



**CITY OF NORTH SALT LAKE
PLANNING COMMISSION MEETING
NOTICE & AGENDA
July 14, 2026
6:30 PM**

Notice is given that the City of North Salt Lake Planning Commission will hold a regular meeting on the above noted date and time at City Hall, 10 East Center Street, North Salt Lake, Utah. Some Commissioners may participate electronically.

The following items of business will be discussed; the order of business may be changed as time permits:

AGENDA ITEMS

1. Welcome and Introduction
2. Public Comment
3. Work Session – Town Center Urban Design Standards (Mark Morris w/ Voda)
4. Report on City Council actions on items recommended by the Planning Commission
5. Approval of Planning Commission Minutes of May 14, 2026
6. Adjourn

Planning Commission meetings are open to the public. If you need special accommodation to participate in the meeting, please call (801) 335-8709 with at least 24 hours' notice. This meeting will be broadcasted live through the City's YouTube channel:

<https://www.youtube.com/@nslutah4909/streams>

Notice of Posting:

I, the duly appointed City Recorder for the City of North Salt Lake, certify that copies of the foregoing agenda were posted on the Utah Public Notice Website: <https://www.utah.gov/pmn/>, City's Website: <https://nslcity.gov/>, and at City Hall: 10 East Center Street, North Salt Lake.

Date Posted: July 9, 2026


Wendy Page, City Recorder





MEMORANDUM

TO: Planning Commission

FROM: Ali Avery, Long Range Planner

DATE: July 12, 2026

SUBJECT: Town Center Urban Design Standards Draft

RECOMMENDATION

No recommended action on this item.

BACKGROUND

The City's consultant, Mark Morris with VODA Landscape + Planning, will present the complete draft of the Town Center Urban Design Standards to the Planning Commission.

PROPOSED MOTION

No action requested.

TOWN CENTER URBAN DESIGN STANDARDS



Figure 1.1 - North Salt Lake Town Center development.

PURPOSE

The purpose of the North Salt Lake City Town Center Urban Design Standards is to establish a clear and consistent framework for building form that shapes a cohesive, recognizable, and vibrant community core. Building form is the primary tool through which the Town Center's identity is expressed—defining how structures relate to streets, frame public spaces, and create a lasting sense of place.

BUILDING FOCUSED

These standards guide the massing, scale, orientation, and architectural articulation of buildings to ensure they contribute positively to the public realm. By emphasizing consistent street edges, active ground floors, and appropriately scaled building heights, the standards help create a comfortable, pedestrian-oriented environment that encourages walking, gathering, and daily activity. Buildings are expected to define and enclose streets and public spaces, reinforcing a sense of spatial clarity and urban character.

Careful attention is given to transitions in scale, ensuring that larger buildings are thoughtfully integrated with adjacent neighborhoods while maintaining the Town Center's intensity and vitality.

Design elements such as façade articulation, transparency, and high-quality materials are encouraged to add visual interest, reduce perceived mass, and create engaging street-level experiences.



Figure 1.2 - Example of how building height, massing, articulation, and ground floor activation contribute to a high quality urban environment.

Together, these building form standards establish a strong physical framework that supports mixed-use development, economic activity, and long-term adaptability. More importantly, they create a distinctive and memorable environment—one where architecture and urban form work together to reflect the character of North Salt Lake City and foster a true sense of place for residents, businesses, and visitors alike.

1. SUBDISTRICTS

A. TOWN CENTER AREA BOUNDARY

These urban design standards apply only to the Town Center area as shown in Figure 1.3, the Town Center Subdistricts Map.

B. SUBDISTRICTS

The Town Center area is divided into 5 subdistricts as shown in Figure 1.3, the Town Center Subdistricts Map.

1. A subdistrict is a group of specific parcels to which the same urban design standards are applied. The standards vary between subdistricts according to the location, goals, and purpose of each subdistrict within the spatial and functional hierarchy of the Town Center area.
2. The five subdistricts are:
 - (a) Core Center (CO)
 - (b) Boulevard (BD)
 - (c) South Boulevard (SB)
 - (d) Neighborhood Transition (NT)
 - (e) Park Neighborhood (PN)



Figure 1.3 - North Salt Lake Town Center Subdistricts map

2. FRONTAGE

A. STREETSCAPE TYPES

Streetscape types regulate the pedestrian realm of a street right-of-way (ROW) and define the spatial relationship between the street and building. Streetscape types each have different requirements as shown in Figures 2.1 to 2.6 and Tables 2.1 to 2.5.

1. The streetscape types map, Figure 2.1, indicates where each streetscape type is required within the Town Center boundary.
2. The pedestrian realm is the area located between the back of the curb and the outside edge of the sidewalk or landscaped buffer.
3. SBZ is measured from the outside edge of the pedestrian realm which may not coincide with the ROW/private property line boundary.
 - (a) This provides a consistent streetscape across the varying, unaligned ROW/property lines from parcel to parcel.
 - (b) If the ROW/property line boundary lies within the pedestrian realm defined by each streetscape type, the property owner shall dedicate that portion of their property for public use.
4. Existing above ground utility lines within the streetscape area shall be buried as part of all new streetscape construction and coordinated with the appropriate city department and utility provider. Where burial is not feasible the development will be required to enter an agreement with the city to pay a fee-in-lieu for future utility burial costs and install underground conduit to facilitate future utility burial.

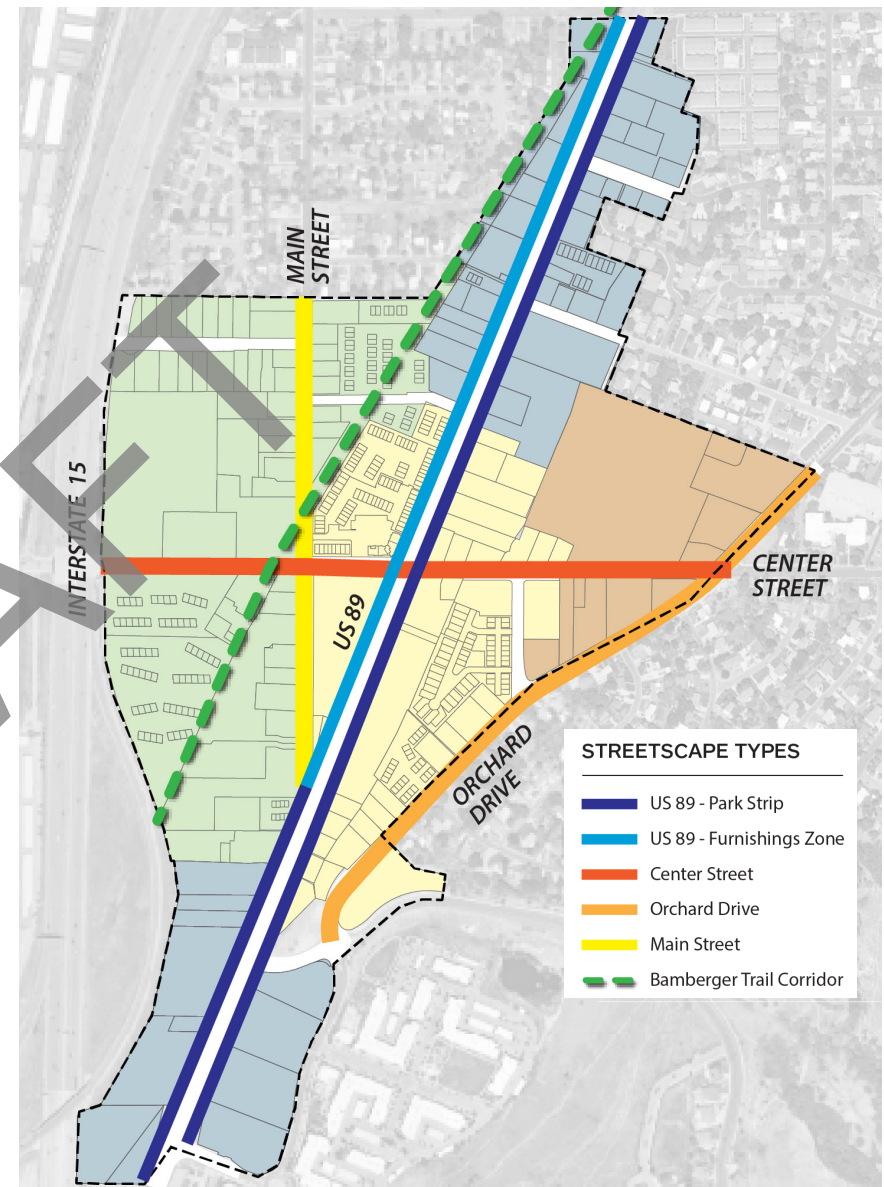


Figure 2.1 - North Salt Lake Town Center streetscape types map

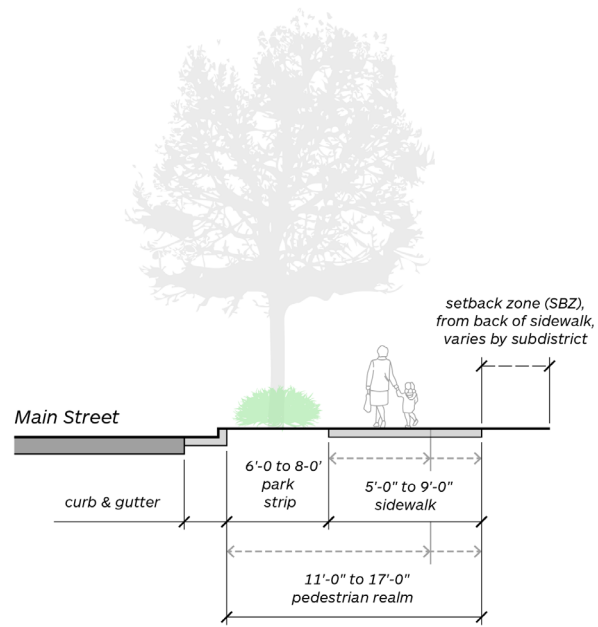


Figure 2.2 - Main Street Typical Streetscape section

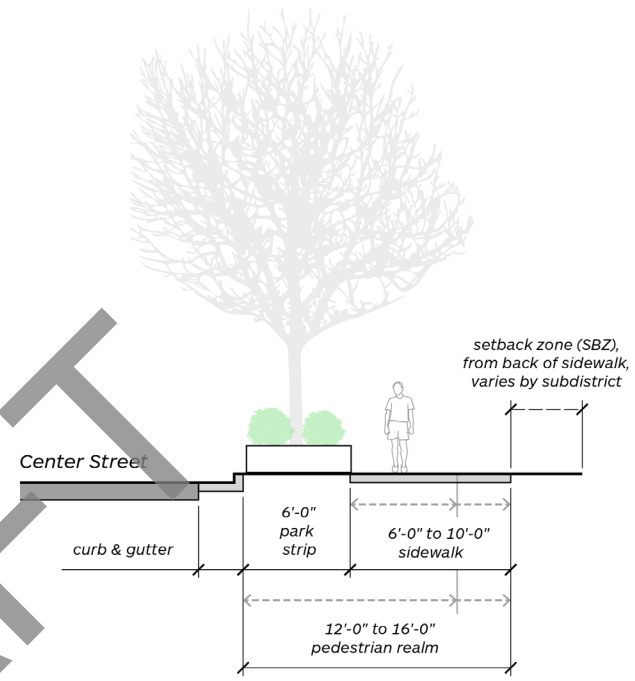


Figure 2.3 - Center Street Typical Streetscape section

Table 2.1 - Main Street Typical Streetscape Requirements		
PEDESTRIAN REALM		
1. Sidewalk		5'-0" to 9'-0"
Park Strip	2. Width	6'-0" to 8'-0"
	3. Street Trees	Planted along park strip center line, evenly spaced at 30'-0" on center, in accordance with city ordinance, Chapter 9, Community Forestry, Medium Tree List
	4. Pedestrian Street Lights	Fixture type and install requirements defined in NSL Streets Standards Manual
	5. Landscaping	Required: water efficient low-maintenance ornamental plants, pedestrian street lights, no lawn As Needed: street signage, utilities, public art, bollards All landscaping in accordance with city ordinance, Chapter 22, Water Efficient Landscape Standards.

Table 2.2 - Center Street Typical Streetscape Requirements		
PEDESTRIAN REALM		
1. Sidewalk		6'-0" to 10'-0"
Park Strip	2. Width	6'-0"
	3. Street Trees	Planted along park strip center line, evenly spaced at 30'-0" on center, in accordance with city ordinance, Chapter 9, Community Forestry, Medium or Large Tree List, in tree grates or raised planters
	4. Pedestrian Street Lights	Fixture type and install requirements defined in NSL Streets Standards Manual
	5. Landscaping	Required: water efficient low-maintenance ornamental plants, pedestrian street lights, no lawn As Needed: street signage, utilities, public art, bollards All landscaping in accordance with city ordinance, Chapter 22, Water Efficient Landscape Standards.

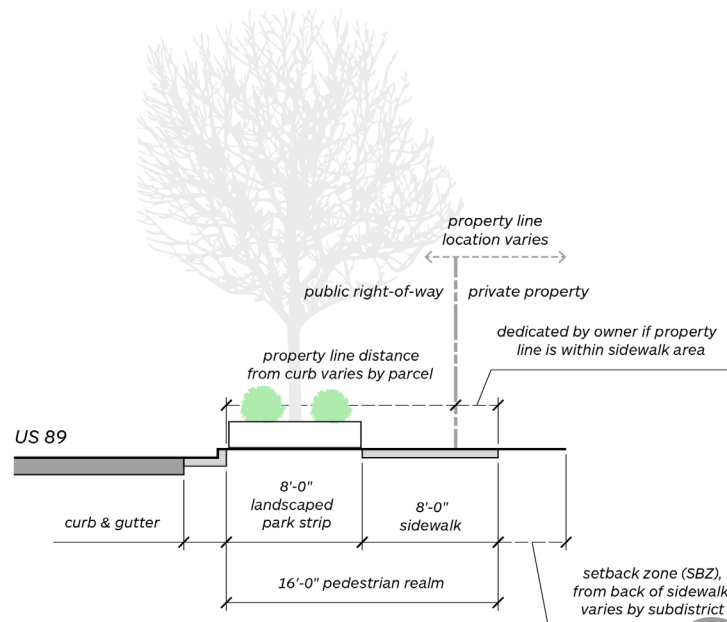


Figure 2.4 - US 89 Park Strip Streetscape section

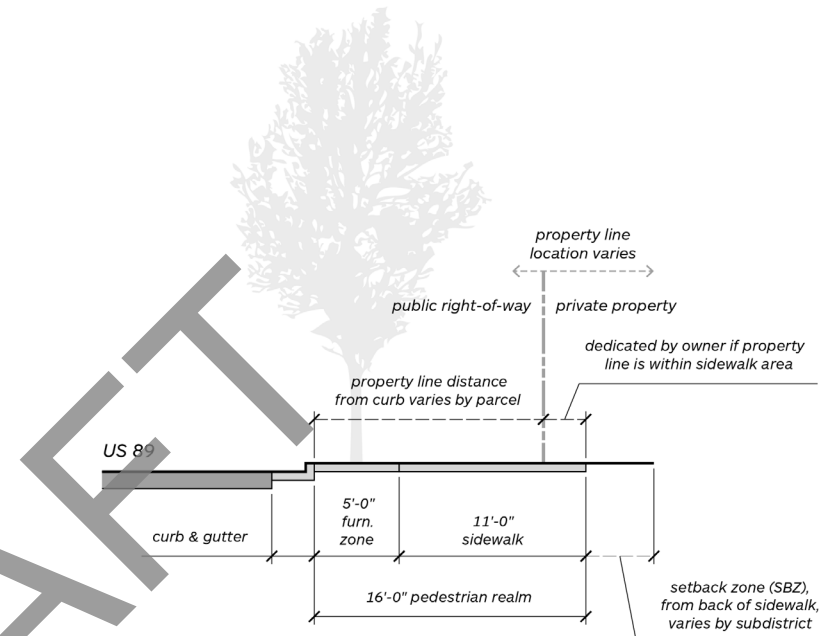


Figure 2.5 - US 89 Furnishings Zone Streetscape section

Table 2.3 - US 89 Park Strip Streetscape Requirements

PEDESTRIAN REALM		
1. Sidewalk		8'-0"
Park Strip	2. Width	8'-0"
	3. Street Trees	Planted along park strip center line, evenly spaced at 30'-0" on center, in accordance with city ordinance, Chapter 9, Community Forestry, Medium Tree List, optionally in tree grates or raised planter
	4. Pedestrian Street Lights	Fixture type and install requirements defined in NSL Streets Standards Manual
	5. Landscaping	Required: water efficient low-maintenance ornamental plants, pedestrian street lights, no lawn As Needed: street signage, utilities, public art, bollards All landscaping in accordance with city ordinance, Chapter 22, Water Efficient Landscape Standards.

Table 2.4 - US 89 Furnishings Zone Streetscape Requirements

PEDESTRIAN REALM		
1. Sidewalk		11'-0"
Furnishings Zone	2. Width	5'-0"
	3. Street Trees	Planted along park strip center line, evenly spaced at 30'-0" on center, in accordance with city ordinance, Chapter 9, Community Forestry, Small Tree List
	4. Pedestrian Street Lights	Fixture type and install requirements defined in NSL Streets Standards Manual
	5. Landscaping	Required: pedestrian street lights, benches, litter bins As Needed: street signage, utilities, public art, bollards All landscaping in accordance with city ordinance, Chapter 22, Water Efficient Landscape Standards.

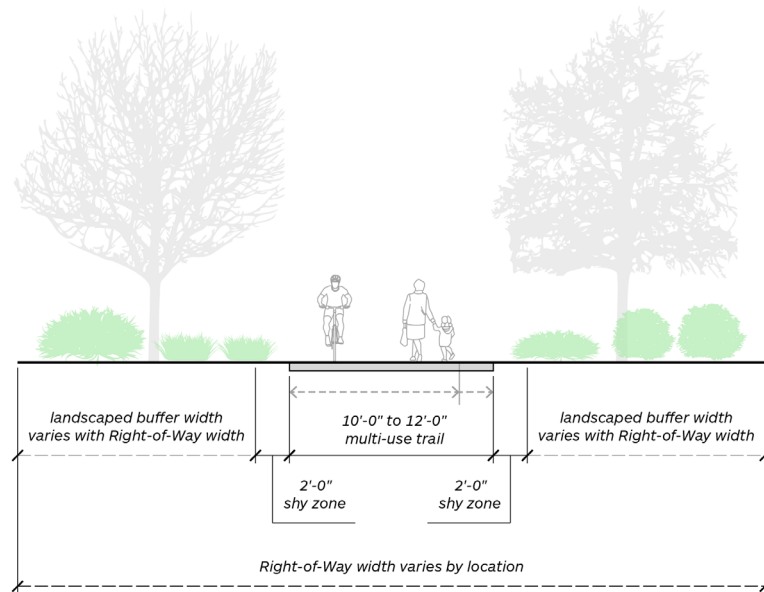


Figure 2.6 - Bamberger Trail Corridor section

Table 2.5 - Bamberger Trail Corridor Requirements		
1. Multi-Use Path		10'-0" to 12'-0" with 2'-0" shy zones (no benches etc.)
Landscaped Buffers	2. Width	varies by corridor Right-of-Way width, on each side of multi-use trail
	3. Trees	Planted along buffer center lines; varying species, average of 1 tree/30'-0" of buffer length, unevenly spaced for more natural effect
	4. Pedestrian Lights	Fixture type and install requirements defined in NSL Streets Standards Manual
	5. Landscaping	Required: water efficient low-maintenance ornamental plants, pedestrian lights, no lawn
		As Needed: signage, furnishings, utilities, public art, bollards
		All landscaping in accordance with city ordinance, Chapter 22, Water Efficient Landscape Standards.

B. BUILDING SETBACKS

Building setbacks regulate the location of a building's facades on its site by defining distances from back of curb to each facade. Building setback requirements are shown in Table 2.6.

1. Facades that face a street, either front street or side street, are described as a setback zone (SBZ) which defines the area in which the facade must be located by providing both a minimum and maximum distance from the back of curb.
2. Side and rear yard setbacks are defined as a minimum distance from the property line.
3. Buildings on corner lots must be located on the corner between the front street and side street

C. PARKING SETBACKS

Parking setbacks regulate the location and maximum size of a project's parking facilities by defining distances from property lines to the parking facility area. In the Town Center area, all parking must be located behind the primary building or inside the building envelope, with a minimum 30' deep occupied space along the building frontage.

Driveway requirements are also defined. Parking setback requirements are shown in Table 2.7 and Figure 2.7.

Table 2.6 - Building Setbacks

SUBDISTRICT	CO	BD	SB	NT	PN
BUILDING SETBACKS					
1. Front Street Setback Zone (SBZ)	0'-0" to 10'-0"	0'-0" to 15'-0"	0'-0" to 15'-0"	5'-0" to 10'-0"	0'-0" to 10'-0"
2. Side Yard Setback Minimum	0'-0"	0'-0"	0'-0"	5'-0"	5'-0"
3. Rear Yard Setback Minimum	10'-0"	20'-0"	0'-0"	20'-0"	20'-0"
CORNER LOT BUILDINGS					
4. Occupation of Corner			required		
5. Side Street Setback Zone (SBZ)	0'-0" to 10'-0"	0'-0" to 15'-0"	0'-0" to 15'-0"	5'-0" to 10'-0"	0'-0" to 10'-0"

Table 2.7 - Parking Site Requirements

SETBACK (surface lot)	
1. Front Street	30'-0" min.
2. Side Street/Rear Street	10'-0" min.
3. Side	5'-0" min.
4. Rear	5'-0" min.
PARKING DRIVEWAY (surface lot & structured)	
WIDTH	
5. Two-Way	25'-0" max.
6. Right turn in/Right turn out	25'-0" max.
7. One-Way	16'-0" max.
CORNER LOT	
8. Location	side street or rear street
9. Distance from Corner	35'-0" min.
INTERIOR LOT	
10. Location	shared driveway, rear street, front street as last resort

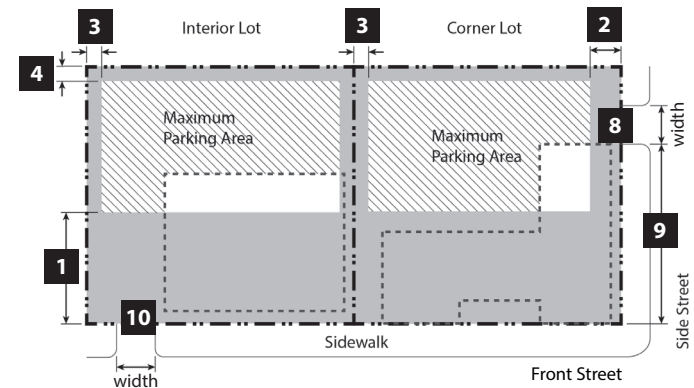


Figure 2.7 - Parking area placement example diagram. Not to scale

D. SETBACK ZONE (SBZ) PEDESTRIAN SPACE

1. SBZ pedestrian spaces are part of a project's site plan and design drawings.
2. Where a building facade is located directly at the back of the sidewalk there is no SBZ pedestrian space requirement.
3. SBZ pedestrian space is permitted according to the SBZ minimum and maximum setback distances in Table 2.6.
 - (a) Depth is measured from the back of sidewalk to the building facade, along a line perpendicular to the sidewalk.
 - (b) Must be open to the street and shall be open to public use.

Regulations for the SBZ pedestrian space open space type are defined in Table 2.8..

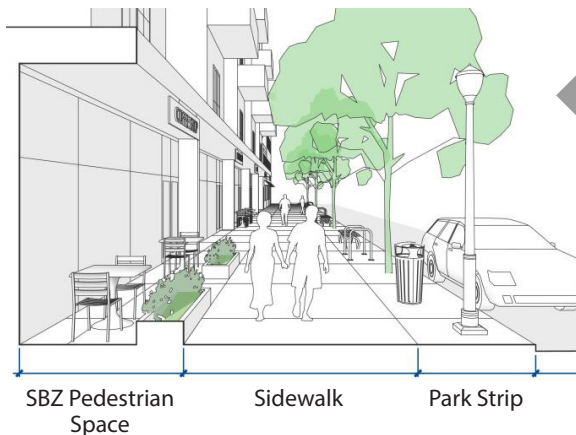


Figure 2.8 - Setback Zone (SBZ) pedestrian space example

Table 2.8 - SBZ Pedestrian Space Requirements		
DIMENSIONS		
1. Minimum Depth		SBZ min. depth
2. Maximum Depth		SBZ max. depth
3. Minimum Width		20'
4. Maximum Width		full width of building facade
IMPROVEMENTS		
5. Permitted Structures		monument, sculpture, water feature, shade structure, stoop or porch
Paving	6. Walkway	required, 1 per pedestrian entrance
	7. Amenity	paving between walkways/driveways as needed for amenities/activities
8. Lighting		permitted: bollard lights, landscaping lights
9. Seating		permitted
Landscaping	10. Front Street	planted areas to be 0% min. to 40% max. of net SBZ area
	11. Side Street	planted areas to be 0% min. to 80% max. of net SBZ area
	12. Curbing	all planted areas to be enclosed by 6" tall concrete curbing
	13. Plant Coverage	planted areas to be 50% min. live plant coverage at maturity (excluding trees)
	14. Lawn	lawn is prohibited in SBZ
	15. Trees	very narrow trees are permitted only with site plan approval
	16. Bicycle Facilities	permitted

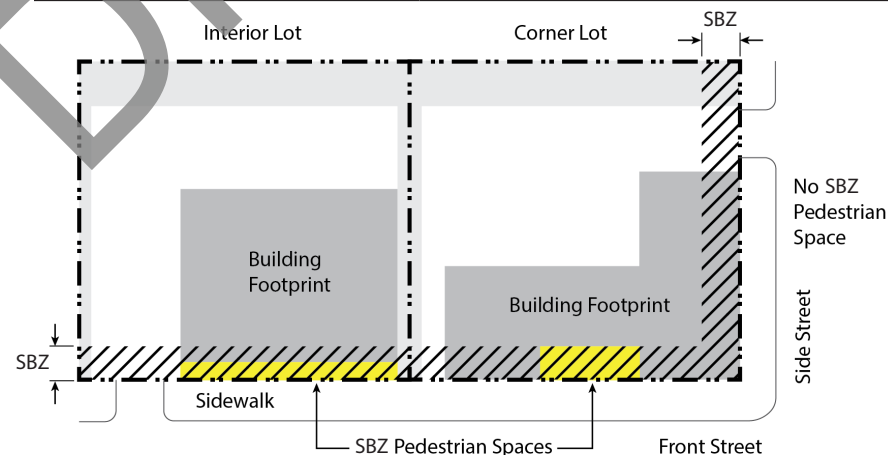


Figure 2.9 - Setback Zone (SBZ) pedestrian space plan diagram

3. BUILDING HEIGHT

Building heights are regulated by subdistrict and other factors as shown in Table 3.1.

A. HEIGHT

1. Building heights are regulated by a minimum and maximum number of stories.
2. Story heights are regulated by a minimum and maximum height, measured in feet, from finished floor to finished floor.
- (a) Ground story and upper story heights are regulated separately. Roof height is not regulated.

B. STEPBACKS

1. Stepback stories indicates which upper stories must be stepped back from the lower stories.
2. Stepback distance indicates the horizontal distance which the upper story facade must be stepped backward from the lower story facade.
3. Stepback facade indicates which facades must be stepped back.

SUBDISTRICT	CO	BD	SB	NT	PN
1. Minimum Height	3 stories	3 stories	4 stories	2 stories	2 stories
2. Maximum Height	7 stories	6 stories	7 stories	4 stories	3 stories
3. Stepback Stories	not required	3rd and above	not required	3rd and above	not required
4. Stepback Distance	not required	20'-0" min.	not required	20'-0" min.	not required
5. Stepback Facade	not required	rear facades where project site abuts residentially zoned parcels	not required	front facades along Orchard Dr.	not required
6. Ground Story Height	15'-0" min. 20'-0" max.	housing only buildings: 10'-0" min. all other buildings: 15'-0" min. / 20'-0" max.		12'-0" min. / 20'-0" max.	
7. Upper Story Height		10'-0" min. / 12'-0" max.			

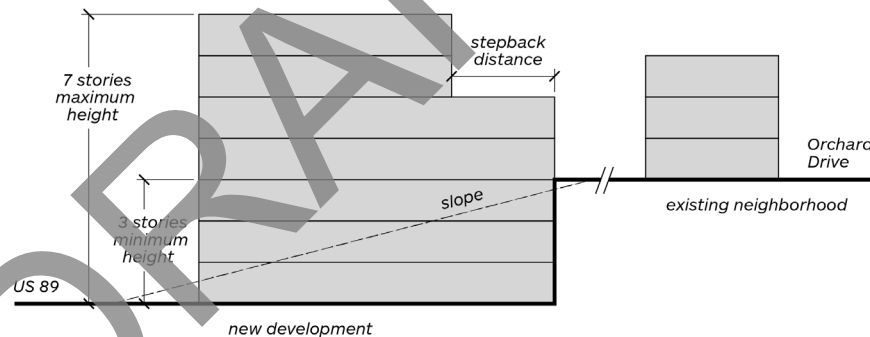


Figure 3.1 - Building section height and stepback on sloped site diagram. Not to scale

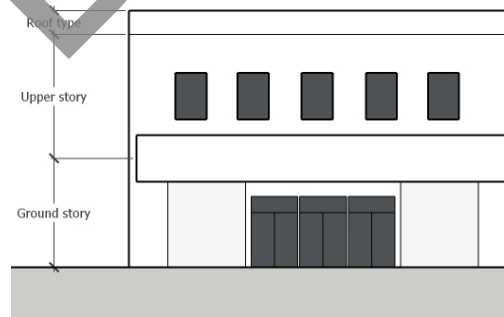


Figure 3.2 - Height measuring diagrams

4. FACADE ARTICULATION

Facade articulation requirements regulate some elements of a building's street facing facade(s). The requirements vary by subdistrict and other factors as shown in Table 4.1.

1. Facade length is regulated by property line coverage, which is expressed as a percentage of the length of the street facing property line(s).
 - (a) Corner lots have both a front street and side street property line coverage requirement.
2. Facade divisions create distinct sections of the facade by varying architectural elements between each division so as to distinguish important parts of the building and break large facades up into sections of a visually and experientially human scale.
 - (a) Each vertical division extends vertically across all stories of the building.
 - (i) Vertical divisions should be used to distinguish between different units in a building such as town houses or multi-unit commercial buildings.
 - (b) Each horizontal division extends horizontally across all vertical divisions of a building. Horizontal divisions may coincide with different stories in different vertical divisions given that the number and spacing requirements of horizontal divisions are met.

Table 4.1 - Facade Articulation					
SUBDISTRICT	CO	BD	SB	NT	PN
BUILDING LENGTH					
1. Front Street Property Line Coverage		80% min.		60% min.	
2. Side Street Property Line Coverage		50% min.		40% min.	
DIVISIONS					
3. Vertical Facade Divisions		20'-0" to 40'-0" of facade width		15'-0" to 30'-0" of facade width	
4. Horizontal Facade Divisions		within 3'-0" of top of 1st story AND every 3rd story above 1st story			
UPPER FLOOR(S) FENESTRATION					
5. Minimum Transparency		20%		15%	
BUILDING MATERIALS					
6. Primary Material, facade		Maximum 2 primary material types			
7. Seconday Materials, facade		Maximum 2 secondary material types			

3. Fenestration refers to the quantity, size, shape, and configuration of openings (windows and doors) in a building facade.
 - (a) Transparency refers to the windows in a facade. It is expressed as the total area of all windows as a percentage of the total area of the facade. It is calculated per story and per vertical facade division.

4. Materials: Street facing facades of buildings are allowed no more than two primary building material types. A primary building material is any material covering more than 25% of the building facade.
 - (a) Allowed primary materials: Brick, stone, metal, wood panel, composite panel, glass
 - (b) Rear facades allow other material options, but materials such as ifis panels, stucco, or siding may cover no more than 40% of the total rear facade of the building.

5. USE & GROUND FLOOR ACTIVATION

The ground floor activation requirements regulate various elements of the physical building, site, and how they are used, in order to provide for and promote activity between the street, streetscape, and building. Ground floor activation requirements are shown in Table 5.1.

1. Uses within a building are defined by building location, differentiating between ground floor and upper floor uses. Table 5.2 indicates general use categories. Refer to Tables 5.3 to 5.5 for more specific use lists.
 - (a) The occupied space requirement prevents inactive uses such as storage areas, mechanical rooms, and other typically unoccupied rooms from being located along the front facade and ground floor.
 - (b) Parking structures may be incorporated into a building only in the basement or rear of any other floor.
2. Three street facade elements are regulated as ground floor activation requirements:
 - (a) Principal entrance location defines where the building's primary entrance(s) must be located, expressed as a specific facade.
 - (i) Buildings with multiple ground floor units

Table 5.1- Ground Floor Activation					
SUBDISTRICT	CO	BD	SB	NT	PN
USE					
1. Ground Floor	retail, office, service, food & beverage, civic, entertainment, hospitality	retail, office, service, food & beverage, hospitality, housing	retail, office, service, food & beverage, hospitality, housing	retail, office, service, housing	service, recreation, civic, housing
2. Upper Floor(s)	housing, hospitality, office	housing, hospitality, office	housing, office	housing, office	housing
3. Required Occupied Space		30'-0" min. from the front facade on all full floors			
4. Parking Within Building		permitted fully in any basement and in rear of all other floors			
STREET FACADE(S)					
5. Principal Entrance Location		required on front facade			
6. Entrance Spacing		1 per each vertical facade division min. / 1 per ground floor unit min.			
7. Ground Floor Minimum Transparency	45%	residential: 20% non-res: 45%	residential: 20% non-res: 45%	residential: 20% non-res: 35%	residential: 20% non-res: 30%
VEHICULAR FACILITIES					
8. Vehicle Access Type		1 driveway or portal per street frontage			
9. Parking Location		rear yard or behind required occupied space			
10. Loading/Service Entry Location		rear yard, side yard only			

- (ii) Secondary entrance locations are not restricted.
- (b) Entrance spacing regulates the quantity and spacing of primary entrances.
- (c) Ground floor transparency is regulated separately from upper floor transparency. Transparency refers to the windows in a facade. It is expressed as the total area of all

windows as a percentage of the total area of the facade. It is calculated per story and per vertical facade division.

3. Vehicular facility requirements regulate how vehicles access the site.
4. Vehicle access type defines the type, quantity, and location of vehicle access.
 - (a) Parking location defines the location of parking facilities, either surface or structured.

- (b) Loading/service entry location defines the location of loading and service entrances and vehicle zones.

A. USE GENERAL REQUIREMENTS

1. GENERAL PROVISIONS

The following provisions apply to the uses outlined in this section:

1. Permitted Mixed-Uses. Individual buildings may contain more than one use. Use can vary between ground and upper floors of a building.
2. Subdistrict Permissions. Within each subdistrict, each use is either permitted by right (with some uses limited to upper floors only) or is not permitted.

2. ORGANIZATION

Uses are grouped into general categories and several subcategories.

If a proposed use is not listed in the use tables, the following shall apply:

1. Unlisted Similar Use. If a use is not listed but is similar in nature and impact to a use permitted within a subdistrict, the city may, through written determination, interpret the use as permitted.
 - (a) The city may require traffic studies, impact studies, or other such inquiries as part of the unlisted similar use determination process.
 - (b) The unlisted use will be subject to any

Table 5.2 - NSL Town Center Use by Subdistrict						
USE CATEGORY	SUBDISTRICT					SPECIFICS
	CO	BD	SB	NT	PN	
ACCESSORY						
1. Caretaker Residence	P	P	P	P	P	10-19-3(A)
2. Outdoor retail merchandise display	P	P	P	N	P	10-19-3(D)
AGRICULTURAL						
3. Community/Urban Gardens	N	N	N	P	P	10-19-4(A)
ARTISAN INDUSTRY						
4. Studio Space/Gallery/Music Studio	P	P	P	P	P	
5. Furniture/framing	P	P	P	P	P	
AUTOMOTIVE						
6. Retail auto parts & accessories	P	P	P	P	N	10-19-5(G)
BANKING						
7. Banks, credit unions, financial	P	P	P	P	P	10-19-3(B) 10-19-6(A)
BUILDING, CONTRACTING & SUPPLIES						
8. Construction services, office	P	P	P	N	P	
9. Dealers, building materials	P	P	P	N	P	10-19-7
10. Retail, home improvement	P	P	P	P	N	10-19-7, 3 (D & E)
CIVIC						
11. Libraries, Museums, Postal,	P	P	P	P	P	
EDUCATION, SCHOOLS, TRAINING						
12. Educational training, schools	P	P	P	N	P	
13. Group (dance, martial arts)	P	P	P	P	N	10-19-8 (A)
ENTERTAINMENT						
14. Amusement centers & arcades	P	P	P	P	P	10-19-9(A)
15. Athletic club, fitness, recreation	P	P	P	P	P	10-19-9 (B)
16. Studios, artists, performers	P	P	P	P	P	10-19-9 (E)
17. Theater, movie	P	P	P	N	P	10-19-9 (F)

GENERAL OFFICE						SPECIFICS
18. General office	U	U	U	P	P	
19. Leasing rental, service	P	P	P	P	P	10-19-10(C)
HEALTHCARE						
20. Home healthcare services	P	P	P	N	P	
21. Medical clinic, general, surgical	P	P	P	N	P	
22. Medical spas	P	P	P	P	P	
23. Dental, physicians, therapists	P	P	P	P	P	
24. Residential care, assisted living	U	U	U	U	P	10-19-11(B)
HOSPITALITY						
25. Bar Establishment	P	P	P	N	N	10-19-12(A-F)
26. Restaurants	P	P	P	P	P	10-19-12(A-F)
27. Drive through service	N	N	P	N	N	10-19-12(A-F)
PERSONAL SERVICES						
28. Animal care, boarding	P	P	P	P	P	10-19-15 (A)
29. Appliance repair, maintenance	P	P	P	P	P	10-19-15(B)
30. Couriers, local delivery	P	P	P	P	P	
RELIGIOUS						
31. Churches, religious organization	P	P	P	P	P	10-19-16(A)
32. Volunteer, non-profit	P	P	P	P	P	
RESIDENTIAL						
33. Housing	U	P	P	P	P	
RETAIL TRADE						
34. General retail	P	P	P	P	P	10-19-18(A)
35. Specialty retail	P	P	P	P	P	10-19-18(B)
SOCIAL SERVICES						
36. Child and Youth Services	P	P	P	P	P	
37. Daycare services, child or adult	P	P	P	P	P	10-19-19(A)
TRANSPORTATION & FREIGHT						
38. General transportation services	P	P	P	P	P	10-19-21(A)
UTILITIES						
39. Communications & broadcast	P	P	P	P	P	10-19-22 (A)

Table 5.3 - Neighborhood Service Uses

1. Arcade	2. Bank or other Financial Service
3. Barber Shop, Beauty Salon, Spa	4. Billiard Hall
5. Catering	6. Artist/Musician Studio
7. Day Care, Adult or Child	8. Dry Cleaning & Laundry
9. Emergency Care Clinic	10. Fitness, Dance Studio, Gym
11. Framing	12. Home Furniture & Equipment
13. Repair	14. Locksmith
15. Mailing Services	16. Microbrewery
17. Pet Grooming	18. Photocopying & Printing
19. Photography Studio & Supplies (on-site processing permitted)	20. Food & Beverage
21. Shoe Repair	22. Tailor
23. Tanning Salon	24. Tattoo/Piercing Parlor
25. Training Center	26. Travel Agency, Tour Operator

Table 5.4 - General Service Uses

1. All Neighborhood Service Uses	2. Animal Boarding (interior only)
3. Aquatic Facilities	4. Batting Cages
5. Bowling Alley	6. Concert Hall
7. Exterminating, Cleaning	8. Funeral Home
9. Miniature Golf Course	10. Recreation, Commercial Indoor
11. Repair of Small Goods & Electronics	12. Shooting & Archery Ranges (indoor only)
13. Skating Rink	14. Movie Theater
15. Performance Theater	16. Medical Clinic
17. Dental Clinic	18. Veterinary Clinic

Table 5.5 - Prohibited Uses

1. Outdoor storage	2. Commercial Crop Production
3. Livestock	4. Automotive dealers, maintenance
5. Automotive lots, repair, storage, repossession	6. Automotive Salvage, wholesale
7. Check cashing, quick loans, pawnshops	8. Amusement parks
9. Golf courses, country clubs	10. Drive in movies
11. Racetracks	12. Zoos
13. Call Centers, data processing services	14. Employment placement
15. Hospital, general, surgical	16. Psychiatric, substance abuse hospitals
17. Specialty hospitals	18. Outpatient mental health
19. Residential care facilities	20. Recreational vehicle parks
21. Campgrounds	22. Sexually oriented businesses
23. Manufacturing & assembly	24. Mining & support services
25. Cemeteries, crematories & mausoleums	26. Commercial laundry, linen supply
27. Packaging & labeling services	28. Car washes
29. Oil and fuel dealers	30. Outdoor power equipment
31. Online retail as primary use	32. Tobacco
33. Homeless shelters & services	34. Air traffic operations and facilities
35. Freight and commodities transportation	36. Passenger aircraft services & helipads
37. Transportation support services	38. Energy distribution & generation
39. Septic tank & related services	40. Sewage treatment services
41. Waste collection & storage	42. Hazardous waste collection, treatment
43. General warehousing & trade	44. Self storage units
45. Storage, indoor climate controlled	

development standards applicable to the similar permitted use.

2. Unlisted Dissimilar Use. If a use is not listed and cannot be interpreted as similar in nature and impact to a permitted use within a subdistrict, the use is not permitted and may only be approved through an amendment of this code.

3. USE TABLE

Table 5.2 outlines the uses in each subdistrict as permitted by one of the following three designations:

1. Permitted. These uses are permitted by right and indicated with a "P" in the table.
2. Permitted in Upper Stories Only. These uses are permitted by right, but only in upper stories of a building, i.e. not in the ground floor. They are indicated with a "U" in the table.
3. Not Permitted. These uses are not permitted and are indicated by an "N" in the table.

B. SPECIFIC USE RESTRICTIONS

1. ITINERANT MERCHANTS

a. General Requirements

Itinerant uses shall not be permitted unless the following general and applicable specific criteria are demonstrated as part of the business license application:

1. Location on Private Property. The business and any activity associated therewith must be located

on private property and only as a secondary use to another primary commercial use. The business shall not be located on public property (including public sidewalks, public streets, public parking areas or other public places as defined by the city) or on vacant or residentially used property, regardless of the subdistrict.

2. Impervious Surface. The business must be located on a hard surface with no portion of the business located in a landscaped or unimproved area.
3. Setbacks. The business must be located a minimum of 5'-0" from combustible walls, roof eave lines, awnings, etc.; 10'-0" from any building openings (i.e., doors, windows, vents, etc.); and 5'-0" from any fire hydrant, driveway, ADA accessible parking space and loading area. Space for queueing shall be provided on private property,
4. Lease. There must be a valid lease or written permission from the private property owner expressly allowing the use of property for the business that is the subject of this section. The merchant shall demonstrate the ability to utilize an existing rest room facility on or nearby the property.
5. Traffic Safety. The business location shall not impede auto and/or pedestrian traffic or create auto/pedestrian conflicts. Private sidewalk clear widths shall not be reduced below 5'-0" and the itinerant business shall not interfere with the internal parking lot circulation.

6. Power. All electrical wiring must be in compliance with the National Electrical Code and approved by the NSL Building Department. Generators and extension cords are permitted.
7. Temporary Only. All aspects of the business shall be temporary in nature with no permanent facilities constructed on site, with the exception of the required permanent power source.
8. Maintenance. The area around the business shall be kept clean and orderly. A trash receptacle shall be provided for patrons. The merchant is responsible to clean up all trash, litter, spills, etc., within a minimum 20'-0" radius of the business.
9. Business Conduct. The business may not solicit or conduct business with persons in motor vehicles or use any flashing lights, noise, sound or other motion-producing devices to attract attention to its operation.
10. Regulatory Compliance. All applicable local and state regulations (i.e., food permit, tax numbers, registration, etc.) shall be met.
11. Business License. All requirements of NSL Municipal Code shall be met.
12. Site Plan. A site plan, drawn to scale, showing the exact location of the itinerant merchant (including all components of the business) with setbacks to buildings, sidewalks, roadways, driveways, parking, fire hydrants, and other important features shall be provided. A

photograph or illustration showing components of the business, including cart and awning dimensions, trash receptacles, coolers, signage, electrical plans, etc., shall be provided, as well as other information required to show compliance with the applicable requirements contained herein.

b. Specific Requirements

1. Food Trucks. For food truck requirements, see NSL Code [XX](#).
2. Vending Carts. Each business license application for a vending cart must comply with the following:
 - (a) There shall be a minimum separation of 100'-0" between all vending cart locations. This separation shall be measured as a radius in all directions, with the vending cart location being the center point.
 - (b) The vending cart must be located no closer than 30'-0" from a single family residential zone.
 - (c) Any vending cart selling food items shall not be located within 100'-0" of the primary public entrance of an existing restaurant use. The exception to this is an existing restaurant is allowed to operate a vending cart within this area, provided all other provisions of this section are satisfied.

2. MEDICAL CANNABIS

Medical Cannabis Pharmacies are a permitted use with the following conditions:

1. Medical Cannabis Pharmacies must comply with Utah Code 4-41a: Cannabis Production Establishments and Pharmacies.
2. Where allowed by State law, signage is subject to the applicable subdistrict signage requirements. .

3. OUTDOOR DINING

Outdoor dining uses shall comply with the following:

1. The dining area shall be located on private property or leased public property and shall not diminish parking or landscaping.
2. Outdoor dining areas must be approved by the Utah Department of Alcoholic Beverage Services (DABS) in order to serve alcohol.
3. The dining area shall not impede pedestrian circulation.
4. The dining area shall not impede emergency access or circulation.
5. The outdoor furnishings shall be compatible with the streetscape and associated building.
6. No music or noise shall be in excess of the city noise ordinance, Title [XX](#).
7. No use after 10:30 p.m. and before 7:00 a.m.
8. In the Neighborhood Transition (NT) subdistrict, no part of the outdoor dining area shall be located within 100'-0" of any existing residential use (measured from the edge of the outdoor

dining area to the closest property line of the residential use), unless the residential use is part of a mixed use building or the outdoor dining area is separated from the residential use by a commercial building.

9. Cooking facilities shall be located within the primary building. No cooking facilities, including grills, shall be permitted in the outdoor dining area.
10. The outdoor dining area shall be kept in a clean condition and free of litter and food items which constitute a nuisance to public health, safety and welfare.

4. TELECOMMUNICATION FACILITIES

Telecommunication facility uses shall comply with NSL municipal code.

5. HOME OCCUPATION

Home occupation uses shall comply with NSL municipal code and qualifying rules and regulations.

6. PROHIBITED USES

Refer to Table 5.5 for prohibited uses in the Town Center area.

6. OTHER REQUIREMENTS

A. PARKING

1. APPLICABILITY

This requirements shall apply to all new development and changes in use or intensity of use for existing development, in any subdistrict.

1. Compliance with these required standards outlined shall be triggered by the following circumstances:
 - (a) Development of all new parking facilities, loading facilities, and driveways.
 - (b) Improvements to existing parking facilities, loading facilities, and driveways, including reconfiguration, enlargement, or the addition of curbs, walkways, fencing, or landscape installation.
 - (c) Change in use requiring a change in the amount of parking.
2. Site Plan Approval. Parking quantities and parking design and layout shall be approved through the site plan approval process.
3. Landscaping Requirements. Side and rear landscape buffers are required in the side and rear parking setbacks.

2. PARKING REQUIREMENTS

a. General Parking Requirements

1. Accessible Parking. Parking facilities accessible for persons with disabilities shall be in

Table 6.1 - Vehicular Parking Requirements by Use & Subdistrict						
USE CATEGORY	PARKING REQUIREMENT					CALCULATION UNIT
	CO	BD	SB	NT	PN	
RESIDENTIAL & LODGING						
1. Multifamily (Studio/1 Bed.)	1.0	1.0	1.0	1.0	1.0	per dwelling unit
2. Multifamily (2 Bedrooms)	1.5	1.5	1.5	1.5	1.5	per dwelling unit
3. Multifamily (3+ Bedrooms)	2.5	2.5	2.5	2.5	2.5	per dwelling unit
4. Hospitality	1.0	1.0	1.0	1.0	1.0	per room AND
	1.0	1.0	1.0	1.0	1.0	per 200 sq. ft. office & dining
5. Residential Care	0.5	0.5	0.5	0.5	0.5	per rooming unit AND
	0.5	0.5	0.5	0.5	0.5	per employee
CIVIC & INSTITUTIONAL						
6. Assembly (Public & Private)	0.2	0.25	0.25	0.2	0.2	per seat (capacity)
7. Medical/Dental Clinic	1.25	1.5	1.5	1.5	1.5	per treatment room AND
	0.75	1.0	1.0	1.5	1.5	per employee
8. Library/Museum/Post Office	0.75	1.0	1.0	1.0	1.0	per 600 sq. ft.
RETAIL						
12. General Retail	1.0	1.25	1.25	1.0	1.0	per 300 sq. ft.
13. Neighborhood Retail	0.75	1.0	1.0	1.0	1.0	per 300 sq. ft.
SERVICE						
14. General Service	0.5	0.75	.5	0.5	0.5	per 250 sq. ft.
15. Neighborhood Service	0.5	0.75	.5	0.5	0.5	per 250 sq. ft.
16. Bars & Restaurants	0.5	0.5	.5	0.5	0.5	per seat (capacity) AND
	0.5	0.5	.5	0.5	0.5	per employee
OFFICE & CRAFTSMAN						
17. Office/Professional	1.0	1.0	1.0	1.0	1.0	per 250 sq. ft.
18. Craftsman	n/a	1.0	1.0	1.0	1.0	per 500 sq. ft. retail space AND
	n/a	1.0		1.0	1.0	per 1,000 sq. ft. production space

compliance with, or better than, the standards detailed in the ADA Accessibility Code, including quantity, size, location, and accessibility found in NSL ordinance Chapter 10-6-4.

2. Approved Unlisted Uses. For a use not specifically addressed in these standards, the city is authorized to apply off-street parking standards specified for the use deemed most similar to the proposed use. In instances where an equivalent may not be clearly determined, the city may require the applicant to submit a parking study or other evidence that will help determine the appropriate requirements.
3. EV Charging Stations. Charging facilities, or space to accommodate future charging facilities, shall be included in multi-family, commercial, and mixed use developments. 5% of the total of all parking stalls are required to have an EV charging station, with an additional 10% of parking stalls required to be EV-capable (conduit installed for future EV station expansion).

b. Required Vehicular and Bicycle Parking

1. Parking requirements are organized by use and subdistrict.
 - (a) Parking requirements are provided by use sub-category and subdistrict; these numbers are applicable for all of the uses within each sub-category.
2. The parking requirement columns in Table 6.1

indicate maximum or minimum required off-street parking ratios, which may be subject to credits and other reductions, as detailed in this section.

3. Bicycle public parking facilities shall be a bike rack firmly affixed to a wall, building, sidewalk, or other permanent structure. One bike rack with capacity for four bikes is required per 200 feet of street frontage of the project (rounded up to one required rack if project has less than 200 feet of frontage).
4. Bicycle storage. Each project is required to have one bike room for secured, longer term bike storage. Multifamily developments will provide bike storage capacity equal to 5% of the required vehicle parking for the project.
5. Computation. Off-street parking spaces shall be calculated using the following information:
 - (a) Area Measurements. The following units of measurements shall be utilized to calculate parking requirements.
 - (i) Dwelling/Rooming Unit. Parking standards for residential uses shall be computed using dwelling unit, rooming unit, or room as the unit of measure, unless otherwise stated.
 - (ii) Net Leasable Floor Area. Unless otherwise expressly stated, parking standards for non-residential uses shall be computed using net leasable floor Area. This means

gross floor area less the area used for common hallways, mechanical and storage areas, and rest rooms.

- (iii) Occupancy- or Capacity-Based Measurements. Parking spaces required per available seat or per employee, student, or occupant shall be based on the greatest number of persons on the largest shift, the maximum number of students enrolled, or the maximum fire-rated capacity, whichever measurement is applicable.
 - (iv) Bench Seating. For uses in which users occupy benches, pews, or other similar seating facilities, each linear 2'-0" of such seating shall be counted as one seat.
- (b) Fractions. When computation of the number of required off-street vehicular parking spaces results in a fractional number, any result of 0.5 or more shall be rounded up to the next consecutive whole number. Any fractional result of less than 0.5 may be rounded down to the previous consecutive whole number.
 - (c) When there are multiple uses on a lot, spaces shall be calculated as an amount equal to the combined requirements for all uses on the lot.
 - (i) This calculation is not necessary when the city has approved a shared parking agreement.

c. Shared Use Parking Reductions

The following reductions may be taken for multiple non-single family uses:

1. Shared vehicular parking is an arrangement in which two or more non-residential uses with different peak parking demand times use the same off-street parking spaces to meet their off-street parking requirements.
2. General Provisions. After reviewing the site plan, the city administrator may permit up to 100% of the parking required for a daytime use to be supplied by the off-street parking spaces that are also provided for a nighttime or Sunday use, and vice versa.

3. Approval. In order to approve a shared parking arrangement, city planning staff must find, based on sufficient competent evidence provided by the applicant, that there is no substantial conflict in the principal operating hours of the uses for which the sharing of parking is proposed.

Approved shared parking lots that straddle a side or rear lot line, occupying portions of each lot on either side of the lot line, are exempt from the parking lot setback requirements along that lot line.

4. Peak Time Shared Parking Uses. The following uses are considered predominantly weekday uses: office and industrial uses and other similar uses as authorized by the city administrator.

The following uses are typically considered

predominantly nighttime or Sunday uses: bars and restaurants, assembly uses, and other similar uses with peak activity at night or on Sundays.

5. Shared Vehicular Parking Reduction. When two or more categories of non-single family residential uses share a parking lot and are located on the same lot or adjacent lots, the following applies:

- (a) Reduction Calculations. Shared parking reductions will be approved in accordance with the following:
 - (i) For each applicable use category, calculate the number of spaces required as if it were the only use.
 - (ii) Use the figures for each individual use to calculate the number of spaces required for that use for each time period specified in Table 6.2. This table establishes six time periods per use.
 - (iii) For each time period, add the number

Table 6.2 - Shared Parking Reduction Calculation Table

USE CATEGORY OR TYPE	WEEKDAYS			WEEKENDS		
	Midnight 7:00 am	7:00 am 6:00 pm	6:00 pm Midnight	Midnight 7:00 am	7:00 am 6:00 pm	6:00 pm Midnight
1. Residential	100%	50%	80%	100%	80%	80%
2. Hospitality	100%	65%	100%	100%	65%	100%
3. Retail & Service	5%	100%	80%	5%	100%	60%
4. Place of Worship	0%	30%	50%	0%	100%	75%
5. Theater/Entertainment	5%	30%	100%	5%	80%	100%
6. Bars & Restaurants	50%	70%	100%	70%	60%	100%
7. Office/Professional	5%	100%	5%	5%	5%	5%

of spaces required for all applicable uses to obtain a grand total for each of the six time periods.

- (iv) Select the time period with the highest total parking requirement. This is the total number of parking spaces required for the shared parking reduction.

6. Uses in Different Buildings. After reviewing the site plan the city administrator may approve the shared parking reduction agreement if any of the uses are not located in the same structure or building.
7. Any shared parking location must be within 500'-0" from the entrance of the use to the closest parking space within the shared parking lot, measured along a dedicated pedestrian path.
8. Off-Site Shared Parking Agreement. An agreement approved by the city attorney providing for cooperative use of off-site parking

spaces, executed by the parties involved, shall be reviewed by the city administrator during review of the site plan.

Off-site cooperative parking arrangements shall continue in effect only as long as the agreement remains in force.

If the agreement is no longer in force, then parking must be immediately provided as otherwise required in this section.

d. Parking Credits

Vehicular parking standards in Table 6.1 may be reduced by achieving one or all of the following credits.

1. Public Parking Credit. For all non-residential uses, off- street public parking spaces located within 350'-0" of any property line may be credited against the parking requirement at a rate of one credit for every three public parking spaces.
2. Transit Credit. For all uses, vehicular parking requirements may be reduced with proximity to the UTA BRT stations. Proximity is measured along a walking path from any point along the property line to the platform or transit stop:
 - (a) Within 400'-0" a reduction of up to 15% of the required off-street parking is permitted.
 - (b) Within 800'-0" a reduction of up to 10% of the required off-street parking is permitted.

B. LANDSCAPING

1. GENERAL REQUIREMENTS

a. Applicability

Landscaping, trees, and buffers shall be installed as detailed in this section.

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 15% 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. 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. These provisions do not apply to temporary uses, unless determined otherwise by the City.

2. LANDSCAPING INSTALLATION

a. Applicability

These provisions apply to landscape installation as required by this section.

3. GENERAL INSTALLATION REQUIREMENTS

The installation of landscaping shall adhere to the following standards.

1. National Standards. Best management practices and procedures according to the nationally accepted standards shall be practiced.
 - (a) Installation. All landscaping and trees shall be installed in conformance with the practices and procedures established by the most recent edition of the American Standard for Nursery Stock (ANSI Z60.1) as published by the American Association of Nurserymen.
 - (b) Maintenance and Protection. All landscaping and trees shall be maintained according to the most recent edition of the American National Standards Institute, including its provisions on pruning, fertilizing, support systems, lighting protection, and safety.
2. Installation. Landscaping shall be fully installed prior to the issuance of a certificate of completeness.

- (a) If seasonal conditions preclude the complete installation, a cash escrow or irrevocable letter of credit, equal to the installation costs as estimated by a qualified professional is required. Bond calculations should be specific enough to include each plant species rather than a lump sum per given area.
- (b) Complete installation is required within nine months of the issuance of the temporary certificate of completeness or occupancy permit or the cash escrow or letter of credit may be forfeited. No temporary certificate of completeness or occupancy shall be issued.

3. Condition of Landscape Materials. The landscaping materials used shall be:

- (a) Healthy and hardy with a good root system.
 - (b) Chosen for its form, texture, color, fruit, pattern of growth, and suitability to local conditions.
 - (c) Tolerant of the natural and man-made environment, including tolerant of drought, wind, salt, and pollution.
 - (d) Appropriate for the conditions of the site, including slope, water table, and soil type.
 - (e) Plants that will not cause a nuisance or have negative impacts on an adjacent property.
 - (f) Species native or naturalized to the Wasatch Front, whenever possible.
4. Compost, mulch, and organic matter may be utilized within the soil mix to reduce the need for fertilizers and increase water retention.

5. Establishment. All installed plant material shall be fully maintained until established, including watering, fertilization, and replacement as necessary.

a. Ground Plane Vegetation

All unpaved areas shall be covered by planting beds.

1. Planting Beds

- (a) Planting beds may include shrubs, ornamental grasses, ground cover, vines, annuals, or perennials.
- (b) Planting beds shall be planted such that a minimum of 50% their area is covered by live plant material, at plant maturity. Tree canopies are not included in coverage calculations.
- (c) Nonliving materials, such as colored gravel or organic mulch, are permitted to be visible in no more than 50% of a bed area. Mulch depth should be a minimum of 3".
- (d) Annual beds must be maintained seasonally and replanted as necessary.
- (e) Planting beds should be designed and maintained to provide adequate visibility.
 - (i) Planting plans around known signage locations shall select low growing plants to provide long term sign visibility with minimal maintenance.
 - (ii) Planting beds near pedestrian and vehicular intersections should be designed to maintain safe sight lines for pedestrians and drivers.

2. Turf grass is not permitted in any of the three landscape zones described in this section.

b. Tree Installations

The installation of trees shall meet the following requirements:

1. Tree Measurement. The caliper of new trees shall be measured at 0'-6" above the mean grade of the tree's trunk for 0'-4" caliper or less, and 1'-0" above the mean grade of the tree's trunk for calipers above 0'-4", and noted as caliper inches throughout this ordinance.
2. Tree Maintenance. Tree trimming, fertilization, and other similar work shall be performed by or under the management of an ISA certified arborist.
3. Tree Size. All trees to be installed to meet the requirements of this section shall be a minimum of 0'-2" caliper at the time of installation.
4. Structural Soil. When a tree is to be planted within a park strip or paved area such as a plaza (and the pavement is not yet installed), structural soil is required underneath the adjacent pavement. Structural soil is a medium that can be compacted to pavement design and installation requirements while still permitting root growth. It is a mixture of gap-graded gravels (made of crushed stone), clay loam, and a hydrogel stabilizing agent to keep the mixture from separating. It provides an integrated, root penetrable, high strength pavement system that

shifts design away from individual tree pits.

5. Energy conservation can be enhanced by plant placement. Plantings shall be designed to reduce the energy consumption needs of the development.

- (a) Deciduous trees should be placed on the south and west sides of buildings to provide shade from the summer sun and allow heat from the winter sun to reach the buildings.
- (b) Evergreen trees and other evergreen plants should be concentrated on the north side of buildings to dissipate the effect of winter winds.

c. Irrigation Systems

Permanent irrigation, beyond establishment, is required and shall adhere to the following standards.

1. All irrigation systems shall be designed to minimize the use of water.
2. Non-residential landscape irrigation shall have an automatic clock-activated permanent controller. Smart controllers with wireless access are encouraged.
3. The irrigation system shall provide sufficient coverage to all landscaped areas.
4. The irrigation system shall not spray or irrigate impervious surfaces, including sidewalks, driveways, streets, and parking and loading areas.
5. All systems shall be equipped with a back-flow prevention device.

6. All mechanical systems including controllers and back-flow prevention devices shall be properly screened from public view.
7. Irrigation systems shall be smart and weather-based instead of clock-based.

d. Maintenance of Landscape

All landscaping shall be maintained in good condition at all times to ensure a healthy and orderly appearance.

1. All required landscaping shall be maintained to adhere to all requirements of this ordinance.
2. Unhealthy plants shall be replaced with healthy, live plants by the end of the next applicable growing season. This includes all plant material that shows dead branches over a minimum of 25% of the normal branching pattern.
3. The owner is responsible for the maintenance, repair, and replacement of all landscaping, screening, and curbing required herein.
4. Maintenance shall preserve at least the same quantity, quality, and screening effectiveness as initially installed.
5. Fences, walls, and other barriers shall be maintained in good repair and free of rust, flaking paint, graffiti, and broken or damaged parts.
6. Tree topping is permitted if required for overhead utilities clearance. It is not permitted as a personal preference. When necessary, crown reduction thinning or pruning is permitted.

Table 6.3 Landscape Buffer Requirements	
BUFFER REQUIREMENTS	
1. Location	required where a parking lot abuts a street frontage
2. Depth	front street: 30'-0" min. side street: 10'-0" min.
PLANTING REQUIREMENTS	
3. Trees	required 30'-0" on center, roughly staggered between street tree locations, on street side of fence when a fence is present
4. Ground Plane Vegetation	buffers are required to be planted with live plants with at least 50% coverage at maturity
FENCING (OPTIONAL)	
5. Height	3'-0" min. - 4'-0" max.
6. Location	2'-0" offset from parking lot outer curb
7. Opening	pedestrian opening allowed per street frontage, 4'-0" minimum width

7. All landscaped areas regulated by this may be inspected by the city.

4. LANDSCAPE AREAS

a. Applicability

To increase the compatibility of adjacent uses and minimize the adverse impacts created by adjoining or neighboring uses. This is accomplished by defining three different types of landscape areas. These areas help to screen, separate, and define the edges of a lot

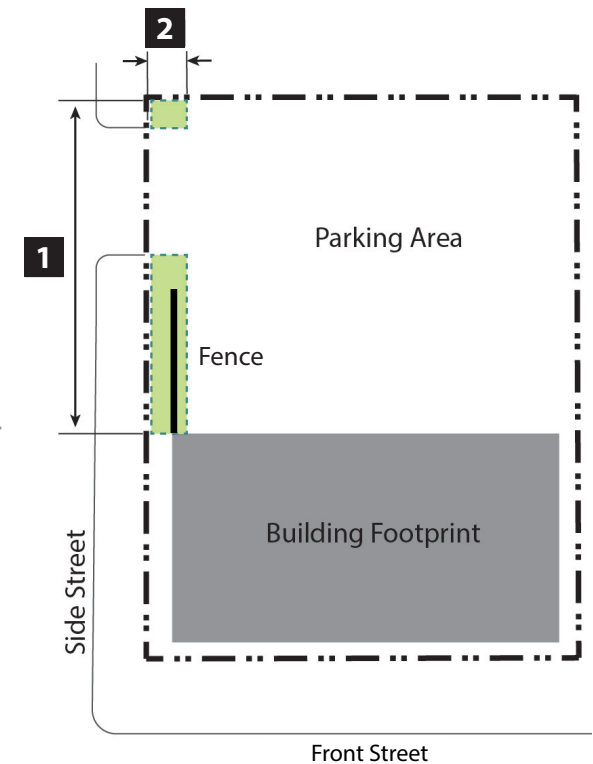


Figure 6.1 - Parking lot frontage buffer diagram. Not to scale.

and the interior of surface parking lots.

The three landscape areas are:

1. Parking Lot Frontage Buffers
2. Parking Lot Interior Landscape
3. Side and Rear Landscape Buffers

5. PARKING LOT FRONTAGE BUFFERS

a. Applicability

Applies to properties in all subdistricts where a

parking lot abuts a street frontage.

Regulations for the parking lot frontage buffer landscape area type are defined in Figure 6.1 and Table 6.3.

6. PARKING LOT INTERIOR LANDSCAPE

a. Applicability

All surface parking lots with fourteen or more parking spaces shall provide landscaping in accordance with the provisions of this section.

Regulations for the parking lot interior landscape area type are defined in Figure 6.2 and Table 6.4.

Table 6.4- Parking Lot Interior Landscape Requirements	
LANDSCAPE ISLAND REQUIREMENTS	
1. Locations	1 island at the ends of each row/parking bay, including parking lot corners AND 1 island every ten stalls in each row/bay, on both edge and interior rows/bays
2. Width	5'-0" min. width AND structural soil area, 10'-0" radius from tree center, required for trees planted in any island narrower than 15'-0" wide
PLANTING REQUIREMENTS	
3. Trees	1 large shade tree / island min.
4. Ground Plane Vegetation	islands are required to be planted with live plants with at least 50% coverage at maturity

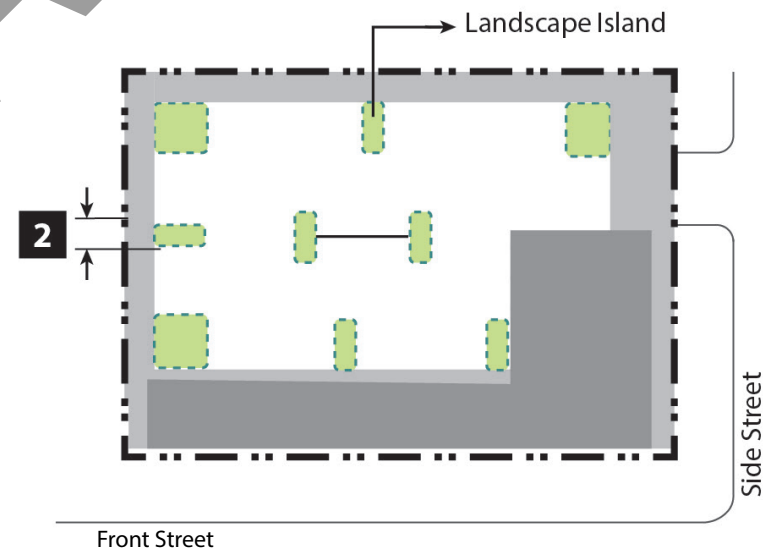


Figure 6.2- Parking lot interior landscaping diagram. Not to scale.

7. SIDE AND REAR LANDSCAPE BUFFERS

a. Applicability

These landscape buffers are required in all developments within the district.

Approved shared parking lots are exempt from side and rear landscape buffer requirements when the parking lot straddles a side or rear lot line.

Regulations for the side and rear landscape buffer landscape area type are defined in Figure 6.3 and Table 6.5.

Table 6.5 - Side & Rear Landscape Buffer Requirements	
BUFFER REQUIREMENTS	
1. Locations	required along side and rear lot lines (not along street frontages or across driveways)
2. Depth	5'-0" min.
LANDSCAPING REQUIREMENTS	
3. Trees	1 tree / 30'-0" of side and rear lot lines
4. Hedge Option*	A continuous double row of shrubs planted in the space between trees. Individual shrubs to have a minimum mature width of 3'-0" and minimum mature height of 4'-0" planted at no more than 3'-0" on center.
5. Fence Option*	An opaque fence with a minimum height of 6'-0" to be installed adjacent to the lot line. The buffer on the interior side of the fence is required to be planted with live plants with at least 50% coverage at maturity.

*Each side and rear buffer must use either the hedge or fence option.

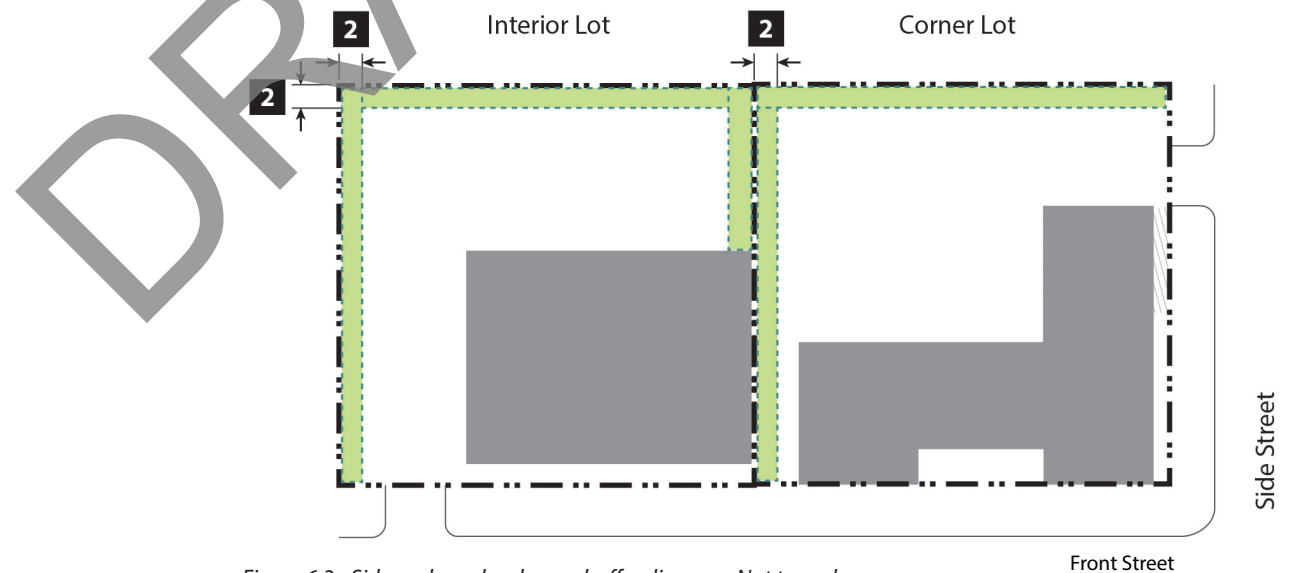


Figure 6.3 - Side and rear landscape buffer diagram. Not to scale.

C. SIGNAGE

1. 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 shall comply with these regulations.
2. **Change in Sign Type.** For existing signage, whenever the existing sign is changed to a new sign type, the new sign and content shall comply with these regulations.
3. **Maximum Sign Area.** Unless otherwise specified, the total area of all permanent signage associated with any building shall be no more than 15% of the area of the primary building facade.
4. **Sign Quantity.** Indicates the number of signs permitted per unit.
 - (a) For the per commercial tenant unit, a commercial tenant is the entity that occupies one or more commercial units in the building and is the owner or lessee of the unit(s).
 - (b) Different sign types may be used by different commercial tenants on the same building.
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.
 - (a) Certain sign types may project beyond a property line into the right-of-way or into

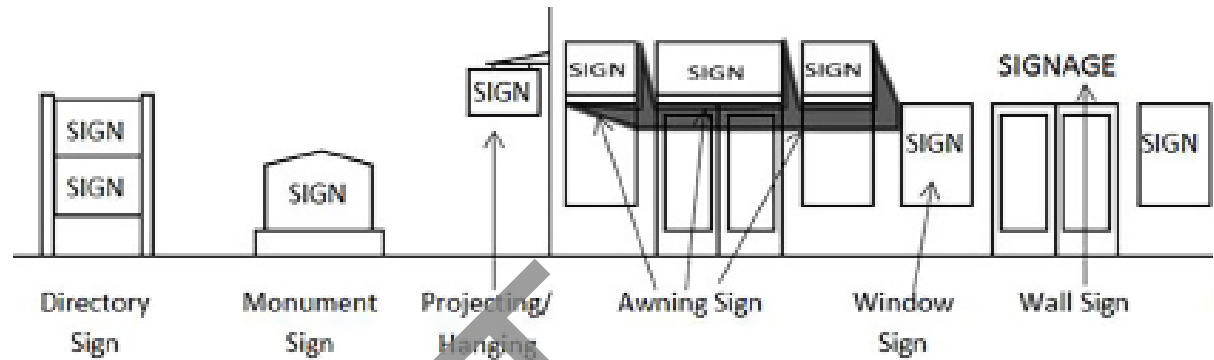


Figure 6.4 - Sign types diagram. Not to scale.

public property.

- (b) No sign shall be attached to a utility pole, traffic pole, tree, standpipe, gutter, drain, or other vertical support structure that was not purpose-built to support the sign.
 - (c) Signs shall be erected so as to permit free ingress to and egress from any door, window, the roof, or any other exit-way required by the building code or by fire department regulations.
 - (d) 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.
 - (e) Signs oriented to the pedestrian realm are required for each entryway on a public street. 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 no higher than 9'-0" from the ground plane, and shall not exceed a total area of 25 square feet.
6. **Illumination.** All signs shall be illuminated according to the following provisions unless otherwise stated:
 - (a) Signs shall be illuminated only by steady, stationary light sources directed solely at the sign or internal to it.
 - (b) Individual letters or logos may be internally illuminated as permitted per each sign type; when this type of lighted lettering is used, no other portion of the sign shall be internally illuminated.
 - (c) Gas-discharge tube signage, commonly known as a "neon sign," is permitted as a

design element on any sign type, given that the requirements for that sign type are met.

- (d)** Electronic message centers, also known as electronic message boards, digital displays, or digital marquee signs, are signs that use computer-generated messages or some other electronic means of changing the words. Electronic message centers are not permitted.
 - (e)** When an external artificial light source is used to illuminate a sign, the light source (lamp, bulb, LED array) shall be located, shielded, and oriented so as to not be visible from any public street or private residence.
 - (i)** No receptacle or device housing a permitted light source which is attached to the sign itself shall extend more than 1'-6" from the face of the sign.
 - (ii)** Sign output counts towards minimum light output per property.
 - (iii)** Light must be directed downward with no light transmitted above horizontal plane of luminaire.
- 7. Temporary Signs.** The following standards apply to temporary signage:
- (a)** Each non-residential tenant may be allowed one temporary A-frame sign.
 - (b)** Temporary signs shall not be located in the public right-of-way or clear view area.
 - (c)** Temporary sign exposure is limited to

business hours only.

- (d)** Temporary signs shall not count toward the requirements of any other sign type.
- 8. Double sided signs** are permitted with certain sign types. A double sided sign has two sign faces of equal dimensions that are coplanar and face in opposite directions.
- (a)** When a double sided sign is permitted the sign area requirements apply to each side of the sign separately.
- 9. Sign Type Requirements.** The following pertain to specific sign types detailed in this section.
- (a)** Temporary Signs. A-Frame signs are allowed. Such signs shall be no greater than 8 square feet per side. No other temporary signs are permitted.
 - (b)** Window Signs shall not count toward the signage quantity and area or size requirements for any other sign type.
 - (c)** Signs Facing onto Parking Lots. One parking lot facing sign is permitted in addition to the maximum requirements for other sign types.
 - (i)** Permitted sign types for parking lot facing signs are wall, projecting, or awning signs.
 - (ii)** Maximum sign area is 30 square feet.
 - (iii)** Permitted location is either a side or rear facade that faces a parking lot.
 - (iv)** If such signs face existing single family homes, they may not be illuminated.

2. WALL SIGNS

a. Definition

Wall signs, also known as flat, channel letter, or band signs, are mounted directly to the building face to which the sign is parallel.

b. Regulations

Wall signs shall be developed according to the standards in Table 6.6.

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 directly onto the building facade, are permitted.
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, but shall be no larger than 3 square feet maximum per tenant.
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 city.

c. Calculation

The area of a wall sign is calculated using the following information:

1. For attached signs, area is calculated by drawing the smallest possible square or rectangle around the largest letters and/or elements, as illustrated in Figure 6.5.
2. For painted signs, 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.

Table 6.6 - Wall Sign Requirements	
1. Permitted Subdistricts	all
2. Sign Area	2.0 sq. ft. of sign area / linear foot of facade bay width, 200 sq. ft. max. area / sign 3 sq. ft. max. / tenant for nameplate signs
3. Height	3'-0" max. letter or element height
4. Location	permitted on frontages
5. Placement	1'-0" max. projection from building face
6. Quantity	1 max. / commercial tenant / frontage
7. Internal Illumination	permitted for individual letters and logos
8. Materials	solid wood, metal, masonry, and glass are permitted plastic and synthetics are permitted only as separate alphanumeric characters or logo elements

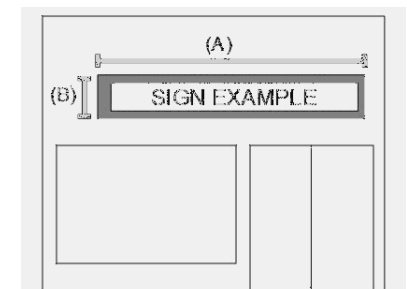


Figure 6.5 - Sign measuring diagrams: mounted sign (top), painted sign (bottom). Not to scale.

3. AWNING SIGNS

a. Definition

A sign that is mounted, painted, or otherwise applied on or attached to an awning.

b. Regulations

Awning signs shall be developed according to the standards in Table 6.7.

c. Calculation

The area of the awning is defined as the rectangular area of the building facade that is covered by the awning, i.e. awning height x awning width.

The sign area is a percentage of the surface area of the awning. The surface area is the total area of the sides and front of the awning, including both vertical and sloped or rounded parts of the awning. Sign area 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 illustrated in Figure 6.6.

Table 6.7 - Awning Sign Requirements

1. Permitted Subdistricts	all
2. Awning Area	3.0 sq. ft. of awning area / linear foot of primary facade vertical division width, 300 sq. ft. max. area / sign
3. Sign Area	up to 50% of the awning surface area may be used for signage
4. Height	8'-0" min. vertical clearance above the ground plane
5. Location	permitted on street facing facades
6. Placement	maximum projection from the building facade shall not overlap, block, or cover any window, door, or roof
7. Quantity	1 max. / commercial tenant / frontage
8. Internal Illumination	not permitted
9. Materials	awning surface shall be made of canvas, metal, glass, or wood, plastic is not permitted all structural supports shall be made of metal or wood

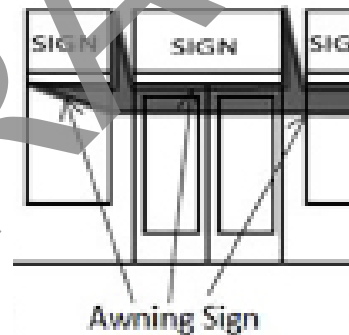


Figure 6.6 - Awning sign diagram.
Not to scale.



Figure 6.7 - Awning sign example

4. HANGING/PROJECTING SIGNS

a. Definition

A projecting sign is attached to and projects from a building face or hangs from a support structure that projects from the building face. Sign faces are typically perpendicular to the building face, but may be angled away from the facade no less than 45 degrees. The sign may be vertically or horizontally oriented.

b. Regulations

Projecting signs shall be developed according to the standards in Table 6.8.

1. Double sided signs are permitted.
2. 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 city.
3. Backlit box or cabinet signs are not permitted.

Table 6.8 - Hanging / Projecting Sign Requirements	
1. Permitted Subdistricts	all
2. Sign Area	1.5 sq. ft. of sign area / linear foot of primary facade bay width, 160 sq. ft. max. area / sign face
3. Total Size	8'-0" max. W x 20'-0" max. H, including sign faces(s) and all support structures
4. Location	permitted on frontages
5. Placement	10'-0" min. clearance above the ground plane shall not project further than 8'-0" from the building face shall not project within less than 2'-0" from the back of curb sign faces and structural supports shall not extend above any eave or parapet
6. Quantity	1 max. / commercial tenant / frontage
7. Internal Illumination	permitted for individual letters and logos
8. Materials	solid wood, metal, masonry, and glass are permitted plastic and synthetics are permitted only as separate alphanumeric characters or logo elements all structural supports shall be made of metal or wood

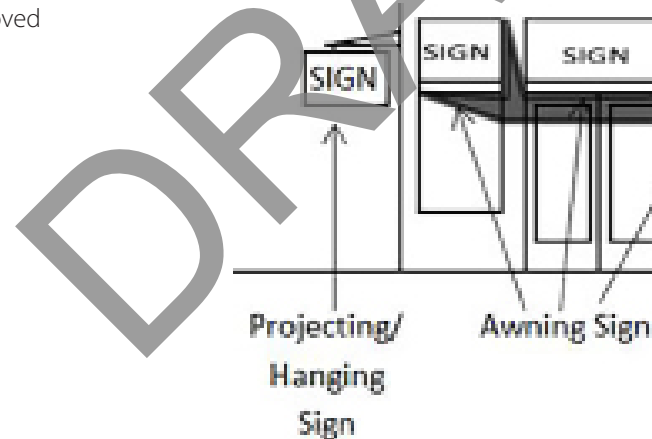


Figure 6.8 - Projecting sign diagram. Not to scale.



Figure 6.9 - Projecting sign example

5. WINDOW SIGNS

a. Definition

A window sign is posted, painted, placed, or affixed to or near the interior surface of a window for public viewing on the exterior of the window. Window signs should be durable and attached securely to the interior surface.

b. Regulations

Window signs shall be developed according to the standards in Table 6.9.

c. Calculation

The total window area is a sum of the areas of individual windows and glass doors. A continuous set off windows is a group of one or more windows or glass doors that are separated by mullions or frames less than 0'-8" in width. To measure sign area percentage, divide the total sign area by the total window area.

1. Window signs are not counted toward a site's maximum signage allowance.
2. Address and hours of operation signs are considered exempt and are not counted in the window sign area calculation.
3. Temporary window signs shall be included in the total percentage of signage per window calculation.
4. Window signs may not be internally illuminated. Neon (gas-discharge tube), LED screens and shapes, marquee signs, and other similar illuminated signs are not permitted.

Table 6.9 - Window Sign Requirements

1. Permitted Subdistricts	all
2. Sign Area	the maximum signage coverage for any continuous set of windows is 25% the maximum signage coverage for any individual window is 40%
3. Height	no max. or min.
4. Location	permitted on all facades
5. Placement	permitted on ground and upper story windows not occupied by a residential use
6. Quantity	ground story: no maximum, determined by sign area upper stories: 1 individual window or continuous bank of windows max. / commercial tenant
7. Internal Illumination	not permitted
8. Materials	paint, wood, glass, plastic, metal, and other similar materials are permitted



Figure 6.10 - Window sign example

6. WAYFINDING SIGNS

a. Definition

Wayfinding signs are pedestrian scale signage and may be mounted on one or two poles. Three configurations are permitted:

5. A sign mounted onto a double set of poles.
6. A sign mounted on a single pole.
7. A sign hanging from a single pole.

Other mounting may be allowed, subject to city approval.

b. Regulations

Wayfinding signs are only permitted for wayfinding purposes for the entire development, not for individual businesses.

Wayfinding signs shall be developed according to the standards in Table 6.10.

Double sided signs are permitted.

Table 6.10 - Wayfinding Sign Requirements

1. Permitted Subdistricts	all
2. Sign Area	8 sq. ft. max. area / sign face
3. Height	8'-0" max. for signs mounted or hanging on a single pole 5'-0" max. for signs mounted on a double set of poles
4. Pole Size	0'-4" x 0'-4" max. pole cross section
5. Location	front street and side street SBZ, rear yard, side
6. Placement	pole setback 2'-0" min. from right-of-way property lines property line overhangs are not permitted
7. Quantity	as needed for wayfinding around the development
8. Internal Illumination	not permitted
9. Materials	solid wood and metal are permitted plastic and synthetics are permitted only as separate alphanumeric characters or logo elements all structural supports shall be made of metal or wood

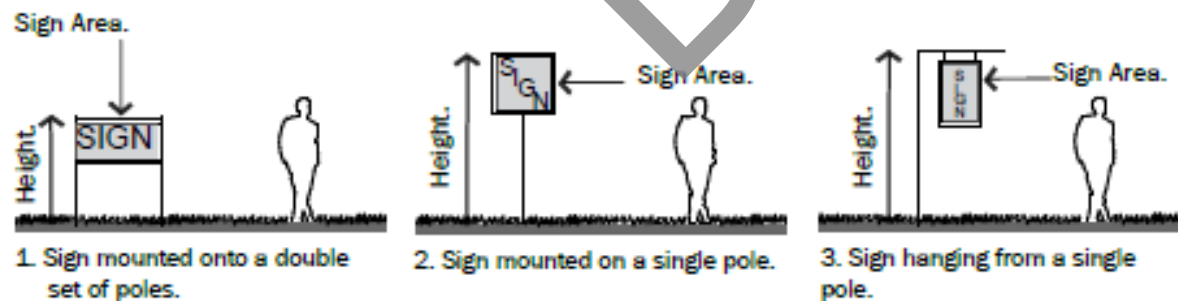


Figure 6.11 - Wayfinding sign diagrams. Not to scale.



Figure 6.12 - Wayfinding sign example

7. MONUMENT SIGNS

a. Definition

A monument sign is freestanding and located in a front yard or side yard of a lot.

b. Regulations

This sign's location and quantity requirements are the same as those of the directory sign type and the maximum quantity is cumulative between the two sign types. E.g. If each sign type has a maximum of 2, that means 2 total between the types, not 4 total, and can be 2 of either type or 1 of each type.

Monument signs shall be developed according to the standards in Table 6.11.

1. Multiple tenant buildings on a lot with a width of greater than 300'-0", 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'-0" apart.
2. Monument Signs may not be pole-mounted.
3. Manually changeable text is not permitted for monument signs.
4. May serve multiple purposes such as seating.
5. If placed closer than 5'-0" from the front and corner side property lines, signs must meet clear view requirements.
6. Double sided signs are permitted
7. Cabinet style monument signs are not permitted

Table 6.11 - Monument Sign Requirements

1. Permitted Subdistricts	all
2. Sign Area	50 sq. ft. max. area / sign face
3. Total Size	6'-0" H x 10'-0" W x 3'-0" W max. including sign face(s) and all support structures
4. Location	front street and side street SBZ
5. Placement	when placed at the intersection of two street frontages, the sign shall not obstruct safety sight lines
6. Quantity	1 max. / development / street frontage (cumulatively shared with the directory sign quantity maximum)
7. Internal Illumination	permitted for individual letters and logos
8. Materials	solid wood, metal, masonry, and glass are permitted plastic and synthetics are permitted only as separate alphanumeric characters or logo elements all structural supports shall be made of metal or wood



Figure 6.13 - Monument sign diagram. Not to scale.



Figure 6.14 - Monument sign example

8. DIRECTORY SIGNS

a. Definition

Directory signs are a specialized monument sign. They list multiple businesses that are located within the same development. The intent is to provide one collectively shared sign rather than one sign for each separate business.

b. Regulations

The directory sign location and quantity requirements are the same as those of the monument sign type and the maximum quantity is cumulative between the two sign types. E.g. If each sign type has a maximum of 2, that means 2 total between the types, not 4 total, and can be 2 of either type or 1 of each type.

Directory signs shall be developed according to the requirements in Table 6.12.

1. Double sided signs are permitted.

Table 6.12 - Directory Sign Requirements

1. Permitted Subdistricts	all
2. Sign Area	10'-0" max. height, 5'-0" max. width / sign face,
3. Total Size	12'-0" max. height, 6'-0" max. width, including sign face(s) all support structures
4. Location	front street and side street SBZ
5. Placement	2'-0" min. setback from right-of-way property lines property line overhangs are not permitted
6. Quantity	1 max. / development / street frontage (cumulatively shared with the monument sign quantity maximum)
7. Internal Illumination	Permitted for individual letters and logos
8. Materials	solid wood, metal, masonry, and glass are permitted plastic and synthetics are permitted only as separate alphanumeric characters or logo elements all structural supports shall be made of metal or wood



Figure 6.15- Monument mounted directory sign example

8. ADMINISTRATION

1. APPLICABILITY

Administration of the Town Center Urban Design Standards shall apply to buildings and uses in North Salt Lake's Town Center as follows:

a. New Development.

All new development, construction, and establishment of uses within the subdistricts of the Town Center Urban Design Standards shall be subject to all applicable regulations of this code.

b. Renovated Structures.

All building renovations affecting greater than 25% gross square footage of a structure within the subdistricts of the Town Center shall be subject to all applicable regulations of this code.

c. 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 standards under 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.

d. Structure and Use Nonconformities.

After the effective date of this code, existing structures and uses that do not comply with the regulations of this code shall be considered nonconforming and are subject to the following standards.

- (i) Change in Associated Use. The right to continue shall be terminated if the associated use changes or changes in intensity through such additions as an increase in the dwelling units, gross floor area, or capacity by more than 40%.
- (ii) Change in Associated Structure. The right to continue shall be terminated if the associated main or accessory structure on a site is altered to increase its gross floor area by more than 40%.
- (iii) Abandonment. The right to continue shall be terminated if the associated use or structure, conforming or not, is abandoned for a period of 12 consecutive months.

e. Site Nonconformities.

The following regulations are established for the continuation of site characteristics, such as impervious site coverage, curb cut quantity, signage, parking, landscaping, or other non-structural, physical characteristics of a site, that were legally constructed or installed prior to the approval or amendment of this code, but that cannot be created under the

provisions of this code.

(a) Restrictions to Continuation. A nonconforming site characteristic may continue based upon the following conditions.

- (i) 10% Percent Exception. A site characteristic is not considered nonconforming if the size of the nonconformance is 10% or less of this code's requirement.
- (ii) Single or individual business signs within a multiple business center are exempt from this standard. A new tenant is permitted to install an individual business sign even if the signage on the lot as a whole is nonconforming, provided that the new sign does not increase the lot's nonconformance.

f. Exempt Activities.

The following activities are exempt from the requirements of the Urban Design Standards.

- (i) Ordinary repairs for the purpose of regular building, signage, lighting or site maintenance.
- (ii) Construction within the interior of the structure that is not visible from the exterior of the building for the existing use.
- (iii) Emergency repairs ordered by any code enforcement official in order to protect health and safety.

2. PROCESS

The application for planning approval for development within the Town Center area shall generally align with the following processes:

- (a) Pre-Application Meeting.
- (b) Site Plan Approval, including building, site, landscaping, signage, and streetscape.
- (c) Subdivision approval, if required. Refer to NSL City Code for information on the subdivision plat approvals processes.

Review Criteria

All applications shall be reviewed using the following criteria:

- (a) Plan's design is consistent with the intent, character, and planning criteria of this Code.
- (b) Plan's design meets all the requirements of this code.
- (c) Proposed development is sufficiently served by or provides essential public facilities, such as access and open space, and services, such as utilities and emergency services.
- (d) Plan is designed with regard to preserving natural features and topography.

Development Agreement

A development agreement may only be used to further establish conditions of approval or to amend/modify provisions of these Urban Design Standards if, after following the Pre-Application and Site Plan Approval processes, the development

to enter into the agreement as presented or as modified by the process or to deny the application for a development agreement. Development agreements are a legislative action.



Figure 10.1 – Proposed UDS application and administration process

has been determined to meet the objectives of the Urban Design Standards but adjustments outside the scope of the code are deemed necessary. Using a template provided by the City, staff shall review, then the Planning Commission shall make a recommendation to the City Council, and then the City Council shall make a final decision about whether

CITY OF NORTH SALT LAKE
PLANNING COMMISSION MEETING
CITY HALL-10 EAST CENTER STREET, NORTH SALT LAKE
MAY 12, 2026

DRAFT

Commission Chair Larson called the meeting to order at 6:30 p.m.

PRESENT: Commission Chair BreAnna Larson
Commission Vice Chair Ryan Holbrook
Commissioner Scott Jones
Commissioner Ron Jorgensen via Zoom
Commissioner Jacob Kapp
Commissioner Jonathan Marsh
Commissioner Irene Stone

STAFF PRESENT: Sherrie Pace, Community Development Director; Mackenzie Johnson, Planner; Ali Avery, Long Range Planner.

OTHERS PRESENT: Dee Lalliss, Lisa Midgley resident; Mark Morris, Voda Landscape + Planning; Clark Robinson, Marc Menlove, Indoor Wingsuit Utah LLC.

1. PUBLIC COMMENT

There were no public comments.

2. CONSIDERATION OF SITE PLAN APPROVAL FOR INDOOR SKYDIVING
CENTER AT 296 SOUTH ORCHARD DRIVE, CLARK ROBINSON, INDOOR
WINGSUIT UTAH LLC, APPLICANT

Mackenzie Johnson reported on the site plan application for a new indoor skydiving facility at 296 South Orchard Drive. She continued that the proposal included an indoor skydiving center, ski jump training facility, aerial training, and recreational facility. She noted the proposed location in the Village Station development, on the vacant building pad adjacent to the Starbucks. She continued the site improvements (parking and landscaping) were approved and installed with the construction of the Starbucks.

Ms. Johnson explained that this property was part of the Eaglewood Village Planned District zone. She said the proposed business has been classified as “Entertainment or Recreation” which

41 was a permitted land use in the zone. She shared that this site was 1.042 acres in size and had
42 been improved with a parking lot, landscaping, and lighting.

43
44 Mackenzie Johnson reported that the building pad was approximately 21,350 square feet and the
45 proposed building was 11,160 square feet. She said the minimum setback from Highway 89 and
46 Orchard Drive was 25 feet from back of curb which was adjacent to the travel lanes of the public
47 right of way. She added the minimum side and rear yard setbacks were five (5) feet and the
48 building was compliant with the minimum setbacks. She noted that the building may be required
49 to move two (2) feet toward to Highway 89 to meet the fire apparatus code.

50
51 Ms. Johnson explained that the proposed building was 38.5 feet high at the tallest point and the
52 fire code required 26 feet of paved surface next to the building to accommodate the fire
53 apparatus on a building over 30 feet in height. She noted that the applicant may have slight
54 changes to the architectural design which would be allowed as long as it met all transparency,
55 horizontal and vertical articulation, covered entrances, roof variation, materials, and color
56 requirements. She continued that the basement consisted of a staff room and electrical equipment
57 and the main floor included the entry, bathrooms, and wingsuit preparation area. She added that
58 the second floor included the wind tunnel, lounge, and deck while the third floor included the
59 upper flight deck/high wing suit entry.

60
61 Mackenzie Johnson shared that at this time no signage was proposed and all future signage must
62 conform to the Development Agreement standards. She added that the Development Review
63 Committee (DRC) recommended approval with two conditions including the correction of
64 redlines with the addition of one additional ADA stall.

65
66 Commissioner Marsh asked about the South Davis Metro Fire redlines. Mackenzie Johnson
67 replied that the redlines included the potential to shift the building two feet. She explained the
68 applicant had applied for their site plan three weeks in advance and miscommunication in
69 submitting plans to South Davis Metro Fire directly.

70
71 Sherrie Pace clarified that the Fire Marshal had requested a copy of submitted plans to determine
72 whether a 26 foot drive aisle would be required. She explained that the only change may be to
73 shift the building two feet closer to Highway 89.

74
75 Commissioner Marsh asked for clarification on the P District and how this proposal fit.
76 Mackenzie Johnson replied that Eaglewood Village was the fifth amendment to the Eaglewood
77 Lofts original development. She said Brighton was part of the fifth amendment and had
78 developed the Village Station Apartments and modified the Development Agreement for the
79 retail on the commercial frontage. She clarified that recreation/entertainment was listed as a

specific permitted use. She added that this was a unique use and may lead to obtaining a hotel in the town center area.

Commissioner Marsh asked about the hours of operation and additional information on the use. Mackenzie Johnson responded that they anticipated 8-12 employees on peak shift including instructors, front desk staff, and managers. She added that the intended hours of operation were 6:00 a.m. to 11:00 p.m. seven days a week.

Marc Menlove, Indoor Wingsuit Utah LLC, commented on the ease in working with the City and the difficulty in working with other cities. He said there were only two facilities like this including one in Stockholm and how this facility could accommodate beginners to expert including Olympic long jump teams. He added that this would be the first of its kind incline tunnel in the U.S. and would accommodate international clientele.

Clark Robinson, Indoor Wingsuit Utah LLC, shared that the indoor skydiving feature was similar to the iFly facilities. He said the technology was initially used by the Swedish military and was now available for public use including ski jumping and wingsuiting. He spoke on interest from the U.S. Olympic ski team and the relationship with the 2034 Olympics.

Commissioner Marsh asked about the difficulties with securing a location in other cities. Marc Menlove commented on the large power requirement and how this location was favorable with Rocky Mountain Power, underdeveloped sites in other locations, or zoning issues.

Commissioner Holbrook spoke on the proximity to residential and asked if there would be a noise issue. Clark Robinson responded that the equipment would be quieter than the nearby Quick Quack Car Wash. Marc Menlove added that the fans were potentially a similar decibel to the dryer fan at the car wash but said the sound was dampened as it was all enclosed.

Marc Menlove commented that the design had not been engineered (mechanically and structurally) and there may be some slight changes to the aesthetics or elevations which they would bring back for approval from the City. Mackenzie Johnson said if the architecture was more than 10% revised that it would return as a site plan amendment for the Planning Commission review.

Chair Larson requested that any substantial changes to the architecture require a review by the Planning Commission. She spoke on the appearance of the proposed building elevation and how it would beautify the area. Commissioner Marsh was in agreement per the two elevations shown.

Mackenzie Johnson clarified the orientation and view of the renderings for those present. She said that a condition could be added that if the architecture changed significantly, it be reviewed by the Commission.

Commissioner Holbrook moved that the Planning Commission approve the site plan for an indoor skydiving center at 296 South Orchard Drive with the following conditions:

- 1) Correction of redlines; and**
- 2) Confirmation of South Davis Metro Fire's acceptance of the proposed plans.**

Commissioner Marsh seconded the motion. The motion was approved by Commissioners Holbrook, Jones, Jorgensen, Kapp, Larson, Marsh, and Stone.

3. WORK SESSION-URBAN DESIGN STANDARDS (MARK MORRIS WITH VODA)

Sherrie Pace introduced Mark Morris with Voda who would provide an update on the urban design standards for the town center.

Mark Morris, Voda Landscape + Planning, reported that they had been working with staff on developing a draft of urban design standards. He spoke on reviewing the standards now and then sending the completed draft for review in a few weeks. He said the town center area was divided into five areas that would be regulated related to the goals for that area. He explained that these were not architectural standards but guided frontage, building heights, façade articulation, ground floor activation, etc.

Mr. Morris shared the format of the NSL Town Center Urban Design Standards:

Structure

- 1) Subdistricts**
 - a. Core Center (CO)
 - b. Boulevard (BD)
 - c. Neighborhood Transition (NT)
 - d. Park Neighborhood (PN)
 - e. South Boulevard (SB)
- 2) Frontage**
 - a. Streetscape types
 - b. Building setbacks
- 3) Building heights**
 - a. Upper floor and ground floor heights

- b. Stepbacks (residential)
- 4) Façade articulation
 - a. Architectural
 - b. Materials
 - c. Transparency
 - d. Blank wall limitation
- 5) Ground floor activation
 - a. Uses-upper & lower
- 6) Other requirements
 - a. Parking
 - b. Landscaping
 - c. signage

Mr. Morris focused on frontage and explained that the design standards started at the public street and worked back. He reviewed streetscape types which would regulate from back of curb to the front of the building.

Commissioner Marsh asked how this would accommodate active transportation and the proposed greenway. Sherrie Pace replied that staff had reviewed the South Davis Active Transportation Plan and the cohesion with the greenway to ensure the correct right of way with each street type.

Mark Morris commented that the streetscape plan would apply to Main, Center, Highway 89, Orchard Drive, and the Bamberger Trail alignment as well. He said the document included the setback from the curb and what the public realm would look like with a cohesive look on each roadway. He then focused on building setbacks and developing a walkable town center with street walls. He spoke on creating a user friendly document that was easy to use and color coded by district.

Mr. Morris reviewed parking lot location and building and parking lot conflicts as part of the frontage section. He then explained that each district had a minimum and a maximum building height.

Commissioner Marsh asked about the differentiation between the height requirements. He was in favor of greater minimum heights for most of the districts. He noted the economics of an additional story/height. Mark Morris commented that he would be open to input on greater minimums. He spoke on being flexible to allow for market conditions and project feasibility. He added that there were also stepbacks in height near residential areas to avoid large buildings adjacent to homes.

Mark Morris continued with a focus on regulating ground floor height and upper floor heights separately and the goal to create development and buildings that were infinitely reusable. He then reviewed façade articulation and breaking up the mass of the building. He spoke on a focus of two maximum building materials for the facades. He reviewed façade transparency (windows and doors) and blank wall limitations on façade exteriors.

Mr. Morris then reported on ground floor activation/use and how to encourage more active uses including retail, commercial, restaurants, hospitality, etc. He spoke on 2024 market study for the City which emphasized not to require retail on all ground floor development which would dilute feasible retail. He spoke on encouraging retail in the core district and other uses in other subdistricts.

Mark Morris shared a ground floor activation use table for each subdistrict which included uses pulled from the existing land use ordinances regarding commercial zones. He then shared a list of prohibited uses which were not compatible with a walkable town center area and were also from the current code.

Mr. Morris focused on other requirements which included parking, landscaping, and signage. He noted parking was calibrated from recent studies to ensure overparking did not occur and was delineated by subdistrict. He reviewed landscaping and having a buffer for parking or single family zones. He concluded with signage and the establishment of several signage types with limitations on size, material, and location.

Commissioner Jones asked for the definition of a caretaker residence which was an allowed use. Sherrie Pace replied that the primary use would be a business with residential such as a live/work unit or maintenance. She said this would be an accessory use and residential uses would be allowed in certain subdistricts. She gave the example of the Core subdistrict and allowing retail on the ground floor and residential on the second floor.

Commissioner Jones expressed concern about commercial or live/work becoming residential only or residential on the street level. Mark Morris spoke on avoiding residential on the main floor in the Core subdistrict. He said live/work would be allowed in some of the other subdistricts.

Commissioner Holbrook mentioned utility burial may be appropriate under other requirements. He asked if this should be addressed in this document or elsewhere. He spoke on the goal to bury all of the overhead power lines along Highway 89. Sherrie Pace replied that this goal could be reviewed and potentially incorporated into the standards such as in the streetscape section.

Mark Morris shared an example of the Urban Design Standards Worksheet which applicants could fill out and submit to City staff. He said this would help the applicant understand what was required.

Commissioner Marsh praised the efforts of those who had created the design standards. He spoke on active transportation related to street level activation and where to incorporate the requirement for bike rails and locks. He also mentioned bus rapid transit (BRT) and how to incorporate that into the design standards. Mark Morris replied that all of these items were included in other requirements under parking. He also noted language related to EV charging stations.

4. PUBLIC HEARING-CONSIDERATION OF CODE AMENDMENTS TO TITLE 10 TO CORRECT STATE CODE REFERENCES TO REFLECT CHANGES IN NUMBERING MADE BY THE STATE LEGISLATURE

Sherrie Pace reported that last November the Utah State Legislature updated State code and the Land Use Development and Management Act (LUDMA) was under Title 10 Chapter 9A and has since been moved to Title 10 Chapter 20 which meant all of the numbers need to be adjusted wherever State code was referenced. She noted that staff also identified references outside of the land use code and the fire marshal also identified incorrect code references to be corrected. She explained that a public hearing was required for any code amendment to Title 10.

At 7:33 p.m. Chair Larson opened the public hearing.

Dee Lalliss, resident, commented on the issue of code or other documents that did not have the correct reference. He commended staff for making the changes and having accurate City Code.

At 7:35 p.m. Chair Larson closed the public hearing.

Commissioner Holbrook moved that the Planning Commission recommend to the City Council the proposed code amendments related to State Code Citations contained within City Code with no conditions and the following findings:

- 1) The proposed amendment is in accord with the comprehensive general plan, goals and policies of the City.**
- 2) Changed or changing conditions make the proposed amendment reasonably necessary to carry out the "purposes" stated in this title.**

Commissioner Jones seconded the motion. The motion was approved by Commissioners Holbrook, Jones, Jorgensen, Kapp, Larson, Marsh, and Stone.

5. REPORT ON CITY COUNCIL ACTIONS ON ITEMS RECOMMENDED BY THE PLANNING COMMISSION

Sherrie Pace noted she did not have any updates from the May 5th City Council meeting. She shared upcoming City events:

- Spring Clean Up May 15th-17th
- Kite Festival on Saturday May 16th
- Golden Spoke Bike Ride on Saturday May 16th

She reported that two weeks prior, she and the City Engineer participated in an active transportation tour in Boulder Colorado and experienced all of the bike facilities such as on road bike lanes, a buffered bike lane, protected bike lane, and an off street facility. She shared that the City Engineer commented that a 12 foot trail was appropriate for bikes and pedestrians.

Commissioner Stone asked for an update on Hatch Park. She asked about the estimated completion date. Sherrie Pace replied that the City awarded the bid and consistent work would proceed including storm drain improvements. She estimated spring of 2028 for park completion depending on weather and other conditions. She mentioned the delay in construction was due to bid awards for subcontractors.

The Commission asked for updates on Williamsburg, the splash pad, and North Lake Apartments on Center Street. Sherrie Pace replied that she did not have an update on Williamsburg. She assumed the splash pad would open Memorial Day weekend. She said the developer had two bids for North Lake and the building permit was approved and waiting for payment.

6. APPROVAL OF PLANNING COMMISSION MINUTES

The Planning Commission meeting minutes of April 14, 2026 were reviewed and approved.

Commissioner Jorgensen moved to approve the Planning Commission meeting minutes for April 14, 2026 as drafted. Commissioner Kapp seconded the motion. The motion was approved by Commissioners Holbrook, Jones, Jorgensen, Kapp, Larson, Marsh, and Stone.

7. ADJOURN

312 Commission Chair Larson adjourned the meeting at 7:46 p.m.

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314 *The foregoing was approved by the Planning Commission of the City of North Salt Lake on*
315 *Tuesday, May 26, 2026 by unanimous vote of all members present.*

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319 _____
BreAnna Larson, Chair

Wendy Page, City Recorder

FROM: Mark Morris, PLA, LEED AP
TO: North Salt Lake City Planning Commission
RE: **NSL Town Center Urban Design Standards**
DATE: Tuesday, July 14, 2026
MEETING:



A balance of parking requirements and concentration of walkable development is essential for effective urban design standards. Below is a comparison of the multifamily parking requirements in three Utah town center design standards studied and discussed during the development of the North Salt Lake Town Center Urban Design Standards. One important distinction is that these cities have taken different approaches to balancing urban design with automobile parking.

	Multifamily Parking Requirement	Design parameters
Clearfield – Downtown Form-Based Code (updated 2025)	Generally follows the city's residential parking schedule: 1.125 spaces for 1-bedroom units, 2.125 spaces for 2-bedroom units, and 2.625 spaces for 3+ bedroom units. The code counts any room that could reasonably function as a bedroom when determining requirements. (American Legal Publishing)	• At least one covered space per unit is required. • Visitor parking is generally incorporated into the required ratios. • On-street parking may count toward visitor parking in some developments through the Downtown Form-Based Code and administrative approvals. • Shared and off-site parking may be allowed within 200 feet under certain circumstances (not for residential resident parking). (American Legal Publishing)
Murray: City Center Form-Based Code (2025)	1.0 space per Studio/1-bedroom unit 1.5 spaces per 2-bedroom unit 2.5 spaces per 3+ bedroom unit (murray.utah.gov)	• Parking ratios are significantly lower than conventional suburban zoning. • Encourages structured parking behind or within buildings. • Parking location and screening are emphasized more than quantity. • Shared parking and district parking are encouraged for mixed-use projects. The code prioritizes pedestrian-oriented streets over large surface lots. (murray.utah.gov)
Millcreek: City Center Form-Based Code (2018)	Parking requirements are intentionally reduced based on the development agreement from conventional zoning and are generally tied to urban mixed-use development rather than suburban apartment standards.	• Strong emphasis on shared parking. • On-street parking contributes to overall parking supply. • Structured parking is encouraged. • Projects near transit and mixed-use areas may receive additional

Multifamily Parking Requirement

Design parameters

Residential parking is typically around **1.0–1.5 spaces per dwelling unit**, with flexibility based on project context, shared parking, and proximity to transit rather than rigid bedroom counts. (millcreekut.gov)

• Urban design, street activation, and walkability are prioritized over meeting traditional parking minimums. (millcreekut.gov)

Category	Clearfield	Murray	Millcreek
Parking approach	Traditional with modest flexibility	Urban, reduced minimums	Urban, flexible, transit-oriented
Based on bedroom count	Yes	Yes	No (project-based)
Lowest parking ratio	1.125 spaces	1.0 spaces	~1.0 space
Highest parking ratio	2.625 spaces	2.5 spaces	Typically lower than suburban standards
Covered parking required	Yes	Not mandatory	Typically not required
Shared parking encouraged	Limited	Yes	Yes
On-street parking credit	Limited	Yes	Yes
Focus on walkability	Moderate	High	High

Planning Takeaways

- **Clearfield** retains relatively conventional parking requirements, reflecting expectations that most residents own vehicles while introducing limited flexibility for downtown redevelopment.
- **Murray** adopts a more urban approach by reducing parking minimums—particularly for smaller units—and emphasizing parking placement and pedestrian design over total stall counts.
- **Millcreek** places the greatest emphasis on context-sensitive parking management, allowing shared parking, transit access, and mixed-use environments to reduce parking demand rather than relying on fixed residential ratios.

From a planning perspective, **Murray and Millcreek** represent next-generation codes that treat parking as one component of placemaking rather than the primary driver of site design, whereas **Clearfield** maintains a stronger connection to conventional zoning practices while using form-based standards to improve the downtown streetscape.

Generally, the proposed standards for **North Salt Lake** follow the **Murray City Center** model for residential/multifamily parking requirements with 1.0 stalls required for Studio/1 BR units and a max of 2.5 stalls for units of three or more bedrooms.

In addition to studying these other cities recent parking studies are reflected in the NSL requirements. The document on the next page represents recommendations from a WFRC parking study completed for the **NSL Town Center** area. It generally recommends a reduction in per-unit parking requirements for residential units, and significant percentage reduction in parking mandates for commercial, retail, and office uses in the town center area.



North Salt Lake Form Based Code

Existing vs. Proposed Parking Comparison

Land Use	Existing Parking Requirements	Proposed FBC Parking Requirements (Core)	Proposed FBC Parking Requirements (all other place types)	Parking Reduction (Core)	Parking Reduction (all other place types)
Residential 1 Bedroom	2 per unit + 0.25 Guest	1 per unit	1 per unit + 0.25 Guest	56% reduction	44% reduction
Residential 2 bedroom	2 per unit + 0.25 Guest	1.5 per unit	1.5 per unit + 0.25 Guest	33% reduction	22% reduction
Residential 3 bedroom	2 per unit + 0.25 Guest	2 per unit	2 per unit + 0.25 Guest	11% reduction	Same
Restaurant	1 stall per 100 square feet of gross floor space or 1 space for each 2 seats, whichever is greater; plus 1 stall per employee during highest employment shift	1 parking space per 4 seats	1 space per 3 seats	50% reduction (plus 1 stall per employee)	34% reduction (plus 1 stall per employee)
Retail	1 stall per 200 square feet of floor area for the first 50,000 square feet, 1 stall per 250 square feet thereafter	2 stalls per 1,000 square feet	3 stalls per 1,000 square feet	60% reduction	40% reduction
Office	1 stall per 250 square feet for the first 20,000 square feet, 1 per 300 square feet thereafter, plus 1 stall per company owned vehicle	2 stalls per 1,000 square feet	3 stalls per 1,000 square feet	50% reduction (plus 1 stall per company owned vehicle)	25% reduction (plus 1 stall per company owned vehicle)
Library and/or Civic	1 stall 300 sq. ft.	2 stalls per 1,000 square feet	3 stalls per 1,000 square feet	39% reduction	9% reduction

PLANNING COMMISSION MEETING

July 14, 2026
6:30 p.m.



CITIZEN COMMENT

Work Session

Town Center

Urban Design Standards

Mark Morris, VODA Landscape + Planning

ACTION UPDATE

No updates from City Council

SAVE THE DATE:

APA Utah Fall Conference 2026

Wednesday, September 9th & Thursday, September 10th

Davis Conference Center, 1651 North 700 West, Layton

MINUTES

Minutes - May 14, 2026

Proposed Motion:

I move that the Planning Commission approve the minutes for May 14, 2026 with

- No changes
- or
- With modifications as discussed

ADJOURN