged to be open to the public wherever possible. These are also included in the street type Paseo, See Chapter 2.15.



Figure 6.6 (1). Passageway Examples.

Passageway Requirements	
(1) Dimensions	
Minimum Width	20'
Maximum Length	300'
Minimum Access/Exposure	Minimum of one entry or exit into public space or ROW every 200'
Clear Zones	6' minimum pedestrian clear zone maintained around outdoor furnishings and merchandising
(2) Adjacent Parcels	
Permitted Subdistricts	All
Frontage Orientation of Adjacent Parcels	NA
(3) Improvements	
Impervious/Semi-Pervious Surface	No maximum
Lighting	Required, max 16' fixture height
Seating	1 per 1000 square feet for passageways greater than 25' in width
Trees	1 per 1000 square feet for passageways greater than 25' in width
Landscaping	50% live plant material in planter areas

## 6.0 OPEN SPACE TYPES

### 6.7 Individual Open Space.

#### 1. Intent.

To provide small, individual outdoor living space to tenants of a development. Individual open spaces include balconies, porches, stoops, front and back yards. Unfenced areas within setback spaces are not considered individual open spaces. These spaces have a minimum size requirement to encourage seating, eating and outdoor living.

The following applies in all locations where private balconies are incorporated into the facade design facing any street or parking lot, and where private porches or private patios are incorporated at the main floor level.

- (1) Connection to Building. Balconies that are not integral to the facade shall be independently secured and unconnected to other balconies.
- (2) Railings. May vary and may promote privacy within the balcony; railings do not have to be open.
- (3) Projection of Balconies. Balconies may be cantilevered for up to 2 feet; projection of up to 6 feet into the build-to-zone or setback is permitted.
- (4) Privacy. Railings, walls and landscape may extend up to 4' above sidewalk elevation to permit privacy of residential units at street level.
- (5) Balconies cannot be used for storage.

#### Individual Open Space Requirements

##### (1) Dimensions

Minimum Size	50 square feet (5 X10)
Maximum Size	None
Minimum Dimension (feet)	5' in each direction
Minimum Access/Exposure	None, orientation toward open space is encouraged
Clear Zones	6' minimum pedestrian clear zone maintained around outdoor furnishings and merchandising

##### (2) Adjacent Parcels

Permitted Subdistricts	All
Frontage Orientation of Adjacent Parcels	NA

##### (3) Improvements

Structures Permitted	Semi-enclosed permitted
Impervious/Semi-Pervious Surface	30% + 10% maximum
Lighting	None required
Seating	None required
Trees	1 tree per 250 sq ft
Landscaping	50% live plant material in planter areas



Figure 6.7 (1). Example of Livable Balconies.

## 6.0 OPEN SPACE TYPES

### 6.8 Rooftop Open Space.

#### 1. Intent.

To provide building occupants with a shared gathering space, to use land efficiently, and to activate the street. ~~Rooftop open space within the first three stories of the building may be counted as open space.~~ Green roofs, or landscaped areas with no human access, may count as 50% of rooftop open space.

Structures on rooftops are subject to additional review.

Rooftop Open Space Requirements	
(1) Dimensions	
Minimum Size	500 square feet
Maximum Size	None
Minimum Dimension (feet)	20' in one direction
Minimum Access/Exposure	None, orientation toward open space is encouraged; orientation to south encouraged
Clear Zones	6' minimum pedestrian/exit route clear zone maintained around outdoor furnishings and merchandising
(2) Adjacent Parcels	
Permitted Subdistricts	All
Frontage Orientation of Adjacent Parcels	NA
(3) Improvements	
Structures Permitted	Semi-enclosed permitted. Fully enclosed permitted up to 10%
Lighting	Required
Seating	Required
Trees	Recommended
Landscaping	10% minimum planters



Figure 6.8 (1). Rooftop Open Space.

### 6.9 Active Streetscape.

#### 1. Intent.

To provide space for additional public amenities, landscaping, or street activation elements. The space will provide primarily landscaped active or passive recreation and gathering space for residents and tenants, and to add open space to the overall neighborhood. Active streetscapes require additional improvement to the street buffer zone. Active streetscape square footage above the minimum required setback area may be counted toward open space requirements.

Active Streetscape Requirements	
(1) Dimensions	
Minimum Width	None
Maximum Length	None
Minimum Access/Exposure	100% of width of frontage
Clear Zones	6' pedestrian clear zones must be maintained around outdoor furnishings
(2) Adjacent Parcels	
Permitted Subdistricts	All
Frontage Orientation of Adjacent Parcels	NA
(3) Improvements	
Impervious/Semi-Pervious Surface	No maximum
Lighting	Required as part of streetscape
Seating	1 per 300 square feet as part of streetscape
Trees	1 small shade tree per 20' or one large shade tree per 30' as part of streetscape
Landscaping	50% live plant material in planter areas as part of streetscape



Figure 6.9 (1). Active Streetscape.



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# 7.0 LANDSCAPE

## 7.1 Introduction.

### 1. Intent.

The landscape standards outlined in this section are designed to meet the following set of goals:

- (1) Create a greener, cleaner city.
- (2) To provide for a healthy, long-lived urban forest.
- (3) To improve the appearance of streets and create a buffer between pedestrian and vehicular travel lanes.
- (4) To increase the compatibility of adjacent uses and minimize the adverse impacts created by adjoining or neighboring uses.
- (5) To promote the prudent use of water and energy resources by achieving and maintaining sustainable, functional landscapes.
- (6) To shade large expanses of pavement and reduce the urban heat island effect.
- (7) To enhance the appearance and property values of the community.

### 2. General Requirements.

All areas not building, paving, or streetscape shall be landscaped. All landscape construction shall be constructed as detailed in the South Salt Lake Landscape Handbook.

Property owners are responsible for the maintenance of all required landscape on their property and in the adjacent public right of way. All areas not building or parking shall be landscaped.

### 3. Applicability.

- (1) General Compliance. Application of this section to existing uses shall occur with the following developments:
  - (a) Any development of new or significant improvements to existing parking lots, loading facilities, and driveways. Significant improvements include new driveways, new spaces, new medians, new loading facilities, or complete reorganization of the parking and aisles.
  - (b) Alteration to an existing principal or accessory structure that results in a change of 25% or more in the structure's gross floor area.
  - (c) When compliance is triggered for existing parking lots, landscape improvements shall take precedence over parking requirements.
- (2) Buffers. Landscape buffers are required according to the provisions in this section with the following exceptions:
  - (a) Shared Driveways. Buffers shall not be required along a property line where a curb cut or aisle is shared between two adjoining lots.
  - (b) Points of Access. Buffering is not required at driveways or other points of access to a lot.
- (3) Streetscape. Landscaping along streets is required as outlined in 2.0 Street Types.
- (4) Street Trees. Refer to section 2.0 Streets Types, and the South

Salt Lake Landscape Handbook for appropriate street tree specifications.

- (5) Transit Greenway. Landscaping along the S-Line and TRAX is required as outlined in 2.8 Transit Corridor and 6.8 Transit Greenway.
- (6) Temporary Uses. These provisions do not apply to temporary uses, unless determined otherwise by the Land Use Authority.
- (7) Unless otherwise specified in this chapter, all requirements of the South Salt Lake City Municipal Code pertaining to landscape requirements shall apply.

## 7.0 LANDSCAPE

### 7.2 Parking Lot Buffer.

#### 1. Intent & Applicability.

- (1) Intent. To lessen the visual impact of vehicular areas on public streets and on adjacent properties.
- (2) General Applicability. Applies to properties in all subdistricts where a vehicular area is located along a property line or adjacent to a right-of-way.
  - (a) All hard surfaced parking lots, including those for vehicle sales, with fourteen or more parking spaces shall provide landscaping in accordance with the provisions of this section.

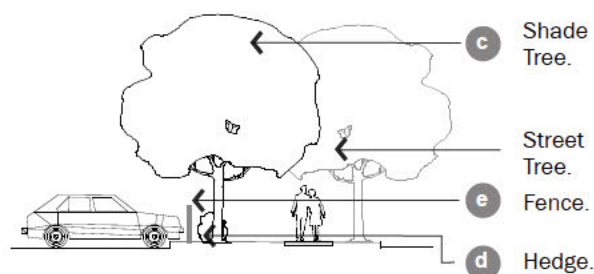
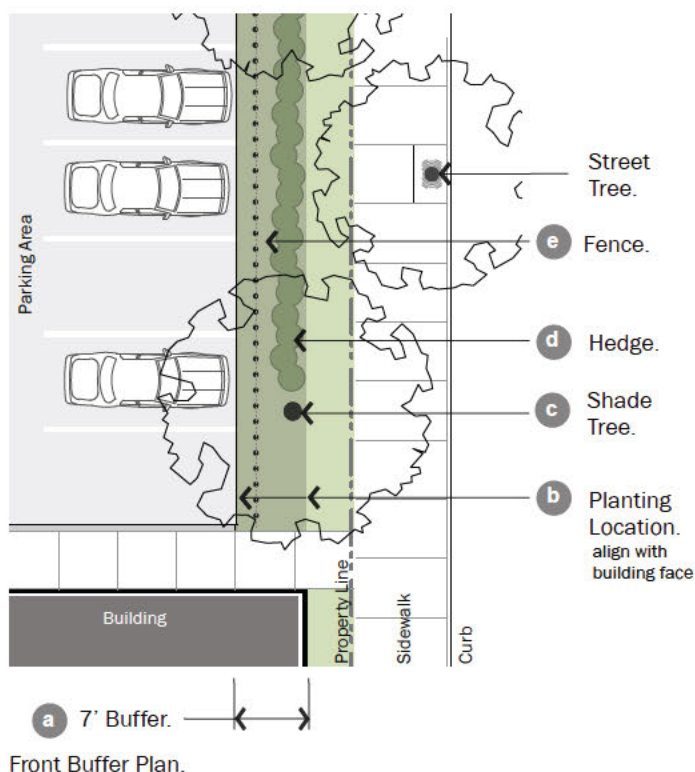


Figure 7.2 (1) Frontage Buffer Plan and Section.

#### 7.2 Parking Lot Requirements

##### 1. Buffer Depth & Location <sup>1</sup>

Depth	7'	a
Location on the Site	Between all property lines and parking area <sup>2</sup>	b

##### 2. Buffer Landscape Requirements

Uses & Materials	Uses and materials other than those indicated are prohibited in the buffer	
Shade Trees	Medium shade tree required at least every 20' or large tree required every 30'; Locate on the street side of the fence; Spacing should alternate with street trees	c
Hedge	Required continuous hedge on street side of fence, between shade trees & in front of vehicular areas	d
Hedge Composition	Individual shrubs with a minimum diameter of 24", spaced no more than 36" on center, height maintained no more than 36"	
Existing Vegetation	May be credited toward buffer area	

##### 3. Fence (optional) e

Location	2' from back of curb of vehicular area	
Materials	Composites, steel, wood, or plastic composite wood alternative. Masonry columns (maximum width 2'6") and base (maximum 18" height) permitted. Chain-link not permitted.	
Minimum Height	3'	
Maximum Height	4'	
Colors	No bright or white colors	
Transparency	Minimum 70%	
Gate/Opening	One pedestrian gate permitted per street frontage; Opening width maximum 6'	

#### Notes:

<sup>1</sup> This screening requirement does not prohibit the installation of or provision for openings necessary for allowable access drives and walkways connecting to the public sidewalk.

<sup>2</sup> In front, corner, and rear yards (on a through lot), when the parking area is located adjacent to any building on the lot, the buffer must be located so that it aligns with or is behind the face of the adjacent building back to the vehicular area. The area between the buffer and the property line must be landscaped.

## 7.0 LANDSCAPE

### 7.3 Side & Rear Buffer.

#### 1. Intent & Applicability.

- (1) Intent. To minimize the impact that the Retail Destination subdistrict may have on a neighboring district and to provide a transition between districts.
- (2) General Applicability. Applies to Retail Destination properties adjacent to any property within another district.

#### 7.3 Side & Rear Buffer Requirements

##### 1. Buffer Depth & Location<sup>1</sup>

Depth	10'	a
Location on the Site	Locate buffers on more intensively zoned lot; Buffer is measured from side and rear property lines.	

##### 2. Required Landscape Screen

Width	5' landscape screen in addition to any other buffer landscaping	b
Location	Directly adjacent to the rear or side property line	
Hedge or Fence	Continuous double row of shrubs required between shade trees; fences shall be opaque and not white.	c
Hedge Composition	Double row of individual shrubs with a minimum diameter of 24", spaced no more than 36" on center; Mature height in one year of 24"	
Shade Trees	Medium shade tree required at least every 20' or large tree required every 30'; Locate on the street side of the fence; Spacing should alternate with street trees	d

##### 3. Buffer Landscape Requirements

Uses and Materials	Uses and materials other than those indicated are prohibited within the buffer
Tree Canopy Coverage	1 medium or large shade tree required per 100 square feet of buffer, excluding the area within the required landscape screen
Existing Vegetation	May be credited toward buffer area
Fence	Optional; same standards for frontage buffer 8' height maximum

Notes:

<sup>1</sup> Land Use Authority may reduce width of buffer, width of landscape screen, or location of landscape screen based on existing landscaping and topography.

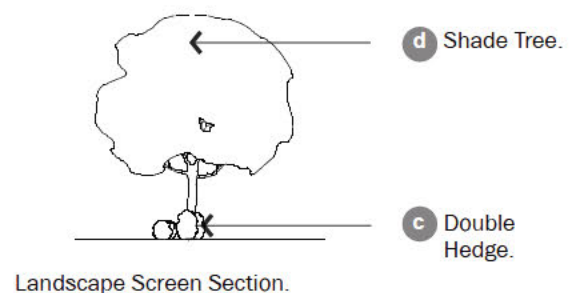
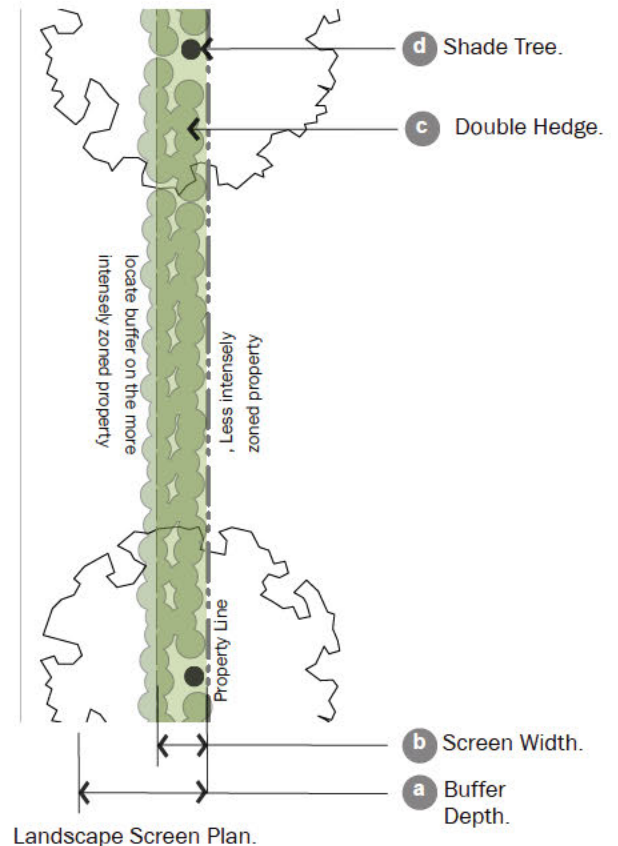


Figure 7.3 (1). Landscape Screen within Side & Rear Buffer.

## 7.0 LANDSCAPE

### 7.4 Active Frontage.

#### 1. Intent & Applicability

- (1) Intent. To continue the street wall of adjacent facades; to create a high quality streetscape and interface between public and private space.
- (2) General Applicability. Applies to non-vehicular outdoor sites all in all Subdistricts. For vehicular areas, refer to the 7.2 Parking Lot Buffer.

#### 7.4 Active Frontage Requirements

##### 1. Frontage Location

**Location on the Site** Required adjacent to dining patio or display area when abutting street wall

##### 2. Fence (Optional)

**Location** Between 0' and 5' from the front and corner side property lines; Required only is mandated by Utah Department of Alcoholic Beverage Control or other authority

**Materials** Steel or colored PVC; Masonry base or columns permitted

**Minimum Height** 3'

**Maximum Height** 4'

**Opacity** Minimum 30%; Maximum 60% <sup>1</sup>

**Gate/Opening** One gate permitted per street frontage; Opening width maximum 6'

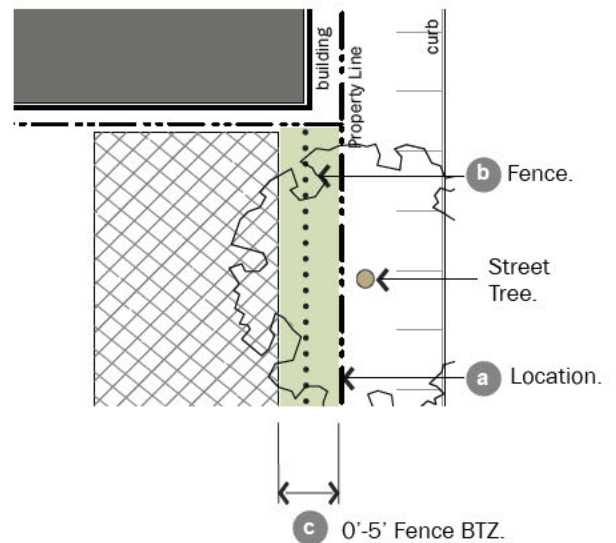
##### 3. Landscape Requirements

**Trees** Required to keep line of street wall

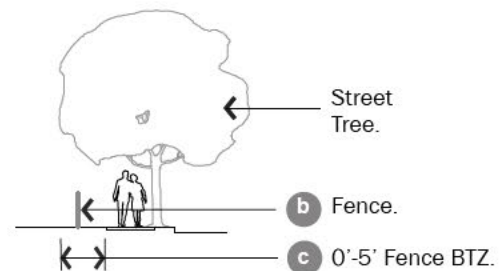
**Landscaping** 10% of buffer area required to have live plants

Notes:

<sup>1</sup> Fence may be solid if 42" or less in height



Active Frontage Plan.



Active Frontage Section.

Figure 7.4 (1). Active Frontage.

## 7.0 LANDSCAPE

### 7.5 Interior Parking Lot Landscape.

#### 1. Intent & Applicability.

- (1) Intent. To provide shade, minimize paving & associated stormwater runoff, and improve the appearance of parking lots.
- (2) General Applicability. All open-air, off-street parking lots in all subdistricts.
- (3) Other Internal Parking Lot Areas. Internal areas not dedicated to parking or drives shall be landscaped with a minimum of one medium or large shade tree for the first 150 square feet and one medium or large shade tree for every 650 square feet thereafter<sup>1</sup>.
- (4) Existing Vegetation. Existing vegetation may be credited toward these requirements.
- (5) All landscaped islands are encouraged to accommodate stormwater runoff with slotted curbs, trench drains or similar.

#### 7.5 Interior Parking Lot Landscape Requirements

##### 1. Landscape Island Requirements

<b>Required Island Locations</b>	Terminal ends <sup>2</sup> of free standing rows or bays of parking; After every ninth parking space for rows of parking greater than 8 spaces in length	<b>a</b>
<b>Minimum Width</b>	5'; Islands less than 15' must utilize structural soil under any paved surface within a tree's critical root zone; Islands under 9' shall provide for aeration	<b>b</b>
<b>Required Trees Within Islands</b>	Minimum of 1 medium or large shade tree per island	<b>c</b>

##### 2. Landscape Median Requirements

<b>Required Median Location</b>	Required in each free-standing bay of parking along the length of the bay	<b>d</b>
<b>Minimum Width</b>	5'; Medians less than 15' wide must utilize structural soil under any paved surface within a tree's critical root zone	

##### 3. Tree Requirements

<b>Requirements per Parking Space <sup>3</sup></b>	Each parking space must be located within 50' of a tree planted within parking lot interior  Minimum of 1 shade tree must be planted within parking lot interior or within 4' of parking lot's edge for every 3 parking spaces
<b>Tree Canopy Shade</b>	Within 20 years of tree installation, 30% of the interior of the parking lot should be shaded by tree canopy. Refer to Table 7.5 (1) for calculation.

#### Notes:

<sup>1</sup> Parking lot interior is defined as the area dedicated to parking on a given parcel as measured from edge of pavement to edge of pavement.

<sup>2</sup> Freestanding rows or bays of parking are those not abutting the parking lot perimeter or building face, and may have a single or double row of parking.

<sup>3</sup> Trees within a designated buffer area may not be utilized to meet these requirements

<sup>4</sup> Small trees may be approved in cases of utility conflicts with existing utilities.

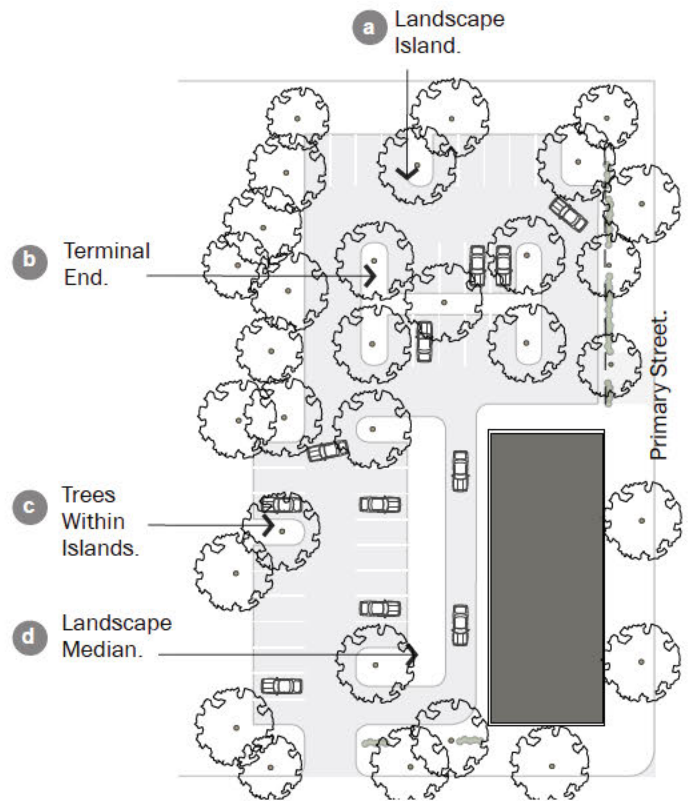


Figure 7.5 (1). Interior Parking Lot Landscaping.

Table 7.5 (1). Tree Canopy Calculation

Tree Size	Estimated Canopy at Maturity (sq ft)	Estimated Height at Maturity (ft)
Small <sup>4</sup>	400	15'-25'
Medium	900	25'-40'
Large	1600	40'+

## 7.0 LANDSCAPE

### 7.6 Screening of Buildings.

#### 1. Intent & Applicability.

- (1) Intent. To reduce the visibility of opaque walls and to create a more friendly pedestrian experience.
- (2) General Applicability. Any facade with under 50 percent transparency is required to include a minimum of 25 percent landscaping that screens the blank surface.

#### 7.6 Screening of Buildings

##### 1. Building Screening Requirements

Location on the Site	Required adjacent to walls with less than 50% transparency
Screen Wall Height	Height as approved by Land Use Authority to accomplish objective of the screen; minimum 8'
Landscape Requirement	Landscaping requirement applicable to all facades visible from any public right-of-way or any residential uses. Must provide coverage of 25% minimum
<b>2. Landscape Requirements</b>	
Trees	Required every 20' for medium trees of every 30' for large trees
Hedge Composition	Individual shrubs with a minimum diameter of 24", spaced no more than 36" on center, height maintained no more than 36"
Existing Vegetation	May be credited toward buffer area



Figure 7.6 (1). Screening of Buildings.

## 7.0 LANDSCAPE

### 7.7 Screening of Open Storage, Refuse Areas, and Utility Appurtenances.

#### 1. Intent & Applicability.

- (1) Intent. To reduce the visibility of refuse areas, and utility appurtenances from public areas and adjacent properties.
- (2) General Applicability. All waste containers, open storage, refuse areas, and utility appurtenances in all subdistricts.

#### 7.7 Screening of Open Storage, Refuse Areas, & Utility Appurtenances

##### 1. Open Storage & Refuse Area Screening Requirements

<b>Location on the Site</b>	Not permitted in front or corner side yards	
<b>Opaque Screen Wall <sup>1</sup></b>	Required around 3 sides of the dumpster and refuse area matching building exteriors or as approved by the Land Use Authority	a
<b>Screen Wall Height</b>	Height as approved by Land Use Authority to accomplish objective of the screen; minimum 6'	
<b>Visible Openings</b>	Openings visible from the public way or adjacent properties must be furnished with opaque gates	b
<b>Landscape Requirement</b>	If refuse area is located within larger paved area, such as a parking lot, landscape islands must be located on 3 sides of the area, with at least 1 medium or large shade tree in at least 1 of the landscape areas <sup>2</sup>	c

##### 2. Utility Appurtenance Screening Requirements

<b>Large Private Mechanical Equipment</b>	Equipment equal to or greater than 4' in height shall be fenced with opaque wood or brick-faced masonry on all sides facing a public street and/or the transit corridor
<b>Small Private Mechanical Equipment</b>	Equipment smaller than 4' in height shall have landscape screening and a shrub bed containing shrubs with a minimum 24" diameter spaced no more than 36" on center

Notes:

<sup>1</sup> Vertical structured barrier to visibility at all times such as a fence or wall

<sup>2</sup> This tree, if located within 50' of a parking space, may be utilized to meet the minimum shade requirements

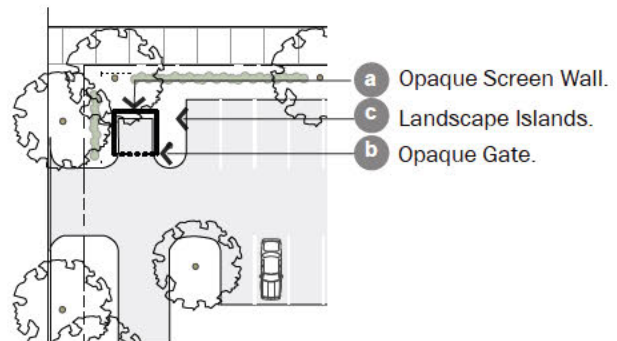


Figure 7.7 (1). Screening of Open Storage & Refuse Areas.

## 7.0 See Title 17

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## 8.0 See Title 17.07

8.0 See Title 17.07



## 9.0 SIGNAGE TYPES

### 9.1 Introduction.

#### 1. Intent.

This section seeks to enhance the economic and aesthetic appeal of the Downtown South Salt Lake Area through the reasonable, orderly, safe, and effective display of signage. Signage should contribute to the identity and brand of downtown.

#### 2. General Requirements.

Compliance with the regulations outlined shall be attained under the following situations:

- (1) Newly Constructed or Reconstructed Signage. All new signs and structural improvements to existing signs.
- (2) Change in Use for Single Business Signage. For signage serving one business, whenever the existing use is changed to a new use resulting in a change in signage, including rewording.

#### 3. Maximum Sign Area.

Unless otherwise specified, the total area of all permanent signage associated with any building in the Downtown South Salt Lake District shall be 15% of the area of the primary façade of any building.

#### 4. Applicability.

These standards shall apply to signage in all subdistricts for non-residential uses only. Unless otherwise stated in this chapter, all requirements of Title 17 of the South Salt Lake City Municipal Code pertaining to sign requirements shall apply. Refer to the South Salt Lake City Sign Ordinance for permit processes, construction, design and maintenance standards.

#### 5. Sign Location.

Unless otherwise specified, signs shall only be located within the boundaries of the lot and not in the right-of-way or on public property.

- (1) Certain Sign Types may extend beyond a property line into the right-of-way or public property with permission from the Land Use Authority and in accordance with the regulations outlined in Chapter 17.08 of the South Salt Lake City Municipal Code.
- (2) No sign shall be attached to a utility pole, traffic poles, tree, standpipe, gutter, or drain.
- (3) Signs shall be erected so as to permit free ingress to or egress from any door, window, the roof, or any other exit-way required by the building code or by fire department regulations.
- (4) No sign shall be erected or maintained in such a manner as to obstruct free and clear vision of, interfere with, or be confused with any authorized traffic sign, signal, or device, or where it may interfere with vehicle or train line-of-sight. See Title 17 of the South Salt Lake Municipal Code for clearance regulations.
- (5) Pedestrian Orientation. Signs oriented to the pedestrian realm are required for each entryway on a public street, the Transit Corridor, or a Passageway. These signs should be mounted at a comfortable height and be clear and legible from the close range at which a

pedestrian encounters the sign. The bottom edge of each sign should be within 14' of the ground plane, and shall not exceed a total of 25 square feet.

#### 6. Illumination.

All signs shall be illuminated according to the following provisions unless otherwise stated.

- (1) Signs shall be illuminated only by steady, stationary light sources directed solely at the sign or internal to it, except as permitted for Electronic Message Boards for Marquee signs.
- (2) Individual letters or logos may be internally illuminated as permitted per each sign type; no other portion of the sign shall be internally illuminated.
- (3) When an external artificial light source is used to illuminate a sign, the lamp (or bulb) shall be located, shielded, and directed so as to not be visible from any public street or private residence.
  - (a) No receptacle or device housing a permitted light source which is attached to the sign itself shall extend more than 18 inches from the face of the Sign.
  - (b) If ground lighting is used to illuminate a sign, the receptacle or device should not extend more than 12 inches above ground and must be fully screened and housed.
- (4) The illumination of any sign, resulting from any internal or external artificial light source, shall not exceed 250 nits at the sign face during the day and 125 nits at the Sign face after sunset, with no light trespass onto adjacent property.

#### 7. Computation.

The following standards apply to computing the area of signs by type and by building lot. Refer to the Sign Types 9.3-9.11 for more information.

- (1) Temporary signs and directional signs are not included in the maximum signage area calculations, unless otherwise specified.
- (2) Height for monument signs is measured from the average grade at the front property line to the top of the sign.
- (3) For the purposes of determining area, lot width or frontage is measured along the front property line.
  - (a) If the lot is a corner lot, the width shall be measured along the front yard.
  - (b) Building frontage is the width of the front facade of a building.

#### 8. Temporary Signs.

The following standards apply to temporary signage.

- (1) Each use may be allowed one temporary A-frame sign.
- (2) Temporary signs shall not be located in the public ROW or clear view area.
- (3) Temporary sign exposure is limited to three 30 day periods.
- (4) Temporary signs shall not be used for long term or permanent advertising, and shall only be allowed for grand opening events, seasonal events, or other special events or promotions.

## 9.0 SIGNAGE TYPES

### 9.2 Sign Types.

#### 1. Sign Type Requirements.

The following pertain to specific sign types detailed in this section.

- (1) Temporary Signs. A-Frame signs constructed of white plastic or wood and internally weighted are allowed. Such signs shall be no greater than eight square feet per side. One such sign is allowed per business and must be located outside of the public right of way.
- (2) Window Signs. Window Signs shall not count towards a lot's maximum permitted amount of signage. Refer to 9.9 Window Signs.
- (3) Signs Facing onto Parking Lots. One sign is permitted in addition to the maximum.
  - (a) Permitted Sign Types are a wall, projecting, or awning sign.
  - (b) Maximum sign area is 30 square feet.
  - (c) Permitted location is either the side or rear facade along a parking lot.
  - (d) If such signs face existing single family homes, they may not be illuminated.
- (4) Iconic Sign Elements. Iconic signs may be allowed at the discretion of the Land Use Authority if the lighting of the sign does not significantly impact adjacent neighbors and the sign helps to identify the Downtown South Salt Lake Area. Such signs shall comply with the following.
  - (a) Symbol or Logo Size. The symbol may not be larger than 8 feet in any direction, included in overall sign area and the surface area counts towards the Maximum Permitted Quantity of Signage per Lot.
  - (b) No moving parts or external illumination of the symbol may be provided.
  - (c) Text. The text component of the may not be more than 30% of the overall area of the sign.
- (5) Historic signs. Developers shall inventory historic signs as part of their site plan approval. Historic signs are encouraged to remain and be adapted for reuse, subject to approval by the Land Use Authority.



Figure 9.2 Historic Bowling Alley Sign

## 9.0 SIGNAGE TYPES

### 9.3 Wall Sign.

#### 1. Intent.

Wall Signs, also known as flat, channel letter, or band signs, are mounted directly to the building face to which the sign is parallel. Refer to Figures 9.3 (1) and 9.3 (2).

#### 2. Regulations.

Wall Signs shall be developed according to the standards in Table 9.3 (1).

- (1) Wall Signs shall not cover windows or other building openings.
- (2) Wall Signs shall not cover architectural building features, and shall be architecturally compatible with the building.
- (3) Painted Signs, a type of Wall Sign painted onto the building face displaying the business name or activity, may be permitted by the Land Use Authority, subject to the conditional use standards established for painted wall signs in the South Salt Lake City Municipal Code.
- (4) Nameplate signs indicate the name or occupation of the tenant. They shall be subject to all of the requirements of the Wall Sign type, 9.3, but shall be no larger than three square feet maximum per use.
- (5) No wall signs shall be permitted on any facade facing an existing single family residential zone, except for iconic sign elements as approved by the Land Use Authority, or parking lot signage as allowed in 9.2.1 (3).

#### 3. Computation.

The area of a Wall Sign is calculated using the following information.

- (1) Wall Signs. Area is calculated by drawing the smallest possible square or rectangle around the largest letters and/or elements, as is illustrated in Figure 9.3 (2).
- (2) Painted Sign. Area is calculated by measuring the area of the smallest square or rectangle that can be drawn around all of the sign elements, including any painted background.

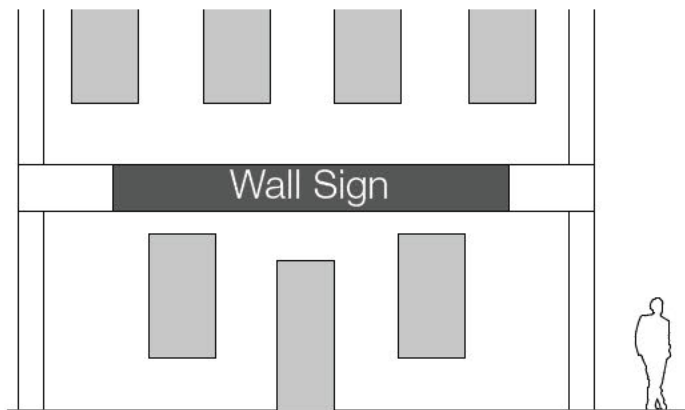


Figure 9.3 (1). Wall Sign.

Table 9.3 (1). Wall Sign Requirements

Permitted Districts	All subdistricts
Sign Area	15% of building frontage and 5% of non-frontage sides for Station Area Subdistrict, or 2 square feet per 1 linear foot of facade width with a maximum of 150 square feet per sign for other subdistricts; 3 square feet maximum per use for nameplate signs.
Height	3' maximum letter or element height
Location	Permitted on all facades facing a public ROW
Placement	1' maximum projection from building face
Quantity	1 per building frontage
Internal Illumination	Permitted for individual letters and logos
Materials	Solid wood, metal, masonry & neon glass; Plastic & synthetics permitted only as separate alphanumeric characters or logos



Figure 9.3 (2). Measuring Wall Signs.

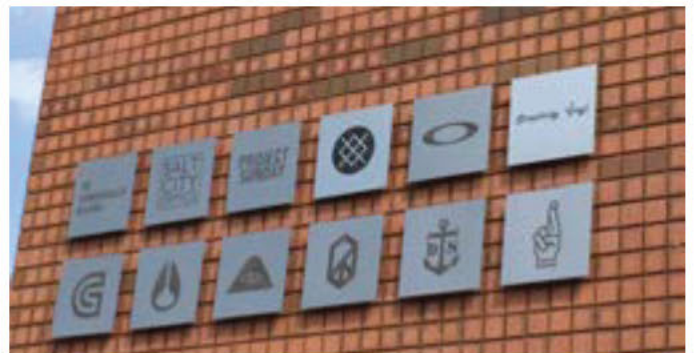


Figure 9.3 (3). Wall Sign Example.



Figure 9.3 (4). Painted Wall Sign Example.

## 9.0 SIGNAGE TYPES

### 9.4 Projecting Sign.

#### 1. Intent.

A Projecting Sign is attached to and projects from a building face or hangs from a support structure attached to the building face. Sign faces are typically perpendicular to the building face, but may be at an angle greater than 45 degrees from the facade. The sign may be vertically or horizontally oriented. Refer to Figure 9.4 (1).

#### 2. Regulations.

Projecting Signs shall be developed according to the standards in Table 9.4 (1).

- (1) No projecting signs shall be permitted on any facade facing an existing single family residential zone, except for iconic sign elements as approved by the Land Use Authority.
- (2) Backlit box or cabinet signs are not permitted.

Table 9.4 (1). Projecting Sign Requirements

Permitted Districts	All subdistricts
Sign Area	1.5 sq ft of sign area for each 1' of linear building frontage
Height	8' maximum sign length, 10' minimum clearance to pedestrian realm required; 20' maximum height
Location	Permitted on all facades facing a public street or S-Line; Sign and structural supports shall not extend above the eave or parapet
Placement	Shall not project further than 3' from the building
Quantity	1 per tenant per building
Sign Separation	No projecting signs shall be located closer together than 25'
Internal Illumination	Permitted for individual letters and logos
Materials	Solid wood, metal, masonry & neon glass; Plastic & synthetics permitted only as separate alphanumeric characters or logos

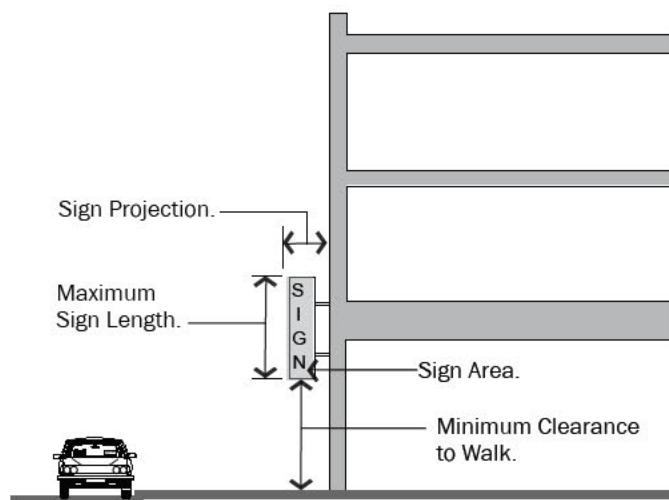


Figure 9.4 (1). Projecting Sign.

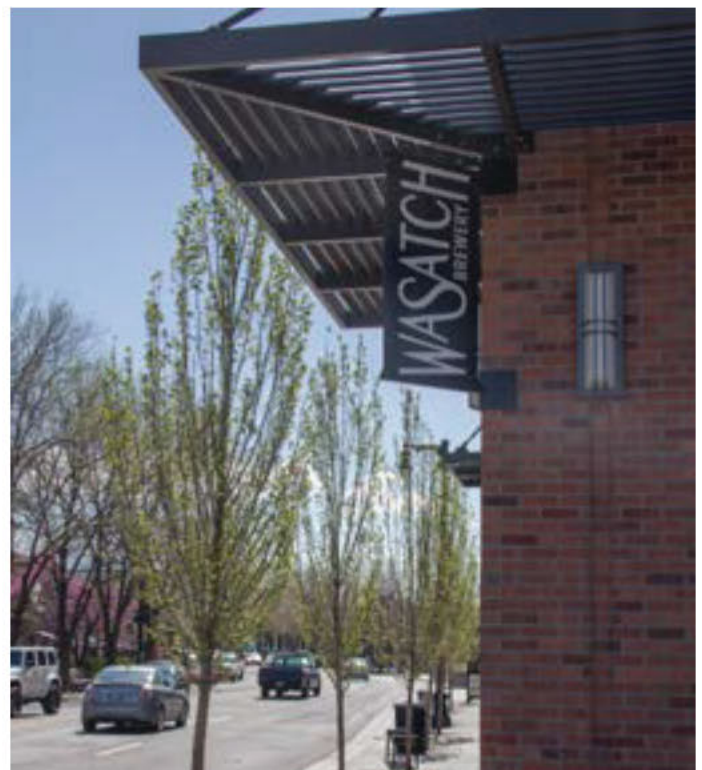


Figure 9.4 (2). Projecting Sign Example.

## 9.0 SIGNAGE TYPES

### 9.5 Projecting Marquee Sign.

#### 1. Intent.

A Projecting Marquee Sign is a projecting sign designed to have changing messages and two to three sign faces. Refer to Figure 9.5 (1).

#### 2. Regulations.

Projecting Marquee Signs shall be developed according to the standards in this section and Table 9.5 (1).

- (1) Manually Changeable Copy Boards are permitted.
- (2) Electronic Message Boards are permitted.

#### 3. Computation.

The sign area is calculated by combining the area of all exposed sign faces and the cabinet or structure surrounding them.

Table 9.5 (1). Projecting Marquee Sign Requirements

Permitted Districts	All subdistricts, limited to Concert Hall or Theater Uses per 4.0 Uses
Sign Area	No maximum area for sign type; minimum two faces per sign
Height	10' minimum clearance to ground plane required
Location	Front and corner side facades only
Placement	Maximum projection from building is 6'; Shall not project closer than 2' from back of curb
Quantity	1 per lot
Internal Illumination	Permitted for individual letters and logos
Materials	Solid wood, metal, masonry and neon glass. Plastic and synthetics permitted only on Sign face

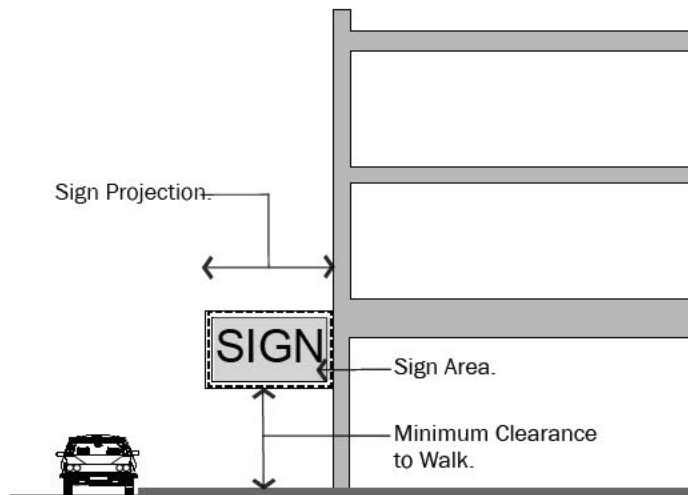


Figure 9.5 (1). Projecting Marquee Sign.



Figure 9.5 (2). Projecting Marquee Sign Example.

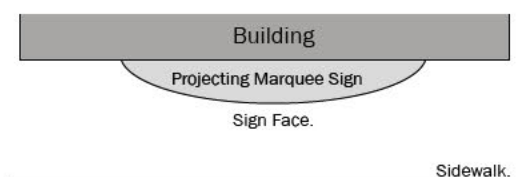
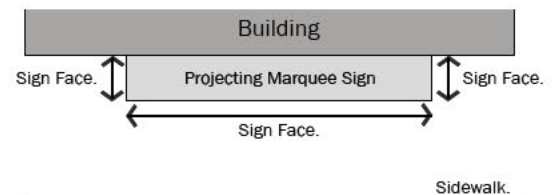
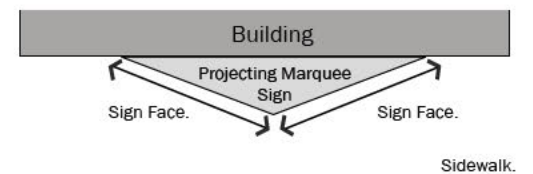


Figure 9.5 (3). Projecting Marquee Sign Plan.

## 9.0 SIGNAGE TYPES

### 9.6 Awning Sign.

#### 1. Intent.

A sign that is mounted, painted, or otherwise applied on or attached to an awning or canopy. Refer to Figures 9.6 (1) and 9.6 (2).

#### 2. Regulations.

Awning Signs shall be developed according to the standards in Table 9.6 (1).

#### 3. Computation.

The area of an Awning Sign is calculated by drawing the smallest possible square or rectangle around the largest letters and/or elements of the sign portion of the awning, as is illustrated in Figure 9.6 (2).

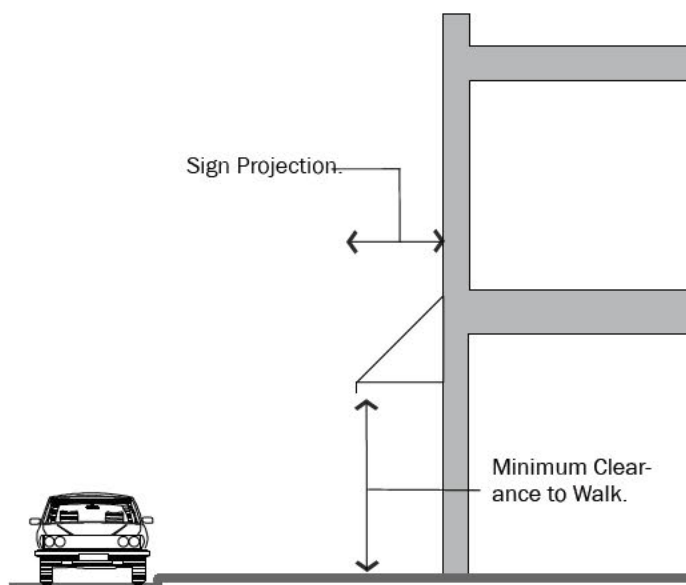


Figure 9.6 (1). Awning Sign.

Table 9.6 (1). Awning Sign Requirements

Permitted Districts	All subdistricts
Sign Area	Up to 50% of the awning may be used for signage
Height	8' minimum clearance to walk required
Location	Permitted on all facades
Placement	Maximum projection from building is 4'; Shall not project closer than 2' from back of curb; Shall not block any window, door, or the building roof
Quantity	1 per tenant per street frontage; 1 per tenant per side or rear facade on a parking lot
Internal Illumination	Not permitted
Materials	Cloth, canvas, metal, glass or wood; All supports shall be made of metal or wood. Additional design standards in building types.

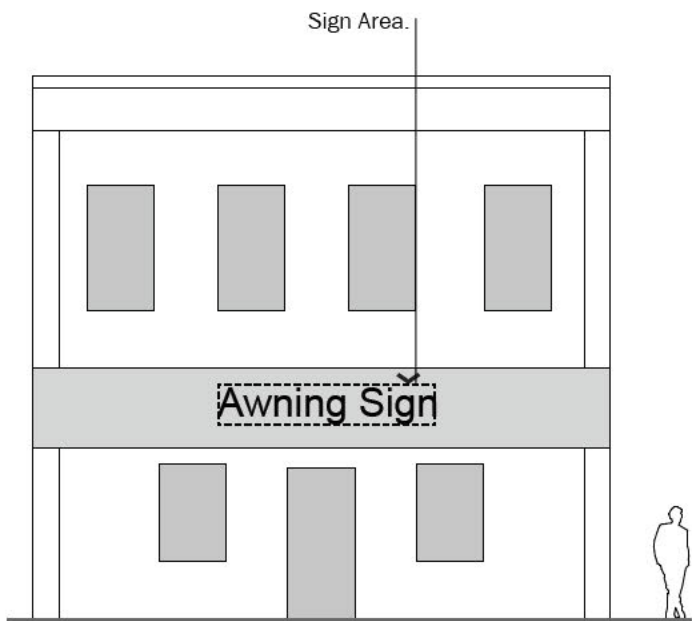


Figure 9.6 (2). Measuring Awning Signs.

## 9.0 SIGNAGE TYPES

### 9.7 Canopy-Mounted Sign.

#### 1. Intent.

A sign with individual alphanumeric characters and/or logos that is mounted on top of a permanent canopy on the facade of the building. Refer to Figures 9.7 (1) and 9.7 (2).

#### 2. Regulations.

Canopy-Mounted Signs shall be developed according to the standards in Table 9.7 (1).

#### 3. Computation.

The area of a Canopy-Mounted Sign is calculated by drawing the smallest possible square or rectangle around the largest letters and/or elements of the sign portion of the Canopy-Mounted Roof Sign, as is illustrated in Figure 9.7 (2).

Table 9.7 (1). Canopy-Mounted Sign Requirements

Permitted Districts	All subdistricts
Sign Area	Up to 80% of the length of the canopy may be used for signage up to 150 square feet
Height	2' maximum letter or element height; Cannot project more than 2' above roof line of canopy
Location	Permitted on all facades
Placement	Shall not block any window, door, or the building roof.
Quantity	1 per tenant per public street and S-Line corridor frontage; 1 per tenant per side or rear facade on a parking lot
Internal Illumination	Permitted for individual letters and logos
Materials	Solid wood, metal, and neon glass

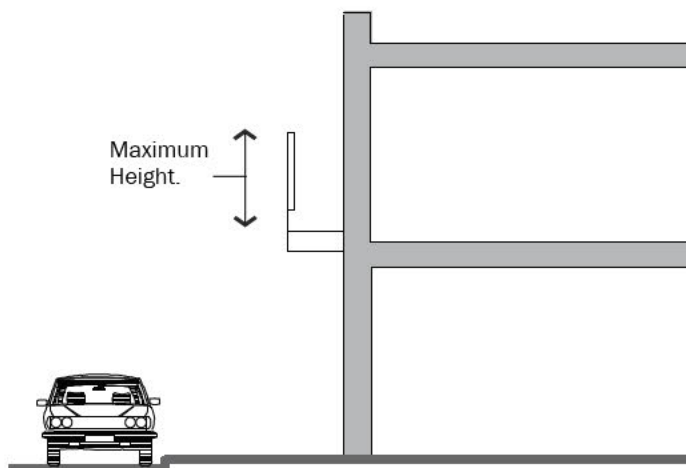


Figure 9.7 (1). Canopy-Mounted Sign.

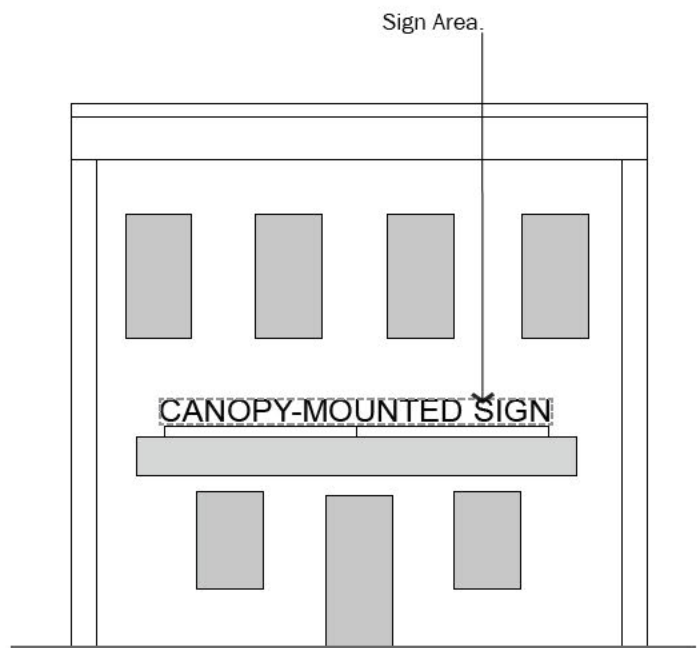


Figure 9.7 (2). Measuring Canopy-Mounted Signs.

## 9.0 SIGNAGE TYPES

### 9.8 Roof Sign.

#### 1. Intent.

A Roof Sign consists of individual letters or elements. It is erected on the roof of a building and projects above the highest point of the roof line or parapet of the building. It is typically situated parallel to the adjacent street and does not project beyond the front facade of the building. Refer to Figures 9.8 (2) and 9.8 (3).

#### 2. Regulations

Roof Signs shall be developed according to the standards in Table 9.8 (1). Roof signs shall only be permitted for buildings undergoing a change of use or buildings in conformance with code. Guide wires and structural supports shall be placed where least visible from public view.

#### 3. Computation.

The area of a Roof Sign is calculated by drawing the smallest possible square or rectangle around the largest letters and/or elements as is illustrated in Figure 9.8 (3).



Figure 9.8 (1). Roof Sign Example.

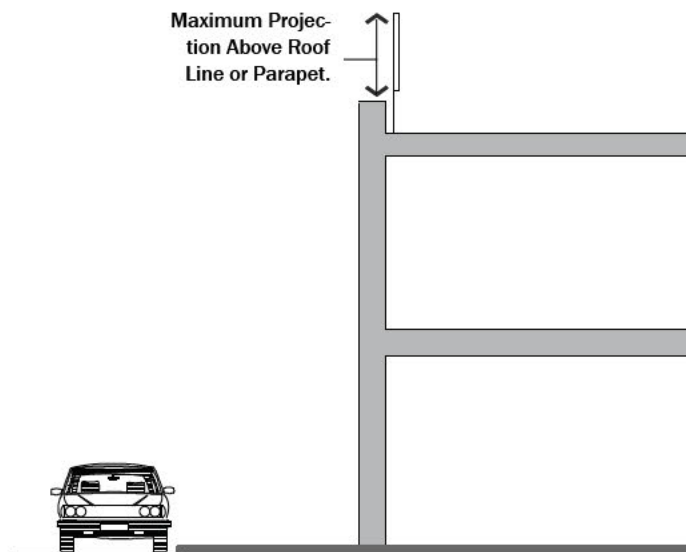


Figure 9.8 (2). Roof Sign.

#### 9.8 (1) Roof Sign Requirements

Permitted Districts	All subdistricts
Sign Area	1.5 sq ft per 1' building frontage, 100 sq ft maximum
Height	3'-6" maximum height of letters & elements; Cannot project more than 4' above roof line or top of parapet
Location	Above parapet or eave of roof type on any building.
Placement	Shall not project beyond the front facade of the building
Quantity	1 per lot
Internal Illumination	Permitted for individual letters and logos. External illumination is not permitted.
Materials	Solid wood, metal, masonry; Plastic & synthetics permitted only as separate alphanumeric characters or logos. Neon glass is permitted provided the neon is not visible from the rear of the sign

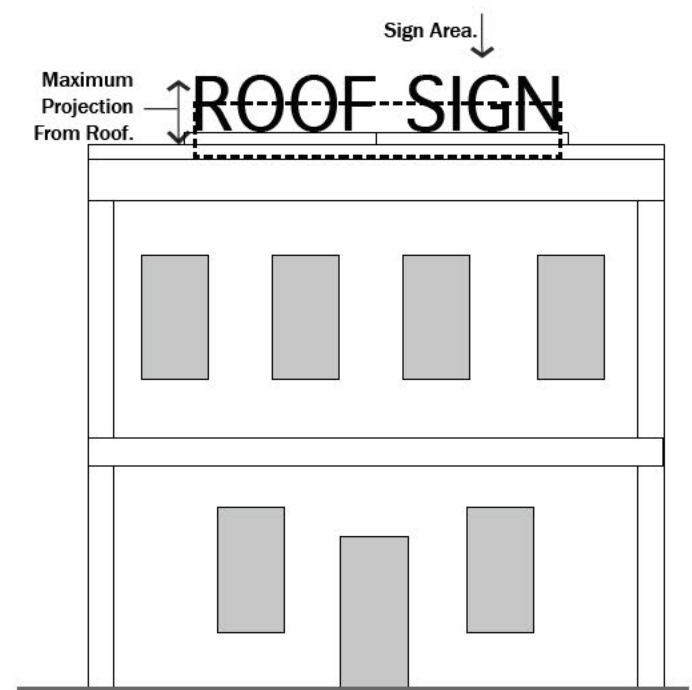


Figure 9.8 (3). Measuring Roof Signs.

## 9.0 SIGNAGE TYPES

### 9.9 Window Sign.

#### 1. Intent.

A Window Sign is posted, painted, placed, or affixed in or on a window exposed for public view or is a sign hung inside the building facing the window for public view. Window signs should be durable and adhered permanently to the interior surface. Refer to Figure 9.9 (1).

#### 2. Regulations.

Window Signs shall be developed according to the standards in Table 9.9 (1).

#### 3. Computation.

A series of windows that are separated by frames or supporting material of less than six inches in width shall be considered a single window for the purposes of computation.

- (1) Measurement. To measure sign area percentage, divide the total sign area by the total window area, as illustrated in Figure 9.8 (1).
- (2) Maximum Allowance. Window Signs are not counted toward a site's maximum signage allowance.
- (3) Exempt Signs. Address and hours of operation are considered exempt Signs and are not counted in the Window Sign area calculation.
- (4) Temporary Window Signs. Temporary Window Signs must be included in the total percentage of signage per window calculation.
- (5) Window Signs may not be internally illuminated except for neon or similar illuminated window signs.

Table 9.9 (1). Window Sign Requirements

Permitted Districts	All subdistricts
Sign Area	Up to 30% of a set of continuous windows may be covered with signage; No more than 30% of any one window panel may be covered with signage
Height	No maximum
Location	Permitted on all facades facing a public frontage
Placement	Ground or upper story windows; May be affixed to window or hung/mounted behind glass
Quantity	No maximum quantity, based on window Sign area for ground story; 1 per tenant per floor for upper stories
Internal Illumination	Not permitted, except on neon or similarly illuminated window signs
Materials	Drawn, painted, or affixed on the glass; Wood, metal, neon glass, plastic are also permitted

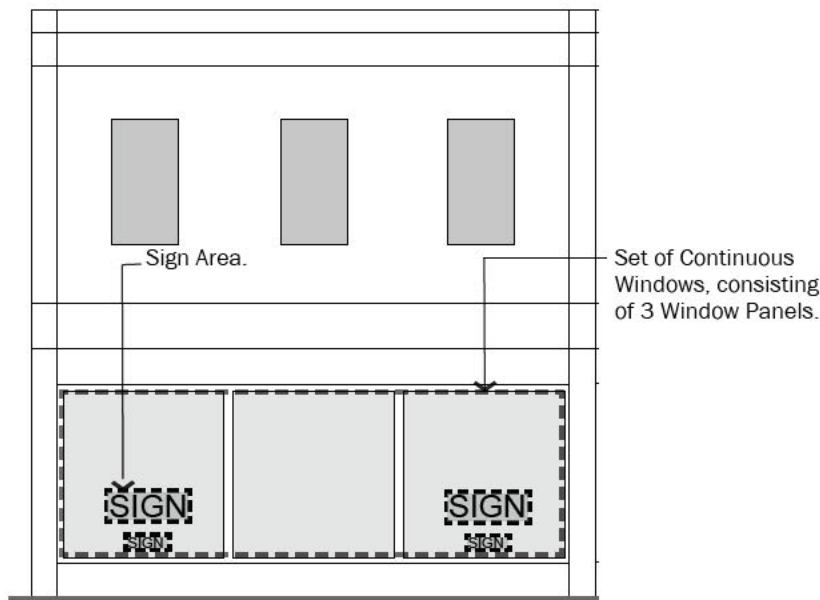


Figure 9.9 (1). Measuring Window Signs.



Figure 9.9 (2). Window Sign Example.

## 9.0 SIGNAGE TYPES

### 9.10 Monument Sign.

#### 1. Intent.

A Monument Sign is freestanding; it is located in a front or side yard of a lot. Refer to Figure 9.10 (1).

#### 2. Regulation.

Monument Signs shall be developed according to the standards in Table 9.10 (1).

- (1) Multiple Tenants. Multiple tenant buildings on a lot with a width of greater than 300 feet, measured across the front property line, may have signage with the following parameters:
  - (a) Up to two Monument Signs on one frontage.
  - (b) Signs shall be at least 150 feet apart.
- (2) Pole-Mounted Signs. Monument Signs may not be pole-mounted.
- (3) Manually Changeable Copy. Manually Changeable Copies are not permitted for Monument Signs.
- (4) May serve multiple purposes such as seating.
- (5) If placed closer than five feet from the front and corner side property lines, signs must meet clear view requirements.

#### 3. Computation.

Measurement includes the sign, any cabinet in which it is enclosed and the electronic message center, but excludes the base of the sign.

- (1) Measuring Height. Height shall include the sign face, base, cabinet, and ornamental cap.

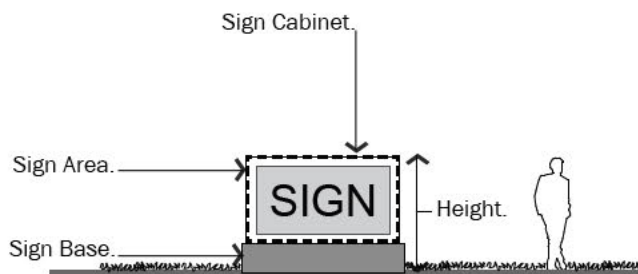


Figure 9.10 (1). Monument Sign.

Table 9.10 (1). Monument Sign Requirements

Permitted Districts	All subdistricts
Sign Area	50 square feet area
Height	6' maximum
Location	NA <sup>1</sup>
Placement	10' Setback from driveways & side property line; 3' Setback <sup>1</sup> from front & corner property lines
Quantity	1 per public frontage
Internal Illumination	Permitted for individual letters and logos
Materials	Solid wood, stone, metal and masonry. Plastic and synthetics permitted on Sign face

Notes:

<sup>1</sup> If placed closer than five feet from the front and corner side property lines, sign must meet clear view requirements.



Figure 9.10 (2). Monument Sign Example.

## 9.0 SIGNAGE TYPES

### 9.11 Pedestrian Scale Pole-Mounted Sign.

#### 1. Intent.

A Pedestrian scale sign is freestanding and may be mounted on one or two poles. Three configurations are permitted. Refer to Figure 9.11 (2).

- (1) A sign mounted onto a double set of poles.
- (2) A sign mounted on a single pole.
- (3) A sign hanging from a single pole.
- (4) Other mounting may be allowed, subject to Land Use Authority approval.

#### 2. Regulations.

Ped-Scale Pole-Mounted Signs shall be developed according to the standards in Table 9.11 (1).

#### 9.11 (1) Ped-Scale Pole-Mounted Sign Requirements

Permitted Districts	All
Sign Area	8 sq ft maximum area per sign face
Height	8' maximum height for sign mounted or hanging on a single pole; 5' for sign mounted on double set of poles; Each pole shall have a maximum size of 3.5" by 3.5"
Location	Front or Corner Yards
Placement	2' setback from front & corner property lines; Cannot overhang property lines
Quantity	1 per lot
Internal Illumination	None
Materials	Solid wood, metal & masonry; Plastic & synthetics permitted on Sign face

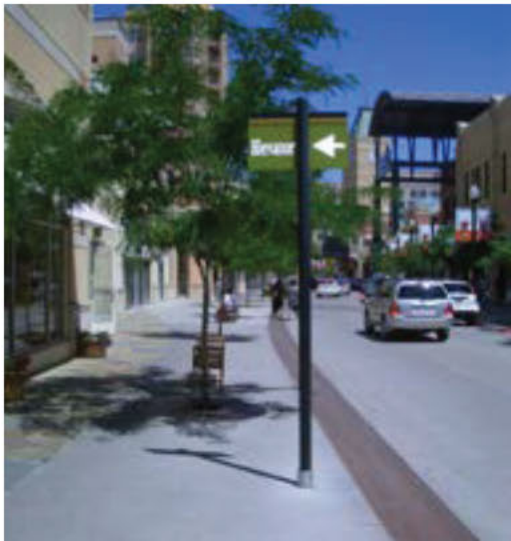


Figure 9.11 (1). Ped Scale Pole Mounted Sign Example.

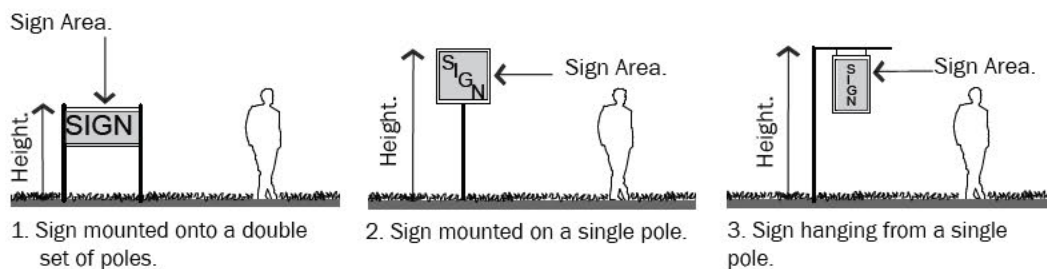


Figure 9.11 (2). Three Types of Ped-Scale Pole-Mounted Signs.

## 9.0 SIGNAGE TYPES

### 9.12 Development Oriented Sign.

#### 1. Intent.

A development oriented sign is intended for multiple businesses within the same development.

#### 2. Regulations.

Development Oriented Signs shall be developed according to the standards in Table 9.12 (1).

9.12 (1) Development Oriented Sign Requirements

Permitted Districts	Mixed Use and Retail Subdistricts
Sign Area	3 sq ft of sign area for each 1' of linear building frontage; maximum of 300 sq ft
Height	35' maximum
Location	Front or Corner Yards
Placement	2' setback from front & corner property lines; Cannot overhang property lines
Quantity	1 per development
Internal Illumination	Permitted for individual letters and logos
Materials	Solid wood, metal & masonry; Plastic & synthetics permitted on Sign face



Figure 9.12 (1). Development Oriented Sign Example.

# 10.0 ADMINISTRATION

## 10.1 General Provisions.

### 1. Intent.

It is the intent of this code to promote public health, safety, and general welfare of the community, reflecting the goals established within the General Plan of the City of South Salt Lake. This code intends to increase conformity to the greatest extent possible.

### 2. Scope of Regulations.

- (1) New Development. All development, construction, and establishment of uses within the limits of this code occurring after the effective date of this code shall be subject to all applicable regulations of this code.
- (2) Renovated Structures. All building renovations affecting a change of use greater than 25% gross square footage of a structure within the limits of this code shall be subject to all applicable regulations of this code.
- (3) In-Process Development. Where a building permit for a development has been applied for in accordance with the prior law in advance of this code's effective date, said development may comply with the plans from which the permit was approved and, upon completion, receive a certificate of occupancy (provided all conditions are met) provided the following.
  - (a) Work or construction is begun within one year of the effective date of this code.
  - (b) Work or construction continues diligently toward completion.

### 3. Administration & Enforcement.

The provisions of this code shall be administered and enforced by the Community and Economic Development Director unless otherwise specifically stated. For the purposes of this code, the term Community and Economic Development Director shall be inclusive of his or her designees.

### 4. Development Application.

Applications (form, fees, and plan sets) shall be filed with the Community Development Department.

- (1) Application Form. Application forms are available from the City.
- (2) Fees. Fee amounts are applied as adopted in the City's consolidated fee schedule and are due at the time the application is made; the application will be considered incomplete if fees are not paid.
- (3) Plan Set Requirements. Number of copies and minimum scale of drawings shall be noted on the application form. All plans shall be submitted in both a paper and an approved digital format. All plans shall be reviewed by the Land Use Authority for completeness.

Incomplete Applications shall be returned to the applicant for re-submission.

- (4) Filing Deadline. Filing deadlines are established by the City and available at City Hall.
- (5) Withdrawal of Application. Applicant may withdraw the application whole or in part at any point in the process prior to being acted or ruled upon; new application form, fees, and plan sets are required for re-application.
- (6) Records on File. Applications and the resulting recommendations and rulings shall be kept on file by the Community and Economic Development Department and shall be considered public record.
- (7) Notice requirements for each process are detailed in South Salt Lake City Municipal Code, Title 17.

### 5. Process.

- (1) Any development within a subdistrict shall be administered in accordance with the procedures defined in existing City ordinances, with exception of the Design Review Committee which is unique to the Downtown South Salt Lake Area, and is summarized below:

The application shall follow the following process:

- (a) Pre-Application Meeting.
  - (b) Application submittal. Only complete applications shall be accepted. All applications must include three dimensional perspective renderings of all facades and roof.
  - (c) Staff review and coordination.
  - (d) Design Review Committee. Design Review Committee shall review the application and make a recommendation to the Planning Commission. Such committee shall be composed of 5 persons chosen by the City with architectural, planning, landscape architecture, interior design, and/or engineering backgrounds. They shall review the application for its' compatibility with the intent of this ordinance.
  - (e) Planning Commission Review and Approval, when required.
  - (f) Staff processing of the Planning Commission approval includes letter of conditions (if any), site plan approval, architectural approval, engineering plans approval. Building permits are a separate process as per the Building Code.
- (2) Exempt Activities. The following activities are exempt from the requirements of 10.0 Administration.
    - (a) Ordinary repairs for the purpose of regular building, signage, lighting or site maintenance.
    - (b) Construction that does not result in change of use within the interior of the structure that is not visible from the exterior of the building.
    - (c) Emergency repairs ordered by any city official in order to protect health and safety.



Real Estate  
Advisory Services

Entitlement  
Preconstruction

Acquisitions &  
Development

Owner's Rep

Financial  
Modeling

Ownership

August 18, 2025

Ms. Tereza Bagdasarova  
City Planner  
City of South Salt Lake  
220 E Morris Avenue, #150  
South Salt Lake, UT 84115

## RE: AQUI 2194 TEXT AMENDMENT – TENANT PROFILE / PARKING REDUCTION

Dear South Salt Lake:

When dbURBAN first considered a brand, specific to small studio and micro residential units, significant and intentional time was spent understanding, exploring, and analyzing not only the then-limited existing opportunities in Salt Lake City but also comparable building types in more established markets such as Seattle, Denver, and Vancouver. Several overarching themes emerged, including proximity to recreation, creative work environments, and direct access to mass transit.

In Salt Lake City's south Granary District, several small-unit projects constructed between 2016 and 2018 served as "case studies" for how dbURBAN could improve small-square-footage residential projects. One of the most critical factors for the success of these early adopter projects was adjacency to mass transit—ideally less than 1,000 feet and no more than 1,320 feet (¼ mile). Several of these projects did not include a single parking stall. As dbURBAN expanded its research into more seasoned markets, it became clear that the most successful projects followed similar proximity guidelines but often provided some on-site parking—typically at a ratio of **one stall per 4–6 units (15–25%)**. Discussions with developers and property owners in these markets revealed that only **10% of residents owned a vehicle**, with the additional parking serving staff, visitors, and occasional resident needs.

The Gen-Z and Alpha generations have been early adopters of the shared economy, making last-mile transportation and alternative mobility solutions essential. Many of the most successful communities incorporated:

- **UBER/LYFT drop-off lounges**
- **Last-mile transportation options** such as e-scooters and e-bikes
- **Branded car-share programs**
- **Food delivery lockers**
- **Branded bicycles**
- **On-site amenities**, including:
  - Co-working spaces
  - Recreation rooms
  - Family-size gathering areas
  - Laundry facilities
  - Pet grooming stations

dbURBAN CommuniTIES

284 West 400 North, Suite 105 | Salt Lake City, UT 84103 | [bryce@db-urban.com](mailto:bryce@db-urban.com)



Real Estate  
Advisory Services

Entitlement  
Preconstruction

Acquisitions &  
Development

Owner's Rep

Financial  
Modeling

Ownership

- Small salons and daily grooming spaces

The outcome of this research results in **smaller-scale, boutique-style multifamily projects** that are ***adjacent to, or within close proximity to multi-modal transportation*** options within amenity rich neighborhoods and designed with quality interior resident amenities.

Case Study #1: After months of site tours, community visits, and research, dbURBAN's first aQui community—**aQui355**—was constructed on 400 South 400 East in Salt Lake City. The community is located **1,200 feet from two mass transit stations**, similar to the South Salt Lake location for **aQui2194**. The 60-unit development incorporated co-working spaces, gaming areas, rooftop recreation, family and friend gathering spaces, a food and delivery system, on-site laundry, secure bicycle storage and the community is implementing branded e-bikes. Parking was limited to **12 stalls (20% of units)** in a secure on-site structure. Initially, the project's lender expressed concerns over what they considered a "less-than-market" parking ratio. To address this, dbURBAN acquired the rights to an additional **20 off-site stalls**, bringing the total potential parking ratio to **51%**. However, after one year of operation, that off-site parking lease was **not renewed**, since resident requirements for the additional stalls did not materialize.

For each of our communities, we create a list of "AVATARS" – resident profiles we anticipate and expect to reside in our community. aQui2194 is no different. The resident profile at aQui2194 is expected to be similar, if not identical, to that of our other aQui projects. The aQui2194 anticipated average base rent is \$1,400 per month. In keeping with "Good Landlord" practices, a 3x income-to-rent verification is required, which means a single occupant will need to earn \$46,000-50,000 to qualify.

In our aQui communities the average Rent-by-Necessity household is made up of young professionals who Yardi Matrix refers to as "gray-collar" households. These "gray-collar" households consist of entry level positions in future "white-collar" roles but are also office / administration positions in what are typically "blue-collar" industries. By way of example, office / accounting administration within the automotive industry, baggage managers, technical workers, PT Assistants, EMS Professionals, office staff in breweries and other lite-manufacturing industries. Based on our other communities we believe more than 70% of aQui2194 residents will consist of this demographic and will work within 1-5 miles of their residence making ride-share, carpooling, mass-transit and last-mile transportation modes a viable and utilized means of transportation. We have several residents who are day / night shift managers at Amazon, FedEx and UPS (or similar) who have transportation coordinated through their employers. We have several residents whose employers offer an annual UTA pass so proximity to mass-transit is paramount. We also end up with a few flight-attendants & traveling nurses who want to know they can come home to their "stuff", even if it is only a handful of days a month and use mass-transit or ride share to and from the airport.

Furthermore, our residents are extremely comfortable in an everyday urban setting. They walk to their favorite coffee spots in the morning, and favorite restaurants / bars in the evening. They recreate along public trails & infrastructure throughout the week and then carpool to "experiences" with peers on the weekend. Our residents are more likely to GrubHub / Door Dash food from a "drive-thru" establishment than they are to drive to it. We find our residents throughout our common areas at all hours of the day utilizing internet, streaming services, co-

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working booths being “socially alone” - sitting near enough to someone you could engage but wearing air pods, so you don’t have to engage directly (unless one wants to).

Parking Study Analysis: In an **October 2024 parking study by Hales Engineering**, focused on **aQui2194**, findings indicated a parking demand as low as **18 stalls for the 48-unit community**, with a recommended supply of **22 stalls**, achievable through a combination of on-site and adjacent parking. Based on past projects and operational experience, dbURBAN believes these estimates are conservative and that the true demand could be as low as **10–12 parking stalls**.

We would be happy to discuss this in further detail at your request.

Sincerely,

A handwritten signature in blue ink, appearing to read 'D. Holt', with a stylized flourish at the end.

Applicant  
Dustin E. Holt, Partner  
dbURBAN Communities

# Daisy Home Salon Category II Home Occupation Conditional Use Permit

3086 S 500 E

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SSLC Planning Commission

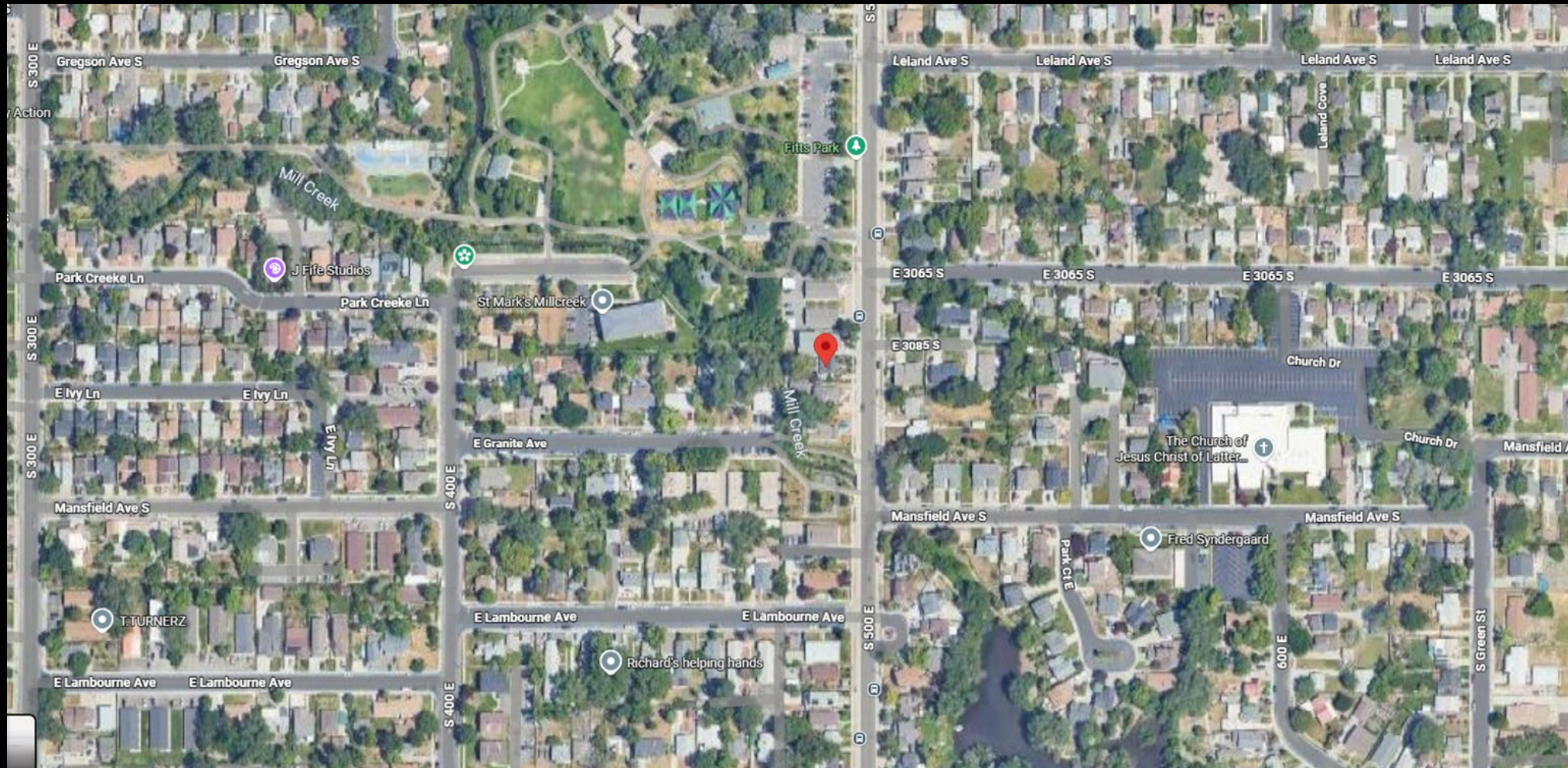
January 15, 2026

# General Information

- Petition for a Conditional Use Permit for a Category II Home Occupation at 3086 S 500 E
- Zoning: R-1
- Use: Conditional Use



# Vicinity Map



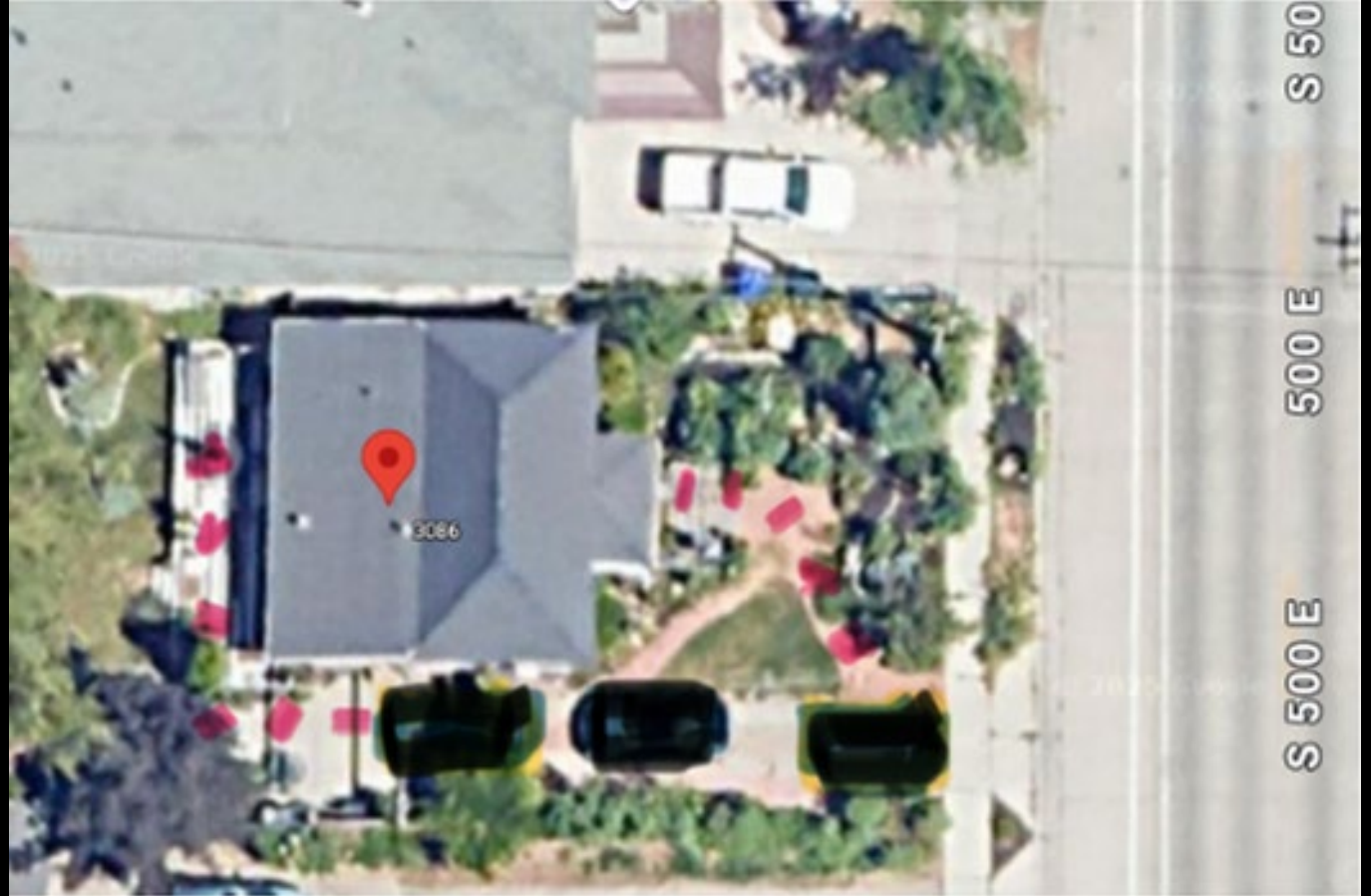
# Existing Conditions



3086 S 500 E

# General Information for CUP

- Size of Home Occ Area: 81 sq ft (13%)
- No employees
- Customer: Applicant will only schedule one customer per hour or appointment
- Parking: On driveway and on street abutting the dwelling (17.05.040.L.d.vi.)
- Hours of Operation: 9 am - 7 pm



# General Plan Considerations

**Land Use & Neighborhoods Goal 1: Continue to welcome new residents and businesses into South Salt Lake.**

**Analysis: The proposed hair salon business will provide new business opportunities for the homeowner, and a convenient destination for local and nearby residents of South Salt Lake City.**

# Staff Recommendation

Staff recommends approval for a Conditional Use Permit, C-25-00010; to operate a Category II Home Occupation, hair salon business at 3086 S 500 E based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as enumerated in the staff report.

# Planning Commission

## Options

### **Option 1: Approval**

Move to approve the application submitted for a Conditional Use Permit, C-25-00010; to operate a Category II Home Occupation, hair salon business at 3086 S 500 E based upon the information submitted by the applicant, the general plan considerations, and ordinance analysis and proposes the following Findings of Fact, Conclusions of Law, and Conditions of Approval.

### **Option 2: Denial**

Move to deny the application submitted for a Conditional Use Permit, C-25-00010; to operate a Category II Home Occupation, hair salon business at 3086 S 500 E, based on the reasoning set forth in the record.

# Planning Commission Options

## **Option 3: Continuance**

Move to table the decision on the application submitted for a Conditional Use Permit, C-25-00010; to operate a Category II Home Occupation, hair salon business at 3086 S 500 E to a date certain to allow the Applicant and Staff time to respond to specific inquiries or concerns raised by the Planning Commission, or to allow the Planning Commission more time to consider the proposal.

# Dwelling, Multi-Family Micro- Unit Code Amendment

A targeted code update to expand housing choice in Downtown South Salt Lake

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SSLC Planning Commission

January 15, 2026

# General Information

A petition has been submitted to the Planning Commission requesting to forward a positive recommendation to the South Salt Lake City Council for adoption of an ordinance amending multiple sections of Title 17 of the South Salt Lake City Municipal Code. The proposed ordinance would:

- (1) add a definition for Dwelling, Multi-Family Micro-Unit;
- (2) establish Dwelling, Multi-Family Micro-Unit as a Conditional Use within the Downtown Station District; and
- (3) amend the Land Use Matrix, parking requirements, design requirements, and the Downtown Form-Based Code.

# Context

aQui2194 is a **48-unit mixed-income, micro-unit rental housing project** located at **2194 South West Temple**, designed to expand **housing attainability at the 80% AMI level** while supporting **transit-oriented development**. The project consists entirely of **studio apartments averaging 359 square feet**, combining **efficient private living spaces** with **robust shared amenities** to maximize residents' housing dollars.

The community includes a **price-sensitive mix of 80% AMI income-restricted units and market-rate units**, with an **average monthly rent of \$1,448**. Income-restricted units serve households earning approximately **\$49,920–\$68,750 annually** (about **\$24–\$36 per hour**). Its **transit-adjacent location** and amenitized design support affordability, mobility, and efficient urban living.



*aQui2194 renderings*

## Amenities - High Level

- Fitness Room Onsite
- Branded eBikes for Resident Use
- Private Patios on Select Units
- Smart, Secured Building Access
- Shared Patio with Mountain Views
- Gig-Speed Internet to Each Unit
- Resident Lounge Room
- Multiple Laundry Lounges

The all-studio community combines an efficient living space with a robust common area to maximize the resident's housing dollars.



*Amenities located at aQui355*

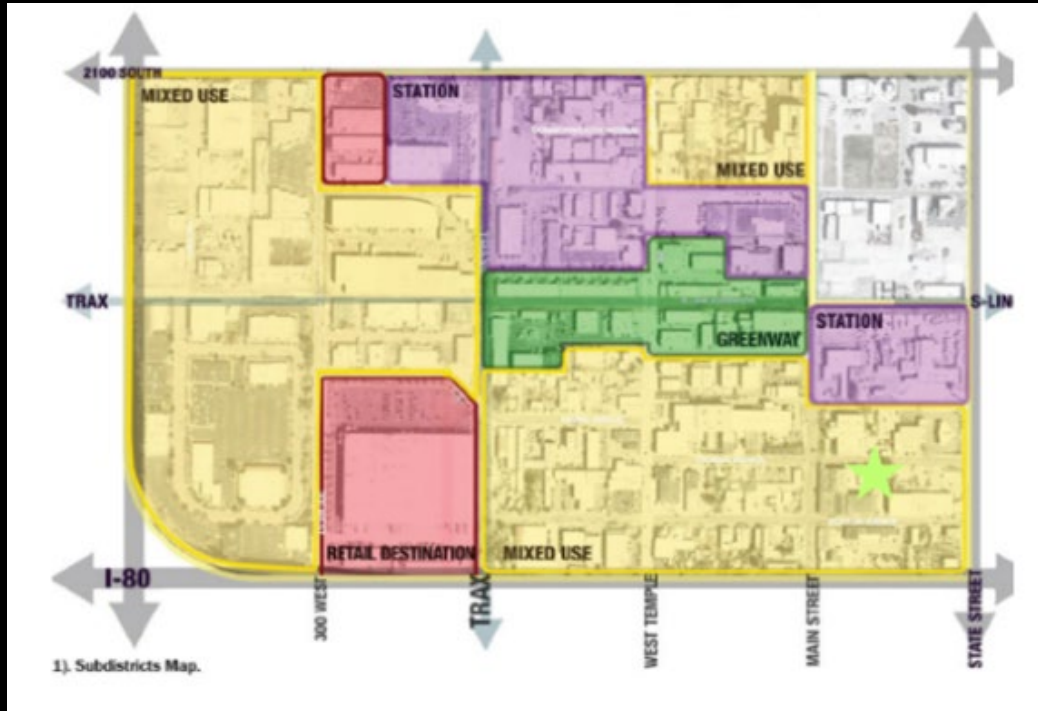


# Overview of Proposed Ordinance Amendment

CODE SECTIONS	HIGHLIGHT OF CHANGES
Amending Title 17.01 Definitions	17.01.010 Definition ✓ Adding the definition of “Dwelling, Multi-Family Micro-Unit”.  The definition will specify that the Dwelling must contain fewer than fifty (50) individual Dwelling units.

# Overview of Proposed Ordinance Amendment

CODE SECTIONS	HIGHLIGHT OF CHANGES
Amending Title 17.03. Land-Use Districts and Matrix	17.03.010 Land Use Matrix ✓ Adding the "Dwelling, Multi-Family Micro-Unit" use to the matrix as a Conditional Use in the Downtown - Station Zone.



- The Downtown-Station District is specifically designed to support transit-oriented development (TOD).
- This District prioritizes uses closely tied to transit, such as housing and jobs, fostering a vibrant, connected community.
- Design standards emphasize walking, biking, and transit use, encouraging sustainable, active lifestyles.
- This focus aligns directly with the goals outlined in the High Transit Residential Zone (HTRZ) application, supporting the City's vision for a thriving downtown.

# Overview of Proposed Ordinance Amendment

CODE SECTIONS	HIGHLIGHT OF CHANGES
Amending Title 17.05	17.05.040 Conditional Uses with Specific Standards. ✓ Adding "Dwelling, Multi-Family Micro-Unit" as a Conditional Use.

- The use is authorized for up to **three entitled projects**.
- After three projects are entitled, the use expires unless **extended by City Council** following Planning Commission review.
- Developments must include **no fewer than 30 and no more than 49 dwelling units**.
- Individual micro-units must be approximately **250 to 500 square feet**.
- Each micro-unit must include a **functional kitchen and a private bathroom**.
- Maximum density may not exceed **49 dwelling units per acre**.
- Developments must be located within **¼ mile of a public transit stop**, such as TRAX, with documentation provided.
- Projects must comply with the **parking reduction standards** in Section 17.06.160(D).
- Developments must include **dedicated e-bike charging facilities**, subject to conditional use approval.
- Projects are subject to the **amenity requirements for multi-family developments of 50 units or fewer**.
- As part of conditional use approval, applicants must submit a City-defined, project-specific report evaluating resident behavior, transit usage, parking demand, e-mobility use, and overall project performance to inform future policy decisions and assess alignment with the City's planning objectives.

# Overview of Proposed Ordinance Amendment

CODE SECTIONS	HIGHLIGHT OF CHANGES
<b>Amending Title 17.06</b> Parking, Access, and Circulation Requirements	17.06.160 Parking Stall requirements. ✓ Adding "Dwelling, Multi-Family Micro-Unit" to 17.06.160A Parking Requirements by Use Table. ✓ Adding a provision allowing Dwelling, Multi-Family Micro-Unit housing in the Downtown-Station Zone to receive up to a 65% parking <u>reduction</u> .

## **17.06.160A Parking Stall Requirements.**

Downtown Station District: 1 stall per studio/one bedroom unit; 1.2 stalls per two/three-bedroom unit

## **17.06.160D Parking Reduction Plan**

To qualify for parking reductions, a Development must:

1. Be located in the Downtown Station District, and
2. Comply with at least two (2) of the following additional requirements
  - Shared Parking Standards
  - Transit Passes: 100% of employees at the Development are provided transit passes.
  - Long-Term Bicycle Storage
  - Eligible Parking Rate Reductions Amenities: Car share, Unbundled parking, Bike Share, Bike lockers/storage, Development-supplied transit passes to 100% of units, Senior housing or Student housing (<0.25 miles from campus)

# Overview of Proposed Ordinance Amendment

CODE SECTIONS	HIGHLIGHT OF CHANGES
Amending Title 17.07 Design Standards	17.07.100 Required Amenities for Multi-Family, Dwelling, and Townhome Building Forms. ✓ Change section to include Dwelling, Multi-Family Micro-Unit ✓ Change Table of Required Amenities-Multi-Family to include 50 units or fewer
Downtown Form-Based Code	Section 6.8: Open Space Requirements

# General Plan Considerations

**Land Use and Neighborhoods Goal 1** – Identify areas of the City with appropriate infrastructure, amenities, and services to support households of various types and densities.

**Analysis:** The proposed ordinance encourages multi-family development in the Downtown District, an area with existing infrastructure, transit access, and amenities, supporting diverse household types and moderate density housing.

**Land Use and Neighborhoods Goal 3** - Maintain residential, business and industrial areas that are vibrant and where the health and safety of all are protected.

**Analysis:** Establishing a Conditional Use for micro multi-family dwellings and updating the Downtown Form-Based Code promotes compatible, well-designed development that contributes to a safe, active, and visually appealing Downtown environment.

# General Plan Considerations

**Housing Goal 1** - Encourage the equitable development of diverse, safe, affordable, and attractive housing that is accessible and appropriate for residents of all incomes, needs, ages, backgrounds, and familial status.

**Analysis:** The inclusion of Multi-Family Micro-Unit Housing expands housing options in the Downtown District, providing smaller, attainable units that can meet the needs of a wider range of residents, supporting affordability and equity.

**Transportation & Connectivity Goal 2** - Increase connections within and between neighborhoods to improve access to amenities and services without requiring use of an automobile.

**Analysis:** By supporting higher-density residential development in the Downtown area and reducing required off-street parking, the ordinance encourages transit-oriented living, walkability, and reduced automobile dependence, improving connectivity to services and amenities.

# Staff Recommendation

Staff recommend that the Planning Commission forward a positive recommendation to the South Salt Lake City Council for adoption of an ordinance amending multiple sections of Title 17 of the South Salt Lake City Municipal Code. The proposed ordinance would add a definition for Dwelling, Multi-Family Micro-Unit, establish Dwelling, Multi-Family Micro-Unit as a Conditional Use within the Downtown Station District, and amend the Land Use Matrix, parking requirements, design requirements, and the Downtown Form-Based Code. Staff find that the proposed amendments are consistent with the City's goals for downtown development, support increased housing options, and provide clear standards for the design and review of micro-unit projects.

# Planning Commission Options

## Option 1: Approval

Move to forward a recommendation of approval to the City Council for the ordinance amending multiple sections of Title 17 of the South Salt Lake City Municipal Code (“Code”) to establish the use “Dwelling, Micro-Unit Multi-Family”, based on the analysis and findings set forth in the staff report and on the record.

## Option 2: Denial

Move to forward a recommendation of denial to the City Council for the ordinance amending multiple sections of Title 17 of the South Salt Lake City Municipal Code (“Code”) to establish the use “Dwelling, Micro-Unit Multi-Family”, based on the analysis and findings set forth in the staff report and on the record.

# Planning Commission Options

## Option 3: Continuance

Move to table the recommendation to the City Council for the ordinance amending multiple sections of Title 17 of the South Salt Lake City Municipal Code (“Code”) to establish the use “Dwelling, Micro-Unit Multi-Family”, based on the analysis and findings set forth in the staff report and on the record.