



**CITY OF NORTH SALT LAKE
PLANNING COMMISSION MEETING
NOTICE & AGENDA
August 25, 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. Public Hearing: Proposed amendments to the City Code, Title 10, Chapter 23 (Town Center Urban Design Standards), Chapter 19 (Specific Use Standards), Chapter 1, Section 39 (Definitions) and adoption of Town Center Zone
4. Report on City Council actions on items recommended by the Planning Commission
5. Approval of Planning Commission Minutes of August 11, 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: August 24, 2026

Wendy Page, City Recorder





MEMORANDUM

TO: Planning Commission

FROM: Ali Avery, Long Range Planner

DATE: August 25, 2026

SUBJECT: Public Hearing and Recommendation of proposed amendments to the City Code, Title 10, Chapter 23 (Town Center Urban Design Standards), Chapter 19 (Specific Use Standards), Chapter 1, Section 39 (Definitions) and adoption of Town Center Zone and subsequent rezoning to the City Council

RECOMMENDATION

City Staff recommends approval of proposed amendments to the City Code, Title 10, Chapter 23 (Town Center Urban Design Standards), Chapter 19 (Specific Use Standards), Chapter 1, Section 39 (Definitions) and adoption of Town Center Zone and subsequent rezoning

BACKGROUND

Over the last year, the Planning Commission and City Staff have worked with VODA Landscape + Planning to draft a new Town Center Zoning District containing Urban Design Standards to guide any future development in the area. The intent of the new zone is to create consistent and predictable design requirements that will implement the vision for the Town Center Master Plan, creating a vibrant, walkable, and attractive Town Center for North Salt Lake.

The standards include building design standards for materials, architectural style, façade requirements, etc. and urban design standards for block and building layouts, trail connections, shared public parking locations, future transit stops, landscaping, public art, plazas and streetscape design, etc.

The Planning Commission has seen these design standards in three separate work sessions from February to August, and the City Council has reviewed them in one work session. A public hearing is being held to gather public input on the proposed draft amendments.

In addition to the code amendments specifically contained in the new Chapter 23, Urban Design Standards, additional code amendments are needed in Chapter 19, Specific Use Standards and Chapter 1, Section 39, Definitions. The Specific Use Standards are proposed to be amended to

contain requirements for Outdoor Dining, Artisan Industry, and Temporary (Itinerant) Uses. Chapter 1 adds definitions for various terms used within the Town Center.

PROPOSED MOTION

I move that the Planning Commission recommend approval to the City Council the proposed amendments to the City Code, Title 10, Chapter 23 (Town Center Urban Design Standards), Chapter 19 (Specific Use Standards), Chapter 1, Section 39 (Definitions) and the adoption of Town Center Zone Map with the following findings:

1. The proposed amendments are in accord with the comprehensive general plan, goals and policies of the City.
2. The proposed amendments are in accord with the North Salt Lake Town Center Master Plan.
3. Changed or changing conditions make the proposed amendment reasonably necessary to carry out the "purposes" stated in this title.

Attachments

- 1) Draft Code Amendments
- 2) Town Center Zone Map

TITLE 10 CHAPTER 23

TOWN CENTER URBAN DESIGN STANDARDS



Figure 1.1 - North Salt Lake Town Center development.

10-23-1.

A. PURPOSE

The purpose of the North Salt Lake 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.

B. 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 required 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.

10-23-2. 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)
3. P Districts: All P District development agreements remain in effect and are unchanged by these Urban Design Standards.

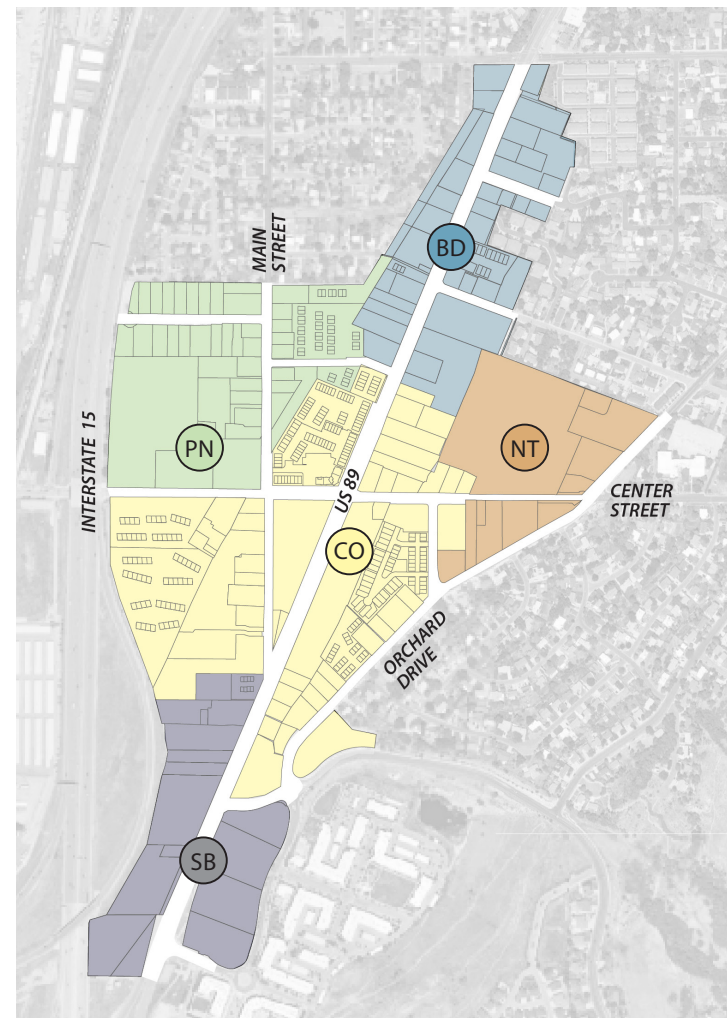


Figure 1.3 - North Salt Lake Town Center Subdistricts map

10-23-3. 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. The Setback Zone (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.
5. All utility service boxes and required clearances shall be identified and approved by the utility provider prior to site plan approval. Service boxes shall be located outside of required clear view areas and placed to avoid the displacement of landscaping, lighting, pedestrian access or other streetscape elements. Where feasible, all utility service boxes shall be placed below ground. Ground mounted utility boxes shall be screened from view by a wall, fence, or landscaping when visible from a public right of way. Ground mounted utility boxes shall not be permitted within a public right of way or within the SBZ.

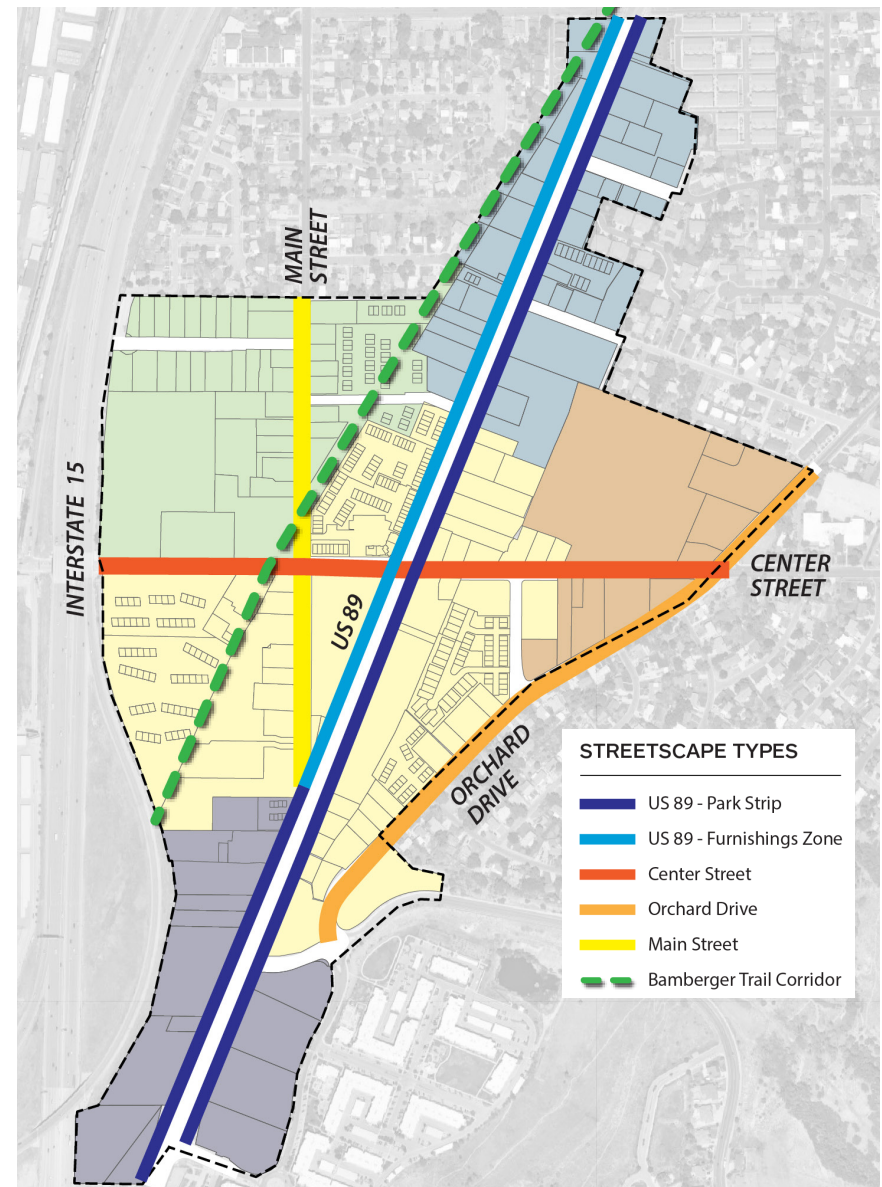


Figure 2.1 - North Salt Lake Town Center streetscape types map

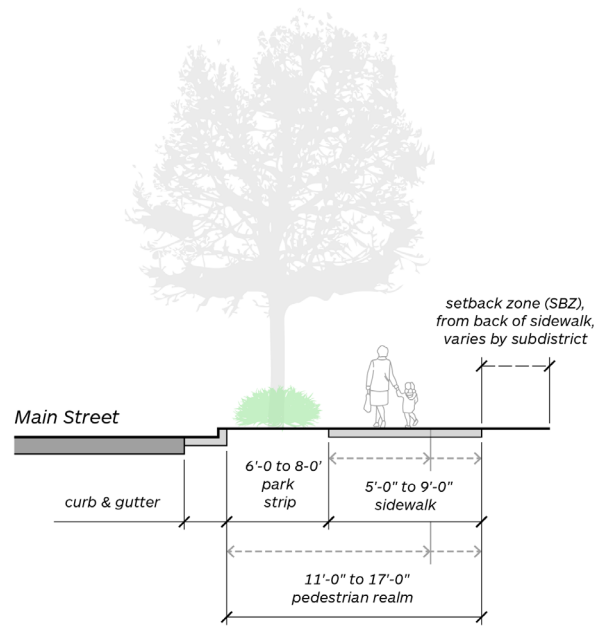


Figure 2.2 - Main Street Typical Streetscape section

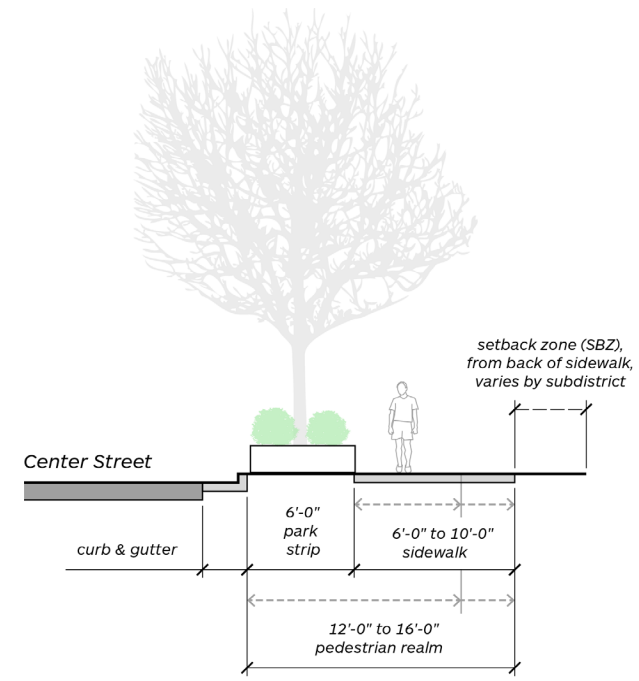


Figure 2.3 - Center Street Typical Streetscape section

Table 2.1 - Main Street Typical Streetscape Requirements		
PEDESTRIAN REALM		
1. Sidewalk		5' to 9'
Park Strip	2. Width	6' to 8'
	3. Street Trees	Planted along park strip center line, evenly spaced at 30' 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' to 10'
Park Strip	2. Width	6'
	3. Street Trees	Planted along park strip center line, evenly spaced at 30' 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.

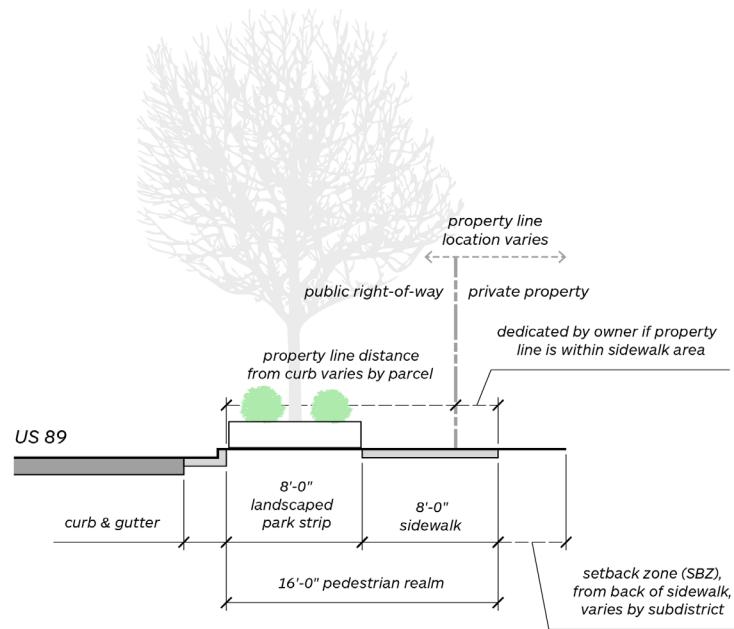


Figure 2.4 - US 89 Park Strip Streetscape section

Table 2.3 - US 89 Park Strip Streetscape Requirements		
PEDESTRIAN REALM		
1. Sidewalk		8'
Park Strip	2. Width	8'
	3. Street Trees	Planted along park strip center line, evenly spaced at 30' 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.

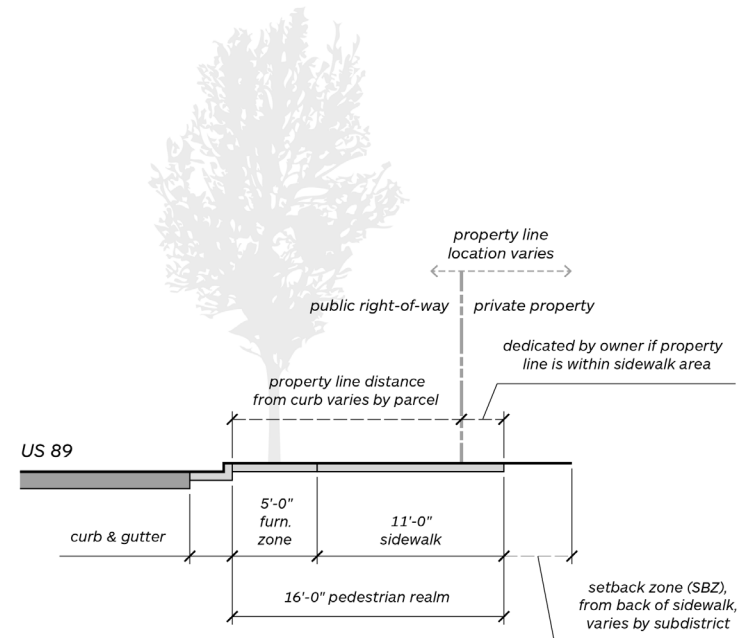


Figure 2.5 - US 89 Furnishings Zone Streetscape section

Table 2.4 - US 89 Furnishings Zone Streetscape Requirements		
PEDESTRIAN REALM		
1. Sidewalk		11'
Furnishings Zone	2. Width	5'
	3. Street Trees	Planted along park strip center line, evenly spaced at 30' 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.

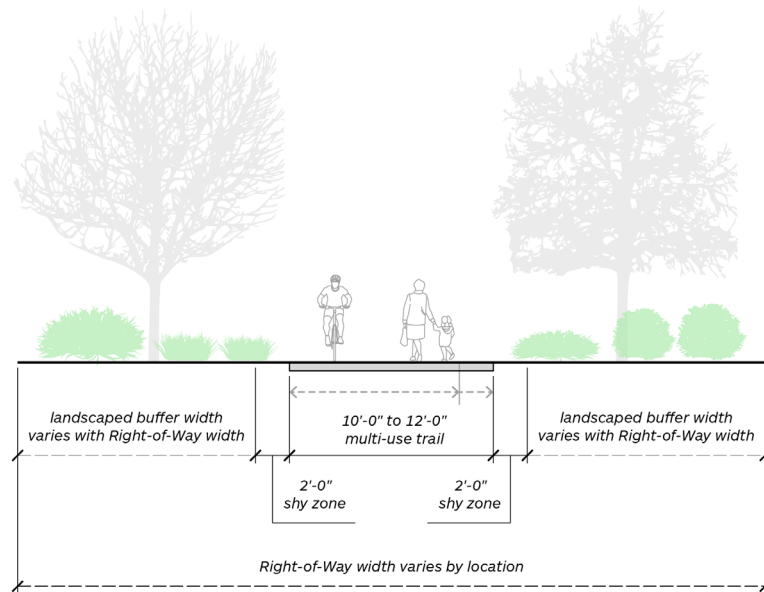


Figure 2.6 - Bamberger Trail Corridor section

Table 2.5 - Bamberger Trail Corridor Requirements		
1. Multi-Use Path		10' to 12' with 2' 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' 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 footprint, 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' to 10'	0' to 15'	0' to 15'	5' to 10'	5' to 10'
2. Side Yard Setback Minimum	0'	0'	0'	5'	5'
3. Rear Yard Setback Minimum	10'	20'	0'	20'	20'
CORNER LOT BUILDINGS					
4. Occupation of Corner			required		
5. Side Street Setback Zone (SBZ)	0' to 10'	0' to 15'	0' to 15'	5' to 10'	5' to 10'

Table 2.7 - Parking Site Requirements	
SETBACK (surface lot)	
1. Front Street	30' min.
2. Side Street/Rear Street	10' min.
3. Side	5' min.
4. Rear	5' min.
PARKING DRIVEWAY (surface lot & structured)	
WIDTH	
5. Two-Way	30' max.
6. Right turn in/Right turn out	30' max.
7. One-Way	16' max.
CORNER LOT	
8. Location	side street or rear street
9. Distance from Corner measured fr. point of curvature	50' min.
INTERIOR LOT	
10. Location	shared driveway, rear street, front street as last resort

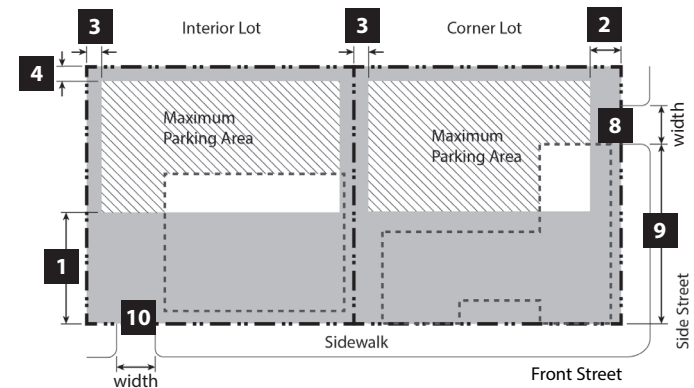


Figure 2.7 - Parking area placement example diagram. Not to scale

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. All landscaping shall comply with Chapter 22 Water Efficient Standards.

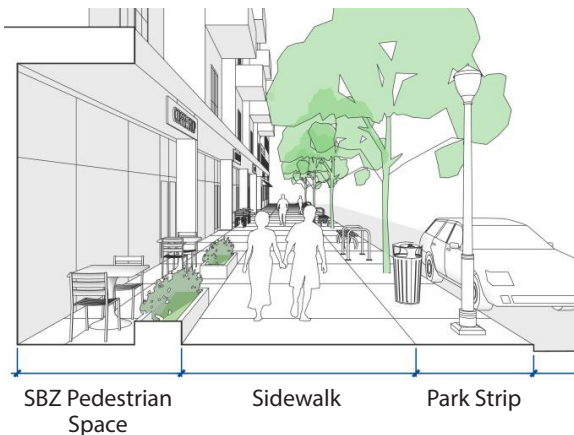


Figure 2.8 - Setback Zone (SBZ) pedestrian space example

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 (all to comply with Ch. 22 NSL Code)	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
	14. Lawn	lawn is prohibited in SBZ
	15. Trees	Trees shall be in conformance with Title 7 Chapter 9 Community Forestry
16. Bicycle Facilities		permitted

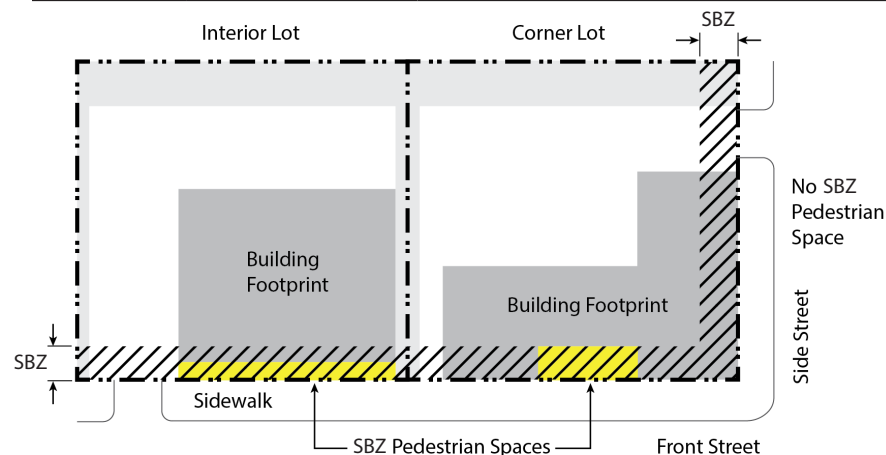


Figure 2.9 - Setback Zone (SBZ) pedestrian space plan diagram

10-23-4. 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	4 stories
3. Stepback Stories	not required	3rd and above	not required	3rd and above	3rd and above
4. Stepback Distance	not required	20' min.	not required	20' min.	20'
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' min. 20' max.	housing only buildings: 10' min. all other buildings: 15' min. / 20' max.		12' min. / 20' max.	
7. Upper Story Height		10' min. / 12' max.			

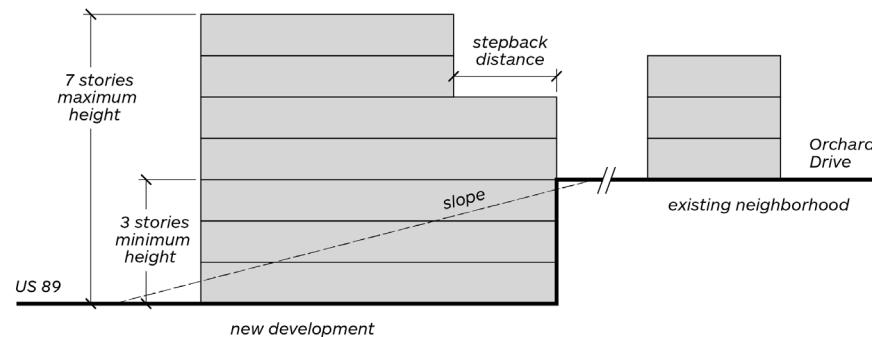


Figure 3.1 - Building section height and stepback on sloped site diagram. Not to scale



Figure 3.2 - Height measuring diagrams

10-23-5. 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.

A. FACADE ARTICULATION

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.
 - (1) 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.

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, wood panel, composite panel, glass
 - b. Allowed secondary materials: metal, ifis panels, stucco, siding.
 - c. 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.

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' to 40' of facade width			15' to 30' of facade width	
4. Horizontal Facade Divisions	within 3' 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. Secondary Materials, facade		Maximum 2 secondary material types			

10-23-6. 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.

A. ACTIVE GROUND FLOOR USE

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

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' 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 unless otherwise approved in Section 10-6-2 (B)				
9. Parking Location	rear yard or behind required occupied space or sideyard at minimum 10' behind front street facade of structure				
10. Loading/Service Entry Location		rear yard, side yard only			

located, expressed as a specific facade.

- (1) Buildings with multiple ground floor units will have multiple primary entrances.
- (2) 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.

B. 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. 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

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	10-19-9 (C & E)
5. Craftsman, micromanufacturing	P	P	P	P	P	10-19-13 (E)
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. Retail, home improvement (no outdoor storage)	P	P	P	P	N	10-19-7 (B), 10-19-3 (D)
CIVIC						
10. Libraries, Museums, Postal, Safety	P	P	P	P	P	
EDUCATION, SCHOOLS, TRAINING						
11. Educational training, schools	P	P	P	N	P	
12. Group (dance, martial arts)	P	P	P	P	N	10-19-8 (A)
ENTERTAINMENT						
13. Amusement centers & arcades	P	P	P	P	P	10-19-9(A)
14. Athletic club, fitness, recreation	P	P	P	P	P	10-19-9 (B)
15. Studios, artists, performers	P	P	P	P	P	10-19-9 (E)
GENERAL OFFICE						SPECIFICS
16. General office	U	U	U	P	P	
17. Real estate, sales, leasing agent	P	P	P	P	P	10-19-10(C)
HEALTHCARE						
18. Home healthcare services	P	P	P	N	P	
19. Medical clinic, general, surgical	P	P	P	N	P	

USE CATEGORY	SUBDISTRICT					SPECIFICS
	CO	BD	SB	NT	PN	
20. Medical spas	P	P	P	P	P	
21. Dental, therapists	P	P	P	P	P	
22. Residential care, assisted living	U	U	U	U	P	10-19-11(B)
HOSPITALITY						
23. Bar Establishment	P	P	P	N	N	10-19-12(A-F)
24. Restaurants, catering, food truck	P	P	P	P	P	10-19-12(A-F)
25. Drive through service	N	N	P	N	N	10-19-12(A-F)
26. Lodging, hotel	P	P	P	P	P	10-19-12 (D)
27. Lodging, short term rental	P	P	P	P	P	10-19-17 (B)
PERSONAL SERVICES						
28. Animal care, boarding (interior)	P	P	P	P	P	10-19-15 (A)
29. Couriers, local delivery	P	P	P	P	P	
30. Salon, spa	P	P	P	P	P	
31. Jeweler, tailor, shoe repair	P	P	P	P	P	
32. Funeral services	P	P	P	P	P	
RELIGIOUS						
33. Churches, religious organization	P	P	P	P	P	10-19-16(A)
34. Volunteer, non-profit	P	P	P	P	P	
35. Charitable org, food pantries	N	P	P	P	N	
RESIDENTIAL						
36. Housing	U	P	P	P	P	
RETAIL TRADE						
37. General retail	P	P	P	P	P	10-19-18(A)
38. Specialty retail	P	P	P	P	P	10-19-18(B)
SOCIAL SERVICES						
39. Child and Youth Services	P	P	P	P	P	10-19-19 (A)
40. Daycare services, child or adult	P	P	P	P	P	10-19-19(A)
TRANSPORTATION & FREIGHT						
41. General transportation services	P	P	P	P	P	10-19-21(A)
UTILITIES						
42. Communications & broadcast	P	P	P	P	P	10-19-22 (A)
43. Temporary Land Uses	P	P	P	P	P	10-19-20

P = Permitted | U = Permitted in Upper Stories Only | N = Not Permitted

*Pursuant to Utah Code 4-41a **Pursuant to Utah Code 10-8-1-41.6

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Table 5.5 - Prohibited Uses			
1	Air traffic operations and facilities	24	Livestock
2	Appliance Repair or Maintenance	25	Manufacturing & industrial assembly
3	Amusement parks	26	Mining & support services
4	Automotive dealers, maintenance	27	Oil and fuel dealers
5	Automotive lots, repair, storage, repossession	28	Online retail as primary use
6	Automotive Salvage, wholesale	29	Outdoor power equipment (sales, storage, repair)
7	Automotive Service (fuel) Stations	30	Outdoor storage
8	Building Materials Dealers	31	Packaging & labeling services
9	Call Centers, data processing services	32	Passenger aircraft services & helipads
10	Campgrounds	33	Psychiatric, substance abuse hospitals
11	Car washes	34	Racetracks
12	Cemeteries, crematories & mausoleums	35	Recreational vehicle parks
13	Check cashing, quick loans, pawnshops	36	Self storage units
14	Commercial Crop Production	37	Septic tank & related services
15	Commercial laundry, linen supply	38	Sewage treatment services
16	Drive in movies	39	Sexually oriented businesses
17	Energy distribution & generation	40	Specialty hospitals
18	Freight and commodities transportation	41	Storage, indoor climate controlled
19	General warehousing & trade	42	Theater, movie
20	Golf courses, country clubs	43	Tobacco Specialty Sales
21	Hazardous waste collection, treatment	44	Transportation support services
22	Homeless shelters & services	45	Waste collection & storage
23	Hospital, general, surgical	46	Zoos

4. 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 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.

C. SPECIFIC USE RESTRICTIONS

3. Specific and additional use regulations for all permitted land uses are located in Chapter 19 of this Title. Compliance with specific use standards, as applicable, as well as all other requirements of this Ordinance, all other Land Use Ordinances, and all other Federal, State, and Local regulations are required for Land Use Application approval, permit, or license required by City Ordinance.

10-23-7. 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

1. General Parking Requirements
 - a. Accessible Parking. Parking facilities

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	1.25	1.0	1.25	1.25	per dwelling unit
2. Multifamily (2 Bedrooms)	1.5	1.75	1.5	1.75	1.75	per dwelling unit
3. Multifamily (3+ Bedrooms)	2.5	2.75	2.5	2.75	2.75	per dwelling unit
4. Hospitality, hotel	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 & SERVICE						
12. General Retail	1.0	1.25	1.25	1.0	1.0	per 500 sq. ft.
SERVICE						
13. General Service	0.5	0.75	0.5	0.5	0.5	per 250 sq. ft.
14. Bars & Restaurants	0.5	0.5	0.5	0.5	0.5	per seat (capacity) AND
	0.5	0.5	0.5	0.5	0.5	per employee
OFFICE & CRAFTSMAN						
15. Office/Professional	1.0	1.0	1.0	1.0	1.0	per 250 sq. ft.
16. Craftsman	1.0	1.0	1.0	1.0	1.0	per 500 sq. ft. retail space AND
	1.0	1.0	1.0	1.0	1.0	per 1,000 sq. ft. production space

accessible for persons with disabilities shall be in 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 .

- b.** 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 or similar use listed in 10-6-5. 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.
 - c.** 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 20% of parking stalls required to be EV-capable (conduit installed for future EV station expansion).
- 2.** Required Vehicular and Bicycle Parking
- a.** Parking requirements are organized by use and subdistrict.
 - b.** Parking requirements are provided by use sub-category and subdistrict; these numbers

are applicable for all of the uses within each sub-category.

- c.** 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.
- d.** 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).
- e.** 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.
- f.** Computation. Off-street parking spaces shall be calculated using the following information:
 - (1)** Area Measurements. The following units of measurements shall be utilized to calculate parking requirements.
 - (2)** 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.
 - (3)** 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.

- (4)** Bench Seating. For uses in which users occupy benches, pews, or other similar seating facilities, each linear 2' of such seating shall be counted as one seat.
- g.** Fractions. When computation of the number of required off-street vehicular parking spaces results in a fractional number, it shall be rounded up to the next consecutive whole number.
- h.** 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.
 - (1)** This calculation is not necessary when the city has approved a shared parking agreement.

3. 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

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%

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:
 - (1) For each applicable use category, calculate the number of spaces required as if it were the only use.
 - (2) 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.
 - (3) For each time period, add the number of spaces required for all applicable uses to obtain a grand total for each of the six time periods.
 - (4) 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' 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.

a. 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' 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 .25 mile radius a reduction of up to 10% of the required off-street parking is permitted.

B. LANDSCAPING

Landscaping, trees, and buffers shall be installed as detailed in this section and in accordance with Chapter 22 Water Efficient Landscape Standards.

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.

1. 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.

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.
 - (1) Planting plans around known signage locations shall select low growing plants to provide long term sign visibility with minimal maintenance.
 - (2) 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 6" above rootball.
- 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 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. Overhead spray irrigation is only allowed for sod 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.
7. All landscaped areas regulated by this may be inspected by the city.

2. 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 and the interior of surface parking lots.

The three landscape areas are:

1. Parking Lot Frontage Buffers
2. Parking Lot Interior Landscape

Table 6.3 Landscape Buffer Requirements	
BUFFER REQUIREMENTS	
1. Location	required where a parking lot abuts a street frontage
2. Depth	front street: 30' min. side street: 10' min.
PLANTING REQUIREMENTS	
3. Trees	required 30' 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' min. - 4' max.
6. Location	2' offset from parking lot outer curb
7. Opening	1 pedestrian opening allowed per street frontage, 4' minimum width

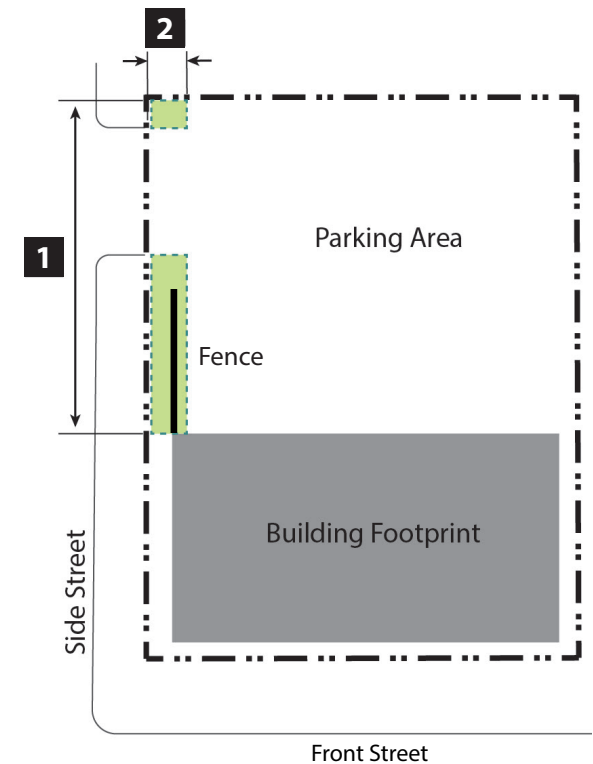


Figure 6.1 - Parking lot frontage buffer diagram. Not to scale.

3. Side and Rear Landscape Buffers

3. 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.

4. 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.

Street trees must be chosen from the adopted street tree list. Interior lot trees are encouraged to use the street tree list for compatibility with soil type.

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	Island size: 9' x 18' minimum AND structural soil area, 10' radius from tree center, required for trees planted in any island narrower than 15' 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

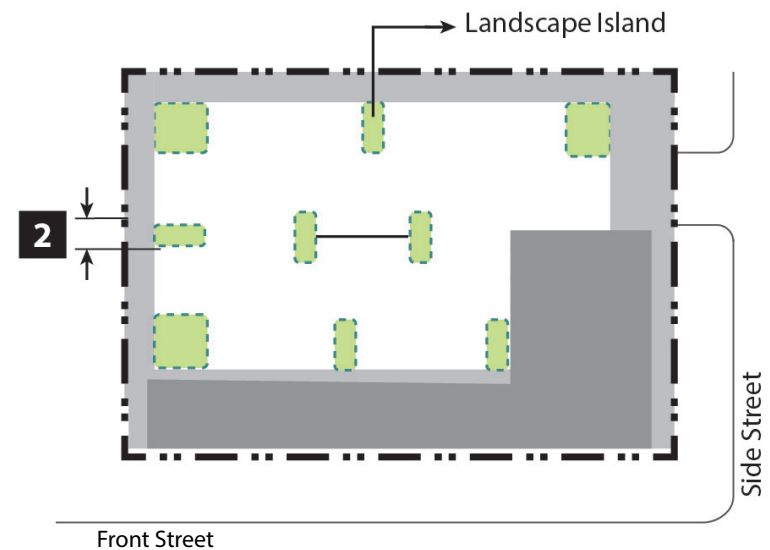


Figure 6.2- Parking lot interior landscaping diagram. Not to scale.

5. 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' min.
LANDSCAPING REQUIREMENTS	
3. Trees	1 tree / 30' 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' and minimum mature height of 4' planted at no more than 3' on center.
5. Fence Option*	An opaque fence with a minimum height of 6' 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.

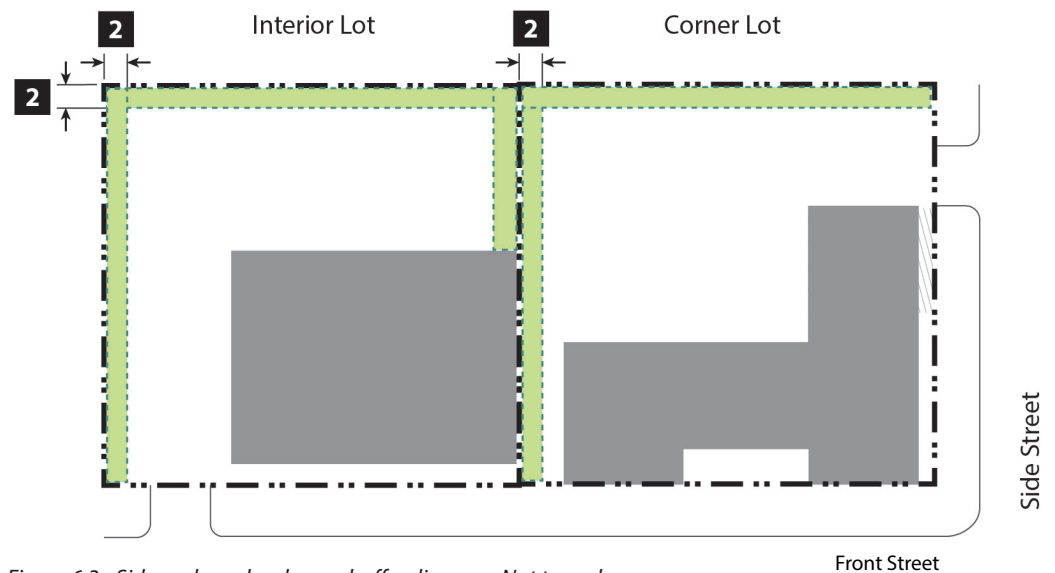


Figure 6.3 - Side and rear landscape buffer diagram. Not to scale.

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. **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.
4. **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 public property.
 - b. No sign shall be attached to a utility pole, traffic pole, bus bench, tree, standpipe, gutter, drain, or other vertical support structure that

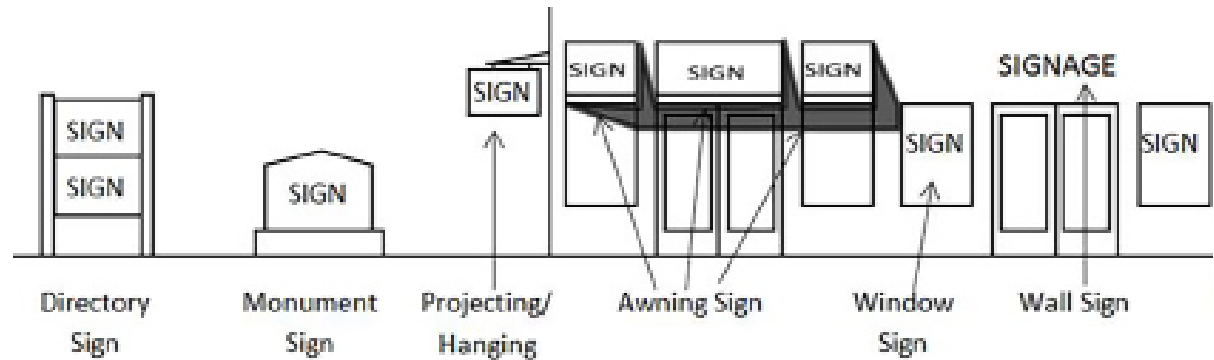


Figure 6.4 - Sign types diagram. Not to scale.

- 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.
 - e. Signs oriented to the pedestrian realm, projecting or hanging name plates, are allowed for each entryway on a public sidewalk. 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 less than 10' from the ground plane, and shall not exceed a total area of 8 square feet.
5. **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.

- (1) 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.
- (2) Sign output counts towards minimum light output per property.
- (3) Light must be directed downward with no light transmitted above horizontal plane of luminaire.

6. Temporary Signs. The following standards apply to temporary signage:

- a. Each non-residential ground floor tenant may be allowed one temporary A-frame sign.
- b. Temporary signs shall not be located a clear view area.
- c. Temporary sign exposure is limited to business hours only.
- d. Maximum height of 4 feet
- e. Maximum sign area 6 square feet
- f. Sign frame shall be constructed from decorative metal or finished wood, or similar

(no plastic).

- g. Sign shall not impede pedestrian traffic or pose a safety hazard.

7. 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.

8. Sign Type Requirements. The following pertain to specific sign types detailed in this section.

- a. Window Signs shall not count toward the signage quantity and area or size requirements for any other sign type.
- b. Signs Facing onto Parking Lots. One parking lot facing sign is permitted in addition to the maximum requirements for other sign types.
 - (1) Permitted sign types for parking lot facing signs are wall, projecting, or awning signs.
 - (2) Maximum sign area is 30 square feet.
 - (3) Permitted location is either a side or rear facade that faces a parking lot.
 - (4) If such signs face existing single family homes, they may not be illuminated.

9. Residential Signage:

- a. Residential identification signs shall be limited to no more than 1 per entrance.
- b. Signs shall only display the name, logo, and address of the development;

- c. Residential identification signs which are wall mounted shall be limited to a total size of 100 square feet of sign area;

- d. Freestanding monument residential signs shall not exceed a height of 7 feet or a total sign area of 50 sq. ft. per side if double sided.

- e. Signs located at driveway entrances must be set back a minimum of 5' from the property line and shall not be placed within the clear view area of any driveway;

- f. One temporary sign is allowed for sale, lease, or rent of residential property per street frontage and is limited to no greater than 32 square feet for a period of time not to exceed 1 year from the issuance of a certificate of occupancy.

10. Prohibited signs:

- a. Pole/Pylon Signs
- b. Permanent signs that rotate or move by any means.
- c. Signs on mounted trailers.
- d. Signs with exposed braces and guy wires.
- e. Signs with blinking, flashing or moving lights, not including time/temperature and similar public service displays.
- f. Signs with changeable copy.
- g. Flags or banners, balloons, or inflatable signs.
- h. Bus bench signs

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. Wall mounted 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	Limited to the no more than 15% of the wall area for each facade bay width and or 200 sq. ft. 3 sq. ft. max. / tenant for nameplate signs
3. Height	3' max. letter or element height
4. Location	permitted on frontages
5. Placement	1' 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

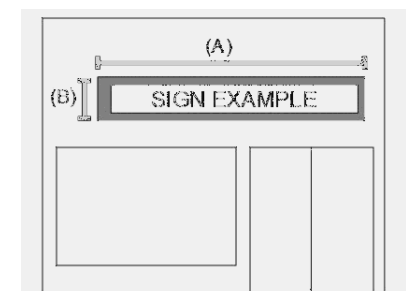


Figure 6.5 - Sign measuring diagrams: mounted sign (top), painted sign (bottom). Not to scale.

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.

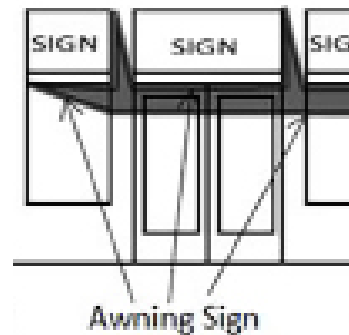


Figure 6.6 - Awning sign diagram.
Not to scale.

Table 6.7 - Awning Sign Requirements	
1. Permitted Subdistricts	all
2. Awning Area	300 sq. ft. max. area / facade bay width
3. Sign Area	up to 50% of the awning surface area may be used for signage
4. Height	8' 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 6.7 - 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' max. W x 20' max. H, including sign faces(s) and all support structures
4. Location	permitted on frontages
5. Placement	10' min. clearance above the ground plane shall not project further than 8' from the building face shall not project within less than 2' 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

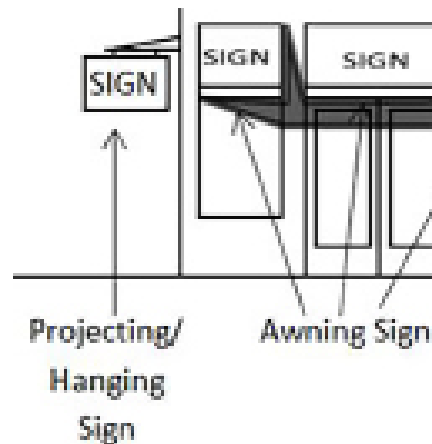


Figure 6.8 - Projecting sign diagram. Not to scale.



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. Window signs are allowed for ground floor windows only. They shall not be located to block clear view of exits or entrances or to create a safety hazard. Window signs shall not disrupt the employee visibility to the street, sidewalk or parking area or of law enforcement personnel into the business.

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. Address and hours of operation signs are considered exempt and are not counted in the window sign area calculation.
2. Temporary window signs advertising the sale, lease, or rent may be allowed to have a window

sign up to 25 square feet regardless of permanent wall signage.

3. 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 30%. the maximum signage coverage for any individual window is 50%. Window signs and permanent wall signs combined shall not exceed 30% of the exterior wall area of the tenant
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. COMMERCIAL WAYFINDING OR DIRECTIONAL SIGNAGE

a. Definition

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

1. A sign mounted onto a double set of poles.
2. A sign mounted on a single pole.
3. A sign hanging from a single pole.

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. Civic Wayfinding signs may be installed in accordance with the City's Wayfinding and Branding Study, as amended by the City Council.

Table 6.10 - Commercial Wayfinding or Directional Sign Requirements	
1. Permitted Subdistricts	all
2. Sign Area	8 sq. ft. max. area / sign face
3. Height	8' max. for signs mounted or hanging on a single pole 5' 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' 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

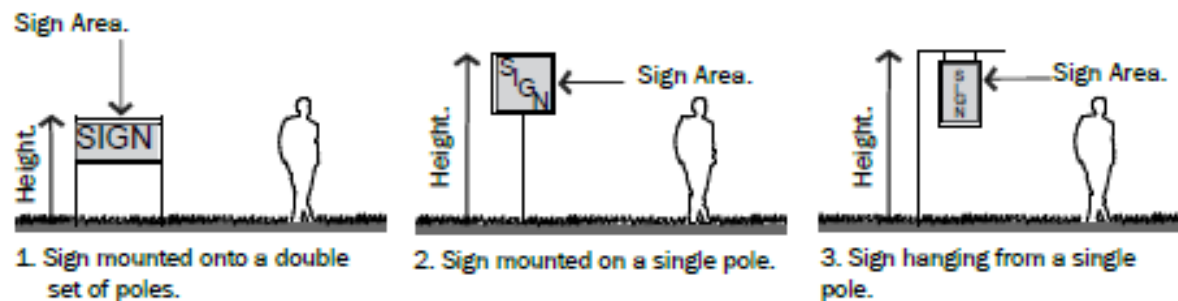


Figure 6.11 - Directional sign diagrams. Not to scale.



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

Only 1 monument sign or 1 directory sign shall be permitted per street frontage regardless of the number of tenants on the property.

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

1. All monument signs shall be attached to the ground with a base whose width and length are at least as wide as the bottom edge of the sign face.
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. Signs must meet clear view requirements.
6. Double sided signs are permitted
7. Cabinet style monument signs are not permitted
8. Signs shall not be placed where they obscure important architectural features such as entrances, display windows, or decorative elements when viewed from the public right-of-way.

Table 6.11 - Monument Sign Requirements

1. Permitted Subdistricts	all
2. Sign Area	50 sq. ft. max. area / sign face
3. Total Size	6' H x 10' W x 3' 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 clear view area
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' max. height, 5' max. width / sign face,
3. Total Size	12' max. height, 6' max. width, including sign face(s) all support structures
4. Location	front street and side street SBZ
5. Placement	2' 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

10-23-8. ADMINISTRATION

A. APPLICABILITY

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

1. 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.

Any amendment to a P-District in the town center area shall be in conformance with these design standards.

2. 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 as of the date of this code adoption.

3. IN-PROCESS DEVELOPMENT.

Where a building permit for a development has been applied for in accordance with the prior law in advance of this code's effective date, said development may comply with the 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.

4. 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.

- a. 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%.
- b. 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%.
- c. 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.

5. 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.
 - (1) 10% Exception. A site characteristic is not considered nonconforming if the size of the nonconformance is 10% or less of this code's requirement.
 - (2) 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.

6. EXEMPT ACTIVITIES.

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

- a. Ordinary repairs for the purpose of regular building, signage, lighting or site maintenance.
- b. Construction within the interior of the structure that is not visible from the exterior of the building for the existing use.

- c. Emergency repairs ordered by any code enforcement official in order to protect health and safety.
- d. Existing Single Family Dwellings. Any single family home and applicable accessory structures existing at the effective date of these standards shall be considered a legal nonconforming structure. Such use and structures may continue to exist, be occupied, repaired, remodeled, and undergo ordinary maintenance without being required to comply with the building form standards contained in this Chapter. Any addition to the dwelling or accessory structures shall be in conformance to the standards applicable to the R1-7 zone. If a structure is damaged by fire or other natural disaster it may be restored or reconstructed to its original physical footprint and configuration, provided a building permit is secured within 12 months. Any deviation to the original footprint shall meet the applicable standards contained within the R1-7 zone.

B. PROCESS

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

1. Pre-Application Meeting.
2. Site Plan Approval, including building, site, landscaping, signage, and streetscape.

3. Subdivision approval, if required. Refer to NSL City Code for information on the subdivision plat approvals processes.
4. In the case of conflict between the standards set forth in this chapter and any other land use regulation, unless otherwise specified, the standards of this chapter shall take precedence. To the extent that this chapter is silent, and where other land use regulation govern, those regulations shall apply.

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

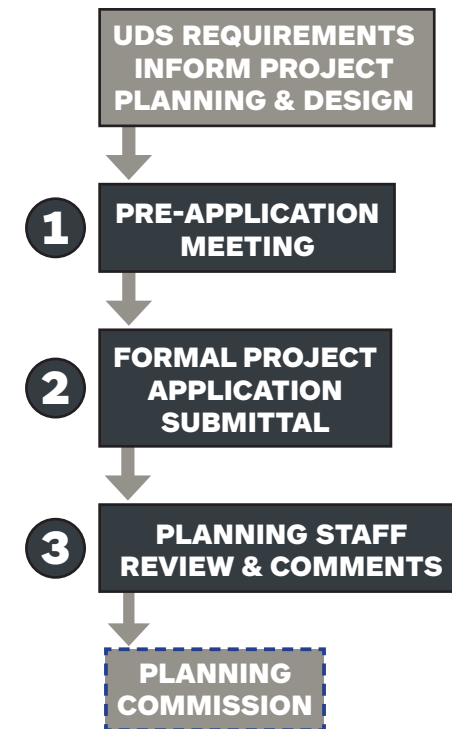


Figure 10.1 - Proposed UDS application and administration process

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

Table 10.1 - Interior Square Footage Remodels	
TIER 1	
Triggers	1. Interior remodels
	2. Updates to interior spaces only, not visible from exterior of buildings
Limitations	1. No change in the number of dwelling units
Administration	1. Building permit
	2. Business license

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.

C. DEFINITIONS

1. Permission: Permitted changes that require no remedy
2. Limitation: Limitations placed on permissions
3. Trigger: A change that requires a specific remedy
4. Remedy: The remedy required by a specific trigger
5. Exemption: Conditions in which the trigger does not require a remedy
6. Abandoned: A use, structure, or sign that has not been continuously and actively operated or used for a period of 12 months, or more, from the time that the use, structure, or sign became nonconforming, regardless of intent to resume

Table 10.2 - Structure Footprint Expansion	
TIER 2	
Triggers	1. Expansion where the total floor area of the expansion does not exceed 25% of the existing total building footprint
	2. Addition of housing units
Limitations	1. No expansions that will intrude into any Code required setbacks
	2. No expansions that will create a new Code nonconformity
Remedies	1. All signage on buildings and on site shall be brought into Code compliance
	2. Landscaping shall be brought into Code compliance
	3. Facade materials and transparency to be brought into code compliance
	4. Parking required for expansion or additional housing must meet code
Administration	1. Site Plan/Design Review
	2. Building permit
	3. Business license

operation

7. Change of Use: An existing nonconforming use that has been terminated and replaced by another use. Any change of use in violation of the Code is deemed an immediate abandonment of the nonconforming use.
8. Non-conforming buildings that have been destroyed by natural causes may be replaced to their original condition within one year of casualty.

Table 10.3 - Structure Facade Updates	
TIER 3	
Triggers	1. Facade changes that alter the visual character or function of the building, such as changes in material type, doors and windows, roofline
	2. Changes to signage on the structure.
Limitations	1. No expansions that will intrude into any required setbacks
	2. No expansions that will create a new Code nonconformity
Remedies	1. All signage on buildings and on site shall be brought into Code compliance
	2. Landscaping shall be brought into Code compliance as much as possible
	3. Architectural massing, materials, features, and detailing shall be brought into Code compliance as much as possible.
Administration	1. Site Plan/Design Review
	2. Building permit
	3. Business license

10-1-39: DEFINITIONS:

Artisan Industry:

1. **Artisan and Craftsman** Any business establishment that produces on the premises articles of artistic quality or effect or handmade workmanship. Examples include candle making, furniture making, glass blowing, weaving, pottery making, woodworking, sculpting, painting, and other associated activities.
2. **Micro-Manufacturing:** The small-scale fabrication, assembly, treatment, or packaging of finished products from previously prepared materials.
3. **Maker Space / Co-Working Facility:** A shared facility where members have access to manufacturing equipment, tools, software, and educational classes.

Facade. The exterior face of a building, including but not limited to the wall, windows, windowsills, doorways, and design elements such as expression lines. The front facade is any building face adjacent to the front property line.

Mullion. A vertical bar between the panes of glass in a window.

Occupied Space. Interior building space regularly occupied by the building users. It does not include storage areas, utility space, or parking.

Pedestrian Realm. The area located between the back of the curb and the outside edge of the sidewalk or landscape buffer.

Pervious Surface. Also referred to as pervious material. A material or surface that allows for the absorption of water into the ground or plant material, such as permeable pavers or a vegetated roof.

Scale. The relative size of a building, street, sign, or other element of the built environment.

Setback Zone (SBZ). An area in which the front or corner side facade of a building shall be placed; it may or may not be located directly adjacent to a property line. The zone dictates the minimum and maximum distance a structure may be placed from a property line.

Streetscape Type. The permitted and regulated types of improvements within the pedestrian realm of a street right of way.

Story, Ground. Also referred to as ground floor. The first floor of a building that is level to or elevated above the finished grade on the front and corner facades, excluding basements or cellars.

Story, Upper. Also referred to as upper floor. The floors located above the ground story of a building.

TITLE 10, CHAPTER 19

SPECIFIC USE STANDARDS-DRAFT AMENDMENTS

10-19-12: HOSPITALITY:

F. Restaurants and Coffee Shops:

1. Lot area. The minimum lot area shall be fifteen thousand (15,000) square feet.
2. Road frontage and access. All vehicular access shall be directly from an arterial road or collector road.
3. Setbacks. The following setbacks shall apply to structures, excluding signs, walls and fences:
 - a. Structures shall be setback at least fifteen feet (15') from the edge of any road right-of-way.
 - b. Structures shall be setback at least fifty feet (50') from any lot line abutting a residential district or use.
 - c. Structures shall be setback from any lot line abutting a nonresidential district and use as specified for permitted uses on the subject site.
4. Enclosure and screening.
 - a. If the subject lot is adjacent to a residential zone or use, all commercial activity shall be completely obscured from the residential zone or use by means of a continuous solid wall or fence six feet in height and a landscaped buffer area.
 - b. Outside dumpsters shall be completely enclosed and obscured by a masonry wall and gate.
5. Fast food restaurants.
 - a. All patrons served in their vehicles via a drive-through facility shall be provided with adequate off-street standing spaces. No vehicle stacking areas shall cross any maneuvering lane, drive, sidewalk or public right-of-way. A bypass lane or other suitable means of access to a public road shall be provided for automobiles that do not use the drive-through facility.
 - b. One illuminated menu board sign per drive aisle shall be allowed in addition to all other signs permitted by Chapter 4. The surface area of the menu board sign shall not exceed thirty-two (32) square feet and the height shall not exceed six feet above grade.
6. Serving alcohol. All restaurants permitted to serve alcohol shall comply in every respect with the Utah Liquor Control Act and Title 3, Chapter 2 of this Code.
7. Drive Through Standards:
 - a. Purpose. Where drive-up or drive-through uses and facilities are allowed, they shall conform to all of the following standards, which are intended to calm traffic, provide for adequate vehicle queuing space, prevent automobile turning movement conflicts, and provide for pedestrian comfort and safety.
 - b. Standards. Drive-up and drive-through facilities (i.e., driveway queuing areas, customer service windows, teller machines, kiosks, drop-boxes, or similar facilities) shall meet all the following standards:
 - (1) Prior to the menu board order location, vehicle stacking shall be provided for a minimum distance of eighty feet (80') for a single stacking lane or forty feet (40') per lane when there is more than one service lane.
 - (2) Stacking lanes must be designed so that they do not interfere with parking and vehicle circulation and of sufficient length to ensure vehicles are not backing onto a public street

and shall be clearly identified using means such as striping, landscaping, or directional low impact signs.

- (3) The Community Development Department may require a traffic, circulation, and parking study addressing both on site and off site traffic and circulation impacts for national chain restaurants with known high traffic counts. The Planning Commission may required additional parking or stacking area based on the study during site plan approval process.
- (4) The design of the stacking area shall allow customers' vehicles to leave the stacking line for emergency reasons.
- (5) Drive-through uses shall be located so that access and egress to the drive-through features are from an on-site drive aisle or other on-site circulation facility, not a public street.
- (6) Communication's sound system shall not exceed a measurement of 55 dBA at any property line.
- (7) Drive-through service windows shall not be located adjacent to the primary or front property line.

8. Outdoor Dining. Outdoor dining uses shall comply with the following:

- a. The dining area shall be located on private property or leased public property and shall not diminish parking or landscaping.
- b. Outdoor dining areas must be approved by the Utah Department of Alcoholic Beverage Services (DABS) in order to serve alcohol.
- c. The dining area shall not impede pedestrian circulation.
- d. The dining area shall not impede emergency access or circulation.
- e. The outdoor furnishings shall be compatible with the streetscape and associated building.
- f. No music or noise shall be in excess of the city noise ordinance, Title 4 Chapter 4.
- g. No use after 10:30 p.m. and before 7:00 a.m.
- h. 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.
 - j. Cooking facilities shall be located within the primary building. No cooking facilities, including grills, shall be permitted in the outdoor dining area.
 - k. 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.

10-19-13: MANUFACTURING AND ASSEMBLY:

F. Artisan Industry. Craftsman, micromanufacturing, and maker spaces shall comply with the following:

1. All uses shall contain an on-site retail component or showroom.

2. Such uses shall not cause injurious or obnoxious noise, vibrations, smoke, gas, fumes, odors, dust, fire hazards, radiation or other conditions harmful or objectionable to adjacent or nearby properties are prohibited.
3. All truck parking or loading facilities are located to the side or rear of the building, outside required landscaped yards, and screened from public rights-of-way and/or adjacent property zoned or used for residential purposes.
4. Outdoor storage of materials is prohibited.
5. Operation of this use is conducted entirely within an enclosed building and does not create noise in excess of 80 dB, as measured at the property boundary, reduced to 70 dB maximum between the hours of 7 p.m. and 7 a.m.
6. Artisan and Craftsman uses shall comply with the requirements listed above and shall be limited to a maximum floor area of 2,000 square feet, and five (5) non-resident employees.

10-19-7 (B). Retail, Construction Materials:

1. Home improvement, hardware, or landscaping stores shall be limited in size to a maximum of fifteen thousand (15,000) sq. ft. in the C-S & Town Center Zones. (Ord. 2025-06, 4-1-2025)

10-19-20: TEMPORARY (ITINERANT) USES:

Itinerant uses shall not be permitted unless the following general and applicable specific criteria are demonstrated as part of the Land Use Permit and Business License Application.

A. General Requirements: ~~Use Limitations.~~

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 zoning district.
2. 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.
- ~~1.3.~~ Temporary Uses include firework stands, Christmas tree lots, and other similar seasonal Uses.
- ~~2.4.~~ Temporary Use Permit. Temporary Uses shall obtain a separate business license and Land Use Permit for each use and location.
- ~~3.5.~~ Time Limitations. Land Use Permits may be allowed for up to a six (6) month period with the following exceptions:
 - a. Firework Stands. Restrictions shall follow the public sales and display limitations found in state code.
 - b. Christmas Tree Lots. Shall only be permitted from November 1 through December 31.

~~4-6.~~ Hours of Operation. Temporary Uses may be open from eight o'clock (8:00) A.M. to ten o'clock (10:00) P.M. unless provided otherwise under state code.

~~5-7.~~ Signage. Permanent signs are prohibited for Temporary Uses. All Signs shall follow the requirements of Chapter 6.

8. Regulations by Other Agencies. This Section does not exempt the applicant or operator from acquiring any other required permit for operation. All applicable local and state regulations (i.e., food permit, tax numbers, registration, etc.) shall be met.

~~6-9.~~ 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.

~~7-10.~~ Liability Insurance. The applicant must obtain adequate liability insurance to cover all activities related to the Use for the duration of the permit, prior to issuance of the Temporary Use permit. A copy of the liability insurance policy shall be submitted to the City with the business license Application.

B. Site Improvements. 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.

1. Temporary Uses shall meet the following requirements:

a. If the Temporary Use is located on an unimproved Parcel, the following shall apply:

(1) Based on the scope of the operation, the land-use authority may require the installation of a minimum road base or gravel surface for parking, to assure the safe passage of vehicles on adjacent roadways, and the safety of patrons.

(2) 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.

(3) Sufficient off-Street parking shall be provided to meet the needs of the operation and of any existing Uses on the property.

~~(2)~~(4) 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.

(5) Structures, displays, and other activities must be located sufficient distance from any Street to provide for public safety and clear view area requirements as found in Chapter 1.

~~(3)~~(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.

~~(4)~~(7) If any part of the temporary use becomes a nuisance or safety hazard, the land-use authority may require changes or discontinuance of the operation.

~~(5)~~(8) All activities and displays shall take place in accordance with the standards for outside business activities found elsewhere in this Title.

b. If the temporary use is located on an improved lot or parcel, the following shall apply:

- (1) Impervious Surface. The business must be located on a hard surface with no portion of the business located in a landscaped or unimproved area.
- (2) 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.
- (3) Sufficient off-Street parking shall be provided to meet the needs of the operation and any existing ~~Uses-uses~~ on the property as determined by the land use authority.
- (1)(4) 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.
- (5) Structures, displays, and other activities must be located sufficient distance from Streets to provide for public safety and clear view requirements as found in Chapter 1.
- (2)(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.
- (3)(7) If any part of the operation becomes a nuisance or safety hazard, the land use authority may require changes to or discontinuance of the operation.
- (4)(8) In addition to the foregoing, all activities and displays shall take place in accordance with the standards for outside business activities found elsewhere in this Title.
- (5)(9) Permanently located businesses that operate a temporary use shall meet the design standard and site improvement requirements found in Section [10-1-38](#) or Chapter 23 Town Center Urban Design Standards, as applicable.

C. 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.

~~C.D.~~ Site Restoration. The site must be restored to its original condition upon expiration of the Temporary Use Permit. The site may not be used for storage of any temporary use or structures.

~~D.E.~~ Temporary Structures. All Temporary Structures must be approved by the land-use authority. In order to avoid damage to adjacent Uses or property, all temporary structures shall be properly secured or anchored to the ground to prevent the structure from being moved. The City may require additional securing or anchoring upon finding that the method of securing is inadequate. (Ord. 2025-06, 4-1-2025)

INTERSTATE 15

MAIN
STREET

PN

BD

NT

CO

ORCHARD
DRIVE

CENTER
STREET

US 89

SB



1 CITY OF NORTH SALT LAKE
2 PLANNING COMMISSION MEETING
3 CITY HALL-10 EAST CENTER STREET, NORTH SALT LAKE
4 AUGUST 11, 2026
5

6 **DRAFT**
7

8 Commission Chair Larson called the meeting to order at 6:30 p.m.
9

10 PRESENT: Commission Chair BreAnna Larson
11 Commission Vice Chair Ryan Holbrook
12 Commissioner Scott Jones
13 Commissioner Ron Jorgensen
14 Commissioner Irene Stone
15

16 EXCUSED: Commissioner Jacob Kapp
17 Commissioner Jonathan Marsh
18

19 STAFF PRESENT: Mackenzie Johnson, Planner; Abbi Anderson, Planning Intern.
20

21 1. PUBLIC COMMENT
22

23 There were no public comments.
24

25 2. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR A 35 FOOT WIDE
26 DRIVE APPROACH AT 661 EAST 50 NORTH, JOHN ASHBY, MTB
27 CONSTRUCTION LLC, APPLICANT
28

29 Mackenzie Johnson reported that the City was performing construction on 50 North. She
30 explained that the property owner of 661 East 50 North sought to widen their existing 30 foot
31 wide drive approach to 35 feet wide. She noted that the applicant had secured a licensed
32 contractor and obtained the required Excavation Permit. Ms. Johnson said that the drive
33 approach would need to be widened prior to the street being paved. She shared that after the road
34 was paved, there would then be a moratorium where road cuts would not be permitted.
35

36 Mackenzie Johnson continued that City Code 10-6-2 allowed for a 40 foot wide driveway with a
37 conditional use permit. She shared an aerial image of the drive approach with the requested five
38 foot extension. She noted that the City Engineer recommended amending the code to set a
39 standard for driveways of either 30 or 35 feet wide and no longer offer conditional use permits

for driveways. She concluded that the City Engineer and the Development Review Committee reviewed the plan and did not indicate any negative impacts to safety or traffic.

Commissioner Jorgensen moved that the Planning Commission approve the conditional use permit for a 35 foot wide drive approach at 661 East 50 North with no conditions.

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

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

Mackenzie Johnson reported that there were no updates related to the City Council at this time. She noted that staff had mailed approximately 600 notices to registered property owners who would have property rezoned into the Town Center as well as those within 300 feet of the boundary. She added that the public hearing notice had also been posted. She continued that the public notice for the Town Center Urban Design Standards and information including FAQs would be available on the City's website.

4. APPROVAL OF PLANNING COMMISSION MINUTES

The Planning Commission meeting minutes of July 28, 2026 were reviewed and approved.

Commissioner Jorgensen moved to approve the Planning Commission meeting minutes as drafted for the July 28, 2026 meeting. Commissioner Holbrook seconded the motion. The motion was approved by Commissioners Holbrook, Jones, Jorgensen, Larson, and Stone. Commissioners Kapp and Marsh were excused.

5. ADJOURN

Commission Chair Larson adjourned the meeting at 6:35 p.m.

The foregoing was approved by the Planning Commission of the City of North Salt Lake on Tuesday, August 25, 2026 by unanimous vote of all members present.

BreAnna Larson, Chair

Wendy Page, City Recorder