

ORDINANCE NO. 2015-_____

AN ORDINANCE OF THE CITY OF SOUTH SALT LAKE CITY COUNCIL AMENDING 17.13.090 OF THE SOUTH SALT LAKE CITY MUNICIPAL CODE TO ALLOW FOR THE CONVERSION OF SINGLE FAMILY HOMES IN THE PROFESSIONAL OFFICE LAND USE DISTRICT TO BE CONVERTED TO COMMERCIAL OFFICE USES

WHEREAS: the City Council is authorized by law to enact ordinances for the protection of the health, safety and welfare of the City's inhabitants; and

WHEREAS: the City is authorized by law to enact ordinances establishing regulations for land use; and

WHEREAS: the City Council finds the changes and additions in this ordinance are desirous in order to foster orderly and compatible development and use of land; and

WHEREAS: the City Council finds that these changes are compatible with the City's General Plan; and

WHEREAS: the City Council has received a positive recommendation from the South Salt Lake Planning Commission;

BE IT ORDAINED, therefore, by the City Council of the City of South Salt Lake that Section 17.13.090 of the South Salt Lake Municipal Code is enacted as follows:

17.13.090 - Professional office (PO) district.

A. Purpose. The purpose of the professional office (PO) district is to provide a zone for uses which are conducted in an office environment. The zone is not intended to contain uses engaged solely in merchandising, retailing, warehousing, or manufacturing. Uses within the professional office (PO) district shall serve to enhance the vitality of the city and be compatible with surrounding neighborhoods. The district may act as a buffer between residential neighborhoods and transit corridors or commercial uses. Developments adjacent to residential uses should be architecturally compatible while mitigating impacts regarding height, hours of operation, lighting and traffic on surrounding residential neighborhoods.

B. Uses. In the professional office district, uses, buildings, structures or land shall not be used or developed except in accordance with the adopted land use matrix as found in Chapter 15 of this title.

C. Regulations. Regulations for the professional office district are as follows

1. Buildings and Site Development. Buildings, sites and structures shall comply with the requirements for residential and commercial design review found in Chapters 21 and 23 of this title.

2. Time Restrictions. Business shall not normally be conducted before six a.m. or after ten p.m.

3. Parking. Parking shall only be allowed for passenger-type vehicles or light, vans and trucks which do not exceed one ton in capacity, except for the temporary parking of larger vehicles involved in delivering goods in the area while the goods are being loaded and unloaded.

4. Changes of Use. Changes of use for existing residential structures into office or retail uses are allowed subject to the following standards:

a. The front building elevation shall contain not more than fifty percent (50%) glass.

b. Additions and remodels shall be subject to the South Salt Lake City Residential Design Standards.

c. All front and corner side yards shall be fully landscaped subject to the South Salt Lake City Landscape Standards.

d. Existing one-way drive approaches may be used for parking serving office or retail uses, subject to approval by the City Engineer.

e. Off-street parking is prohibited in front and corner side yards.

5. Minimum Number of Units. The minimum number of units for any rental multi-family development shall be fifty (50) units.

6. Residential Density. The maximum density for any multi-family residential development in the PO District shall be twelve (12) units per acre.

DATED this _____ day of _____, 2015.

BY THE CITY COUNCIL:

Irvin H. Jones Jr., Council Chair

ATTEST:

Craig D. Burton, City Recorder

City Council Vote as Recorded:

Snow	_____
Gold	_____
Rapp	_____
Beverly	_____
Turner	_____
Jones	_____
Rutter	_____

Transmitted to the Mayor's office on this _____ day of _____ 2015.

Craig D. Burton, City Recorder

MAYOR'S ACTION: _____

Dated this _____ day of _____, 2015.

Cherie Wood, Mayor

ATTEST:

Craig D. Burton, City Recorder