

**TAYLORSVILLE CITY COUNCIL
AGENDA ITEM SUMMARY**

MEETING DATE: August 19, 2015

AGENDA ITEM: Public Hearing and consideration of Ordinance #15-08 concerning a Zoning Text Amendment of sections 13.38 "SSD-X-Bennion Point Zoning District"; and 13.36.020 "A" Definitions; and 13.36.040 "C" Definitions; and 13.36.100 "I" Definitions; and 13.36.200 "S" Definitions of the Taylorsville Land Development Code.

PRESENTER: Mark McGrath

SUMMARY: John Erickson, Erickson Enterprises Inc., has filed an application with the City of Taylorsville to amend a portion of the City's Land Development Code. The applicant is proposing to use the Site Specific Development (SSD) zoning district as outlined in 13.19 of the Taylorsville Land Development Code. The SSD district designation is provided in order to allow the most efficient and creative development of lands that have unique or unusual characteristics. The SSD district is also intended to be used for development when it can be shown that no other zone classification would be adequate or appropriate for reasonable development. The applicant has demonstrated that the proposed campus-style retirement community and adjacent retail uses qualify for SSD zoning district designation.

The SSD zoning district designation chosen for this project is mixed residential and commercial (SSD-X). In an effort to further differentiate the zoning district for this project from other potential future SSD-X zones, staff has assigned the zoning district the name: Site Specific Development – Mixed Use – Bennion Point (SSD-X-Bennion Point).

Staff has drafted a new zoning ordinance specific to the project proposal submitted by Erickson Enterprises, Inc. The SSD-X-Bennion Point zoning ordinance is drafted to be part of a new "Chapter 38" of the Land Development Code. In conjunction with the SSD-X-Bennion Point draft ordinance, a number of new definitions are also drafted to be included in Chapter 36 to help clarify words and phrases found in the SSD-X-Bennion Point ordinance. For reading ease, only the new definitions appear in the traditional format of interlineating the words to be deleted and underlining the words to be added. The entirety of Section 13.38 is new text.

A development agreement is also being prepared in conjunction with the applicant's request to develop the property. The agreement will be presented to the City Council at a future date for consideration and review.

PLANNING COMMISSION RECOMMENDATION: The Planning Commission made a unanimous recommendation for approval of the proposed changes on July 14, 2015.

STAFF RECOMMENDATION: City staff recommends the zoning text amendment be continued to a later date so it can be reviewed together with the development agreement. The applicant is also refining the property legal description. In addition, a number of images will be included in the ordinance to help clarify specific standards.

TAYLORSVILLE, UTAH
ORDINANCE NO. 15-08

AN ORDINANCE OF THE CITY OF TAYLORSVILLE TO AMEND THE TEXT OF SECTIONS 13.38 "SSD-X-BENNION POINT ZONING DISTRICT"; AND 13.36.020 "A" DEFINITIONS; AND 13.36.040 "C" DEFINITIONS; AND 13.36.100 "I" DEFINITIONS; AND 13.36.200 "S" DEFINITIONS OF THE TAYLORSVILLE LAND DEVELOPMENT CODE.

The City Council of Taylorsville ordains as follows:

WHEREAS, on July 14, 2015 the Taylorsville Planning Commission properly noticed and held a public hearing and voted 6-0 to forward a positive recommendation to amend the text of sections 13.38 "SSD-X-BENNION POINT ZONING DISTRICT"; and 13.36.020 "A" Definitions; and 13.36.040 "C" Definitions; and 13.36.100 "I" Definitions; and 13.36.200 "S" Definitions of the Taylorsville Land Development Code; and

WHEREAS, on July 2, 2015 a notice of public hearing regarding the proposed amendment was posted on the state public notice website; and

WHEREAS, on July 2, 2015 a notice of public hearing regarding the proposed text amendment was posted in 3 different places within the City of Taylorsville boundaries; and

WHEREAS, the Taylorsville City Council met in a regular session on August 19, 2015 to conduct and consider, among other things, a public hearing regarding the proposed text amendment; and

WHEREAS, after careful consideration and review, the City Council has determined that it is in the best interest of the health, safety, and welfare of the citizens of Taylorsville to amend sections 13.38 "SSD-X-BENNION POINT ZONING DISTRICT"; and 13.36.020 "A" Definitions; and 13.36.040 "C" Definitions; and 13.36.100 "I" Definitions; and 13.36.200 "S" Definitions of the Taylorsville Land Development Code

NOW, THEREFORE, BE IT ORDAINED by the Taylorsville City Council that the amendments made in the attached exhibit "A" are hereby adopted. For reading ease, only the new definitions appear in the traditional format of interlineating the words to be deleted and underlining the words to be added. The entirety of Section 13.38 is new text.

This Ordinance, assigned Ordinance No. 15-08, shall take effect as soon as it shall be published or posted as required by law, deposited, and recorded in the office of the City Recorder, and accepted as required herein.

PASSED AND APPROVED this _____ day of _____, 2015.

TAYLORSVILLE CITY COUNCIL

By: _____
Kristie S. Overson, Chair

VOTING:

Daniel Armstrong	Yea ___ Nay ___
Dama Barbour	Yea ___ Nay ___
Ernest Burgess	Yea ___ Nay ___
Bradley W. Christopherson	Yea ___ Nay ___
Kristie S. Overson	Yea ___ Nay ___

PRESENTED to Mayor of Taylorsville for his approval this _____ day of _____, 2015.

APPROVED this _____ day of _____, 2015.

By: _____
Lawrence Johnson, Mayor

ATTEST:

Cheryl Peacock Cottle, Recorder

DEPOSITED in the Recorder's office this _____ day of _____, 2015.

POSTED this _____ day of _____, 2015.

EXHIBIT A:

SSD-X-BENNION POINT Zoning District

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13.38.1: Purpose

13.38.2: Applicability

- A. Conflicts
- B. Desirable Elements of Project Design:
- C. Unacceptable Elements of Project Design:

13.38.3: Land Use and Density

- A. Matrix Explanation
- B. Table of Uses
- C. Density

13.38.4: Architectural Design

- A. Purpose and Intent:
- B. Building Relationships and Compatibility:
- C. Building Heights:
- D. Building Massing, Forms, and Pedestrian Scale:
- E. Roof Forms and Materials:
- F. Roof-mounted Equipment:
- G. Building Materials:
- H. Building Colors:
- I. Building Entrances:
- J. Energy Conservation Measures

13.38.5: Site Planning

- A. Purpose and Intent:
- B. Building Siting and Orientation
- C. Building and Parking Setbacks:
- D. Lot Regulations:
- E. Site Coverage Requirements:
- F. Landscape Design
- G. Utilities and Mechanical Equipment:
- H. Service, Refuse, Delivery, and Storage Areas:

13.38.6: Grading and Drainage

- A. Water Quality Control + Drainage:
- B. Site Grading and Excavation:

13.38.7: Vehicular Circulation and Parking

- A. Purpose and Intent:
- B. Vehicular Access:
- C. Vehicular Circulation:
- D. Drive Thru Facilities
- E. Service/Delivery and Emergency Access:
- F. Surface Parking Lots:
- G. Parking Structures and Parking Beneath Buildings:
- H. Future Parking Lots and Structures
- I. Mass Transit Facilities:

13.38.8: Pedestrian Mobility, Bicycle Circulation and Parking

- A. Purpose and Intent:
- B. Overall Pedestrian and Bicycle Circulation:
- C. Bicycle Circulation and Parking:

13.38.9: Screen Walls and Fences

- A. Purpose and Intent
- B. Wall and Fence Design and Materials
- C. Screening Requirements

55 **13.38.10: Sign Design**

56 **13.38.11: Exterior Site Lighting**

- 57 A. Purpose and Intent
- 58 B. Fixture Design and Illumination Level
- 59 C. Decorative Architectural Lighting
- 60 D. Parking Lot Lighting
- 61 E. Pedestrian Area Lighting
- 62 F. Landscape Lighting
- 63 G. Site Security Lighting
- 64 H. Light Intensity

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66 **13.38.1: Purpose**

67 The Site Specific Development Mixed Use Bennion Point (SSD-X-BENNION POINT) District is established to
68 promote the public health, safety and welfare of the community by facilitating the creation of an integrated
69 senior community in a campus setting of sufficient size to provide a variety of housing types serving seniors,
70 including independent living units and residential units for seniors requiring a range of health care services,
71 as well as health care support and appropriate ancillary and accessory uses. It is the purpose of this section to
72 encourage flexibility of design and development of land in a manner that suits the unique needs of a senior
73 citizen community and well-designed retail establishments but will also contribute to orderly traffic
74 circulation and compatibility with surrounding land uses. All new or future development within the SSD-X-
75 BENNION POINT zoning district shall be in conformity with a site-specific Master Plan approved by the
76 Planning Commission. Specifically, this zone intends to:

- 77
78 A. Enhance and protect the quality of life and community image of the City of Taylorsville through
79 clearly articulated development design policies and minimum design standards;
- 80
81 B. Protect and promote Taylorsville’s long-term economic vitality through design standards which
82 encourage and reward high quality development and discourage less attractive and less enduring
83 alternatives;
- 84
85 C. Minimize adverse impacts of vehicular circulation to existing neighborhoods and to the surrounding
86 physical environment;
- 87
88 D. Enhance and protect the security, health, safety, and welfare of all residents of the City of
89 Taylorsville; and
- 90
91 E. Facilitate an understanding of the City’s expectations and notify and assist developers in compiling a
92 complete and efficient application.

93
94 **13.38.2: Applicability**

95 The provisions in this chapter shall apply to all new development, redevelopment, exterior remodels,
96 additions to existing structures, refacing, and accessory structures within the SSD-X-BENNION POINT zoning
97 district. This chapter includes minimum development standards and will be used by City staff and the
98 Planning Commission to review development applications. The policies established in these provisions shall
99 be met through actual compliance with each design standard.

- 100
101 A. Boundary Description: The SSD-X-BENNION POINT zoning district is limited to a specific area in the
102 City as illustrated in Figure 1, which is described as: **[INSERT LEGAL DESCRIPTION HERE]**

103
104 **[INSERT FIGURE 1: SSD-X-BENNION POINT Boundary Map]**

105 There exist two (2) sub districts within the SSD-X-BENNION POINT zoning district which are referred
106 to in this Ordinance as “the Erickson Property” and “the Smith’s Property”:

- 107 1. The Erickson property is hereby defined as illustrated in Figure 2:

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[INSERT FIGURE 2: Erickson Property Boundary Map]

2. The Smith's Property is hereby defined as illustrated in Figure 3:

[INSERT FIGURE 3: Smith's Property Boundary Map]

- B. Conflicts: Where a provision in this chapter is in conflict with any other provision of the City Code, the most restrictive requirement shall take precedence and shall apply. Building and life safety codes take precedence over the standards in this chapter in cases where the requirements or this chapter require action in direct conflict with those codes. Any development within the SSD-X-BENNION POINT zoning district shall meet the requirements of the Americans with Disabilities Act (ADA).

- C. Desirable Elements of Project Design: The City considers the following design features to be desirable elements of development within the SSD-X-BENNION POINT zoning district. The standards set forth in this section intend to facilitate the incorporation of the following features into development projects:
 - 1. Harmonious arrangement of buildings, site landscaping, open space, development amenities, parking, and access driveways with clear visibility of entrances;
 - 2. Quality exterior building materials, colors, surfaces, textures, lighting, and architectural landscape forms;
 - 3. Architectural design treatments, including articulated building footprints to reduce massing and to promote architectural definition and interest;
 - 4. Efficient vehicular, pedestrian and bicycle circulation by way of pedestrian friendly design of interior drives, parking areas, pathways, and sidewalks;
 - 5. Landscaped and screened parking, storage, loading, and service areas;
 - 6. Significant landscape, streetscape and hardscape elements;
 - 7. Structures placed to create opportunities for plazas, courtyards, or gardens/patio areas which can be utilized as pedestrian gathering places and common employee gathering areas with appropriate site furniture and lighting;
 - 8. Enhanced view corridors to open areas and mountain vistas;
 - 9. Site design and site improvements which anticipate the potential re-use of the building(s) for other purposes; and
 - 10. Site and building design which complements the public realm.

- D. Unacceptable Elements of Project Design: The City considers the following design features to be unacceptable elements of development including:
 - 1. Poorly defined site access points;
 - 2. Disjointed parking areas, or confusing or unsafe circulation patterns;
 - 3. Square, 'box-like' structures with large, blank, unarticulated wall surfaces;
 - 4. Highly reflective surfaces or repetitious and continuous glazing patterns;

- 159 5. Metal siding used as a primary exterior façade treatment;
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 161 6. Visible outdoor storage, loading, and equipment areas;
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 163 7. Signage which is redundant or out of scale with building architecture; and
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 165 8. Site and building design which “turns its back” to the public realm.
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167 **13.38.3: Land Use and Density**

- 168 A. Matrix Explanation: Uses permitted under this chapter shall conform to the development standards
 169 provided elsewhere in this development code, the application procedures for development, and any
 170 overlay districts as applicable. Uses permitted as a conditional use shall comply with the
 171 requirements for administrative conditional use permits and/or non-administrative conditional use
 172 permits.
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174 Any uses not listed shall be subject to a staff determination. The staff determination will be decided
 175 by the Community Development Director subject to written findings to justify the use categorization.
 176 If the applicant or a member of the governing body finds that the use has been categorized
 177 incorrectly, they may appeal the decision to the Planning Commission within ten (10) working days
 178 of the staff determination.
 179

180 The land use matrix is divided into two (2) sub districts, “Erickson Property” and “Smith’s Property”.
 181 Please refer to 13.38.2A for definitions of these sub districts.
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- 183 P = Permitted
 184 AC = Administrative conditional
 185 NC = Nonadministrative conditional
 186 S = Special use permit
 187 N = Not permitted
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- 189 B. Table of Uses:
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Land Use	Erickson Property	Smith’s Property
Accessory Structure	P	P
Assisted Living Unit	P	N
Continuing Care Retirement Community	P	N
Ancillary Commercial	AC	AC
Animals (household pets)	P	N
Continuing Care Retirement Community Accessory Uses	P	N
Independent Apartment Unit	P	N
Botanical Gardens	P	P
Business or Financial Services	P	AC
Car Wash (accessory to primary use)	NC	NC
Commercial Retail Sales and Services	AC	P
Community Garden	P	N
Drive-up window (non-food)	N	NC
Automotive Self-Service Station (Gas Station)	N	AC
Home Occupation	P	N

Skilled Nursing Care Unit	P	N
Mixed Use Development (residential with office and/or commercial)	NC	NC
Parking, Structure/terrace	AC	P
Parking, Underground	P	P
Parks, public and private	P	P
Senior Apartment Units	P	N
Professional Office	AC	AC
Religious or Cultural Activity	P	AC
Restaurant, drive-up window	N	AC
Restaurant, full service	P	P
Restaurant, limited service	P	P
Restaurant, sit down	P	P
Solar Equipment	AC	AC
Temporary Uses (food cart, fireworks stand, mobile vendor, etc.)	S	S
Wireless telecommunications facility	NC	NC

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- C. Density: Allowable dwelling units per acre are maximums based upon suitable design and compliance with the standards in the City Code.

	Maximum Allowable Units per Acre
Erickson Property	25
Smith's Property	15

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13.38.4: Architectural Design

- A. Purpose and Intent: Architectural design seeks to add to community character while providing flexibility to avoid rigid uniformity of design. All elements including the scale and mass of buildings, materials, color, roof styles, door and window openings, and details should be responsive to functional architectural design and promote a cohesive design statement. Property owners and developers are encouraged to employ best practices and innovative design so buildings can be energy efficient to conserve natural resources.
- Building masses shall respond to "human scale" with materials and details that are proportionate to human height and provide visual interest at the street and sidewalk level. Buildings shall be reduced in apparent mass or articulated to avoid large monolithic, box-like shapes.
- B. Building Relationships and Compatibility: Buildings or portions of buildings shall be oriented on a site to create a strong relationship to the public and private right of way and adjacent structures, providing visual continuity and compatibility. Buildings shall be located to minimize the view of parking and loading areas, outside storage areas, ground mounted mechanical equipment and trash and service enclosures from all adjoining public rights of way.
- C. Building Heights: Appropriate measures shall be taken into consideration to ensure building heights are compatible with adjacent development (existing or planned). Buildings over 35 feet in height shall comply with the setback height ratios, established by measuring the ratio of the horizontal distance between any part of a building or structure and the nearest adjacent property line at grade:

Property Line Adjacent to	Height Setback Ratio (feet) horizontal : vertical
Residential Land Use (where the building face is parallel to the adjacent residential property line for a distance greater than 90 feet) (see Figure 4)	2.25 : 1
Residential Land Use (where the building face is perpendicular to the adjacent residential property line for a distance less than 90 feet) (see Figure 5)	1.75 : 1
Non Residential Land Use	0.5 : 1
Open Space	0.5 : 1
Bangerter Highway	0.5 : 1

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1. The maximum height of any structure shall not exceed 90 feet or 7 stories above mean ground elevation around the perimeter of the building, whichever is lower.
2. Where a property line is immediately adjacent to a street or public right of way, the land use or zoning district of the property immediately across said street or right of way will govern the height setback ratio. For these instances, horizontal distance is measured from the property line across the street. (see Figure 6)

[INSERT FIGURE 4 HERE]

[INSERT FIGURE 5 HERE]

[INSERT FIGURE 6 HERE]

- D. Building Massing, Forms, and Pedestrian Scale: Buildings shall relate to each other in their massing and forms. Square "boxlike" structures with large, blank, unarticulated wall surfaces are deemed to be unacceptable. Buildings adjacent to pedestrian walks and paths shall have features and patterns that provide visual interest at the scale of the pedestrian which reduces apparent mass and relates to local architectural character.
1. Exterior building walls shall incorporate architectural features and treatments to diminish the building mass. Architectural design shall anticipate the combination of the following techniques or other appropriate techniques to be reviewed and approved by the Planning Commission. Each principal building shall meet the following three (3) standards:
 - a. Horizontal Articulation: Each façade greater than 50 feet in length, measured horizontally, shall incorporate architectural features such as wall plane projections, recesses, or other building material treatments and textures that visually interrupt the wall plane. No uninterrupted length of any facade may exceed 50 horizontal feet;
 - b. Vertical Articulation: Each principal building greater than 55 feet in height shall have a change in cladding material or surface plane. No single cladding material or surface plane (as applicable) may extend for an uninterrupted vertical distance of more than 55 feet; and
 - c. Parapet Variation: All facades visible from a public street shall include a parapet that varies in height by at least 18 inches for each 50 linear feet of façade length. This requirement does not apply to buildings with sloped roofs.

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- E. Roof Forms and Materials: Rooftops are deemed to contribute to the unified appearance of each development and may be observed from higher areas, ground level, other buildings and roadways.
1. Sloped roofs shall provide articulation and variations a minimum of every 75 feet in order to break up the massiveness of the roof. Sloped roofs shall include eaves which are at least 18 inches in width.
 2. All parapets shall feature cornice treatments. Parapets shall provide a cap element to demonstrate that the upper edge is the top of the building.
 3. Flat roofs shall be screened with parapets on all sides of the building. If no rooftop equipment exists or is proposed, the parapet shall be a minimum of 18 inches in height relative to the roof.
 4. Rooftop penthouse enclosures shall be architecturally compatible and predominately of the same material as the building.
- F. Roof-mounted mechanical units (including evaporative coolers, HVAC units, vents, etc.) shall be located or screened so they are not visible from adjacent public and/or private streets as well as from adjacent properties (unless grade differences make screening impractical). Acceptable roof equipment screening shall be accomplished by:
1. Raising the parapet on all sides of the building to be as high as the highest mechanical unit or vent on the roof; or
 2. A secondary roof screening system (stamped and signed by a licensed engineer) to be as high as the highest mechanical unit or vent on the roof; and
 - a. Secondary roof screens shall include a screen which encloses groups of units rather than each unit individually and shall look like an architectural feature of the overall building;
 - b. Screens shall be continuously maintained, and incorporated into the design of the building;
 - c. Screens shall be made of materials and colors which are compatible with the building; and
 - d. In no case shall wooden, vinyl fences or chain link fencing with or without slats be used as a roof top equipment screen;
 3. All roof top mechanical screens shall be shown to scale on all building cross sections and/or architectural building elevations.
- G. Building Materials: Exterior materials shall be aesthetically pleasing, high quality, and compatible with nearby structures. Compatibility of building materials is deemed desirable throughout a development project consisting of multiple buildings.
1. Primary building materials shall be limited to no more than four (4) types of materials per building. Stucco (EIFS) surfacing shall not exceed 50% of each building exterior. Exterior windows or glass is included in calculating the overall percentage of the building exterior. On surfaces with more than 30% stucco (EIFS) coverage, a minimum of two (2) colors of stucco (EIFS) shall be provided;

- 312 2. The use of exposed concrete, metal, or plastics for storefront facades is not permitted
313 (architectural concrete and metals are acceptable);
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315 3. Metal siding is only permitted as a decorative and/or architectural element;
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317 4. CMU block (smooth, scored, split face, or honed) shall not exceed 25% of the front building
318 façade and 50% of the sides of buildings which are within public view; and
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320 5. Building exterior materials shall be constructed of high quality materials and shall be factory
321 finished, stained, integrally colored, or otherwise suitably treated.
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- 323 H. Building Colors: Exterior colors shall be aesthetically pleasing, high quality, and compatible with
324 colors of nearby structures. Multiple buildings on the same site shall share a compatible color palette
325 to unify the development.
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- 327 1. Color of exterior building materials (excluding accent colors) shall be limited to no more
328 than four (4) major colors per neighborhood within the "Erickson Property" or per building
329 or development within the "Smith's Property".
330
- 331 2. Colors shall be composed predominately of earth tones to encourage buildings to blend into
332 the environment. Color tones may vary if found to be compatible with surrounding
333 developments; and
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- 335 3. Roof colors shall be muted and compatible with the dominant building color.
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- 337 I. Building Entrances: Primary building entrances shall be easily identifiable and relate to human scale.
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- 339 1. The main entrance shall be located to be clearly identifiable from primary driveways and
340 drop-offs;
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- 342 2. Any entrance shall be designed with one or more of the following (see Pedestrian Mobility,
343 Bicycle Circulation and Parking 13.38.8B6:
344
- 345 a. Canopy, overhang or arch above the entrance (columns & pillars);
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- 347 b. Recesses or projections in the building facade surrounding the entrance;
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- 349 c. Peaked roof or raised parapet structures over the door; or
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- 351 d. Display windows surrounding the entrance.
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- 353 3. Any building entrance shall be well-lighted. (see Exterior Site Lighting 13.38.11)
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- 355 J. Energy Conservation Measures: Local climate conditions afford the opportunity to take significant
356 advantage of passive and active solar energy applications. Buildings should be designed and sited to
357 maximize the use of solar gain for energy savings, and shall respect the solar access requirements of
358 adjacent (existing and proposed) buildings. Solar equipment is permitted subject to the standards set
359 forth in 13.11.210 of the City Code.
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361 **13.38.5: Site Planning**

- 362 A. Purpose and Intent: Buildings shall be located to maximize the presentation of streetscaping and
363 primary building entries to roadways, to provide clear orientation and access for both vehicles and
364 pedestrians, to facilitate internal pedestrian circulation, and to place structures in consideration of
365 the existing built context, the location of adjoining uses, and the location of roads.
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B. Building Siting and Orientation: Buildings shall be sited so the character of existing land forms and site features is enhanced; the relationships between buildings are strengthened; and pedestrian and vehicular circulation is facilitated.

1. Sites shall be designed to allow for safe pedestrian access from parking areas to the building(s), from building to building, from the building(s) to adjacent developments and from building(s) to the public sidewalk. Every effort shall be made to minimize the need to walk within the parking lot among cars (see Pedestrian Mobility, Bicycle Circulation and Parking 13.38.8);
2. The main entrance shall generally face the primary street and be easily identifiable from adjoining roadways and primary access drives;
3. Secondary entrances may be located to the side or rear of a building to allow access to available parking.
4. The rear or sides of buildings shall incorporate architectural and landscape screening techniques to mitigate the aesthetic impacts of blank walls, loading areas, storage areas, HVAC units and garbage receptacles (see Architectural Design 13.38.4 and Screen Walls and Fences 13.38.9).

C. Building and Parking Setbacks: A well-landscaped and pedestrian-friendly character along streets which promotes a comfortable walkable environment is highly desirable. To attain this objective, all buildings and parking shall be set back from property lines and streets/right(s)-of-way a sufficient distance to create a distinct landscape zone between buildings, parking, and adjacent roadways. Setbacks shall be measured from the property line:

Property Line Adjacent to:	Building Setbacks	Parking Setbacks
Residential Land Use	30 feet	20 feet
Non Residential Land Use	10 feet	10 feet
Open Space	10 feet	10 feet
Public Street/Right-of-Way	10 feet	10 feet
Bangerter Highway	30 feet	30 feet

D. Lot Regulations: Lots shall be of sufficient size and width to assure compliance with all requirements of the Taylorsville City Code.

E. Site Coverage Requirements: Open space and landscaped areas shall be deemed valued amenities. Building, parking, storage, and driveway site coverage within each parcel shall be limited in the following manner:

1. The maximum building, parking, and driveway coverage within each parcel is 80% of the total lot area;
2. The minimum coverage for landscape improvements, pedestrian amenities, and bicycle amenities within each parcel is 20% of the total lot area.
 - a. Pedestrian amenities include the following: hardscape plazas and walkways and outdoor recreation areas.

- 412 b. Bicycle amenities include the following: Dedicated bicycle pathways or lanes completely
413 within the parcel, bicycle parking, bicycle lockers, employee showering and/or changing
414 facilities.
415
416 3. Storm water detention/retention areas may be included in landscape coverage if located
417 fully within the lot, and when those areas are effectively landscaped to satisfy the
418 requirements in this code. (see Landscape Design 13.38.5F).
419

420 F. Landscape Design

421 Landscaping shall be required within each building site to:

- 422
423 a. Enhance the aesthetics of developments;
424 b. Create a pedestrian-friendly environment;
425 c. Break up the mass of buildings;
426 d. Soften architectural materials;
427 e. Provide screening of service structures, storage, and loading areas;
428 f. Enhance the streetscape environment;
429 g. Define building and parking area entrances;
430 h. Provide shade and climate control;
431 i. Control airborne particulates;
432 j. Provide buffers between incompatible land uses or site areas; and
433 k. Filter drainage and storm water runoff from parking areas and streets.
434

435 This section provides four (4) distinct landscaping zones which correspond to the four (4) major
436 design influences on each site. The landscaping zones include:

- 437
438 i. Perimeter landscaping adjacent to public and private roads;
439 ii. Perimeter landscaping adjacent to abutting property;
440 iii. Parking lot landscaping; and
441 iv. Building, loading, and service area landscaping.
442
443 1. Water Conservation: Water conservation concepts shall be considered in any landscaped
444 area. Generally, the highest intensity of materials, including variety, concentration, and
445 interest, shall be located along a public street and the front or main entrance to a building,
446 while the rear of a property, not abutting a public or private street, may receive a less
447 intensive landscape treatment. Drought tolerant plant species that are native to the region or
448 suitable to this climate are encouraged.
449
450 2. Perimeter Landscaping Adjacent to Public and Private Roads: The corridors along perimeter
451 streets and internal collectors shall provide a visually cohesive open space system. Similar
452 landscape treatments shall be used at all entrances and intersections with appropriate plant
453 materials, massing, spacing, and height characteristics which reinforce the hierarchy of
454 roadways. Planting and grading shall work together to create a variety of experiences along
455 these roadways and to call attention to open space amenities. Perimeter edge treatments
456 establish identity for the project and shall convey a high quality image.
457
458 a. Annual and perennial gardens shall be planted at site entries.
459
460 b. Street tree species shall vary in medians and park strips but shall maintain the desired
461 rhythm of plantings by selecting trees with similar characteristics (i.e., height and
462 branching patterns).
463
464 c. The following standards shall apply to park strip and sidewalks adjacent to public
465 streets. The Planning Commission may approve deviations from these standards if
466 topography prohibits the literal application of the following standards:

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- i. Provide a minimum of 1 tree per 40 lineal feet of public street frontage between the sidewalk and curb in a minimum 8-foot wide strip.
- ii. Provide durable, low growing shrubs/ornamental grasses at a minimum ratio of 1 shrub/ornamental grass per 5 lineal feet, durable ground covers or a combination of the two (2) between the curb and sidewalk. Irrigated turf may also be placed in these areas.
- iii. Provide an additional 1 tree per 40 lineal feet of street frontage within a 10 foot landscape buffer outside the sidewalk, internal to the development.
- iv. Provide a minimum of 1 shrub/ornamental grass per 5 lineal feet plus ground cover or turf outside the sidewalk, internal to the development. Turf should be limited in this area and when used shall be planned in a manner that can be efficiently irrigated.
- v. To prevent interference with motorist visibility, parkway trees shall be planted a minimum of 3 feet from the back of curb. Shrubs/ornamental grasses shall not exceed 30" mature height.

[INSERT FIGURE 7 HERE]

- d. Provide adequate shrub plantings to create a dense visual buffer between parking lots and perimeter roadways. Berming may be used in conjunction with vegetation to screen parking areas. Bermed turf areas should be avoided due to their tendency to waste irrigation water.
- e. Raised planters and screen walls are encouraged to provide parking lot screening.
- f. Adequate sight lines shall be maintained for an effective 30-foot sight triangle formed by the intersection of straight lines extended from the back of the curb (or future curb) and a line connecting them at points thirty feet (30') from the intersection of the curb line, except a reasonable number of trees pruned to permit unobstructed views to automobile drivers. Plants and signage are allowed within the sight triangle if:
 - i. Plants do not exceed 36" in height at full maturity; and
 - ii. Signs do not exceed 36" in height (measured from top of curb height) unless they are 80 percent or more open.
- g. Provide a diversity of landscaping materials at entry drives to development parcels. Therefore:
 - i. A minimum of 3 levels of scale shall be provided, including: shade, evergreen, and/or ornamental trees, shrubs/ornamental grasses, annual and perennial flowers, and ground covers. (see Figure 8)

[INSERT FIGURE 8 HERE]

- ii. Plant clusters which appear as a cohesive visual element, and that complement the overall landscape theme and palette.
- iii. Integrate the plant design with the entry sign. Plantings should frame or provide a visual base for the signs.

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3. For properties abutting Bangerter Highway, a minimum 30 foot wide landscape buffer area shall be provided along property lines. The minimum number of plants required within the landscape buffer is calculated by determining the length (in feet) of the property line(s) for which a buffer is required, dividing by 100 and then multiplying by the number of plants shown below:

528

- a. Canopy Trees: ten (10);

529

- b. Understory or evergreen trees: four (4); and

530

- c. Evergreen trees and shrubs/ornamental grasses shall be implemented into the landscape design to provide adequate screening during all seasons.

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[INSERT FIGURE 9 HERE]

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4. Perimeter Landscaping Adjacent to Abutting Property: A visual buffer shall be provided between land uses to accomplish transitions and to mitigate potential conflicts between dissimilar uses. The provisions of this section require the following:

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- a. Abutting a residential land use: A minimum 30 foot wide landscape buffer area shall be provided along property lines. Where parking areas are effectively screened and adjacent to abutting residential property, the landscape buffer may be reduced to 20 feet. In cases where the landscape buffer is reduced to 20 feet. The minimum number of plants required within the landscape buffer is calculated by determining the length (in feet) of the property line(s) for which a buffer is required, dividing by 100 and then multiplying by the number of plants shown below:

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- i. Where a 30 foot landscape buffer is required:

544

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- a. Canopy Trees: six (6); and

546

- b. Understory or evergreen trees: six (6); and

547

548

- c. Deciduous or evergreen shrubs/ornamental grasses: twenty two (22);

549

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[INSERT FIGURE 10 HERE]

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- ii. Where a 20 foot landscape buffer is required:

553

- a. Canopy Trees: five (5); and

554

- b. Understory or evergreen trees: three (3); and

555

- c. Deciduous or evergreen shrubs/ornamental grasses: twenty two (22);

556

- iii. Evergreen trees and shrubs/ornamental grasses shall be implemented into the landscape design to provide adequate screening during all seasons.

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558

- iv. Berm(s) with a maximum 3:1 slope for sod areas or 2:1 for mulched areas shall be incorporated into the landscape buffer design.

559

560

[INSERT FIGURE 11 HERE]

561

- b. Abutting public open space: A minimum 10 foot wide landscape buffer area shall be provided along property lines. The minimum number of plants required within the landscape buffer is calculated by determining the length (in feet) of the property line(s)

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564 for which a buffer is required, dividing by 100 and then multiplying by the number of
565 plants shown below:

- 566 i. Canopy Trees: four (4);
- 567 ii. Understory or evergreen trees: two (2);
- 568 iii. Deciduous or evergreen shrubs/ornamental grasses: eleven (11);
- 569 iv. Evergreen trees and shrubs/ornamental grasses shall be implemented into the
570 landscape design to provide adequate screening during all seasons.

571 [INSERT FIGURE 11 HERE]

572 c. Abutting a nonresidential zoning district: A minimum ten (10) foot wide landscape
573 buffer area shall be provided along property lines. This may not apply to internal
574 property boundaries within a multiple-lot development to the extent the lots are
575 developed under a single master plan. The minimum number of plants required within
576 the landscape buffer is calculated by determining the length (in feet) of the property
577 line(s) for which a buffer is required, dividing by 100 and then multiplying by the
578 number of plants shown below:

- 579 i. Canopy trees: four (4)
- 580 ii. Understory or evergreen trees: two (2); and
- 581 iii. Deciduous or evergreen shrubs/ornamental grasses: eleven (11).
- 582 iv. Berm(s) with a maximum 3:1 slope for sod areas or 2:1 for mulched areas shall
583 be incorporated into the landscape buffer design.
- 584 v. Evergreen trees and shrubs/ornamental grasses shall be implemented into the
585 landscape design to provide adequate screening during all seasons.

586 [INSERT FIGURE 11 HERE]

587
588 5. Parking Lot Landscaping: Parking lots shall be designed to blend with each building site's
589 character using landscape plantings and grading, and not be readily visible from public
590 rights of way. The provisions of this section require the following:

- 591 a. Landscape Islands On Double Rows Of Parking:
 - 592 i. There shall be one (1) landscaped island a minimum of nine (9) feet wide and
593 equal to the length of the parking spaces on each end of the parking rows, with
594 an additional island every twentieth (20th) parking stall in the same row where
595 each island has a minimum of two (2) trees and eight (8) shrubs/ornamental
596 grasses per tree; and
 - 597 ii. There shall be one (1) tree diamond (minimum 5'x5') every third (3rd) parking
598 stall in the same row; or
 - 599 iii. A landscaped median between parking rows a minimum of eight (8) feet wide
600 with one (1) tree every 25 linear feet with eight (8) shrubs/ornamental grasses
601 per tree.

602 [INSERT FIGURE 12 HERE]

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- b. Landscape Islands On Single Rows Of Parking:
 - i. On single rows of parking or where parking abuts a sidewalk, there shall be one (1) landscape island a minimum of nine (9) feet wide and equal to the length of the parking space on each end of the parking row with an additional island every twentieth (20th) stall in the same row where each island has a minimum of one (1) tree and eight (8) shrubs/ornamental grasses; and
 - ii. A landscaped area a minimum of eight (8) feet wide with one (1) tree every 25 linear feet with eight (8) shrubs/ornamental grasses per tree.

- c. Landscape Islands At Ends Of Parking Rows:
 - i. Landscaped islands at the ends of parking rows shall be placed and shaped in such a manner as to help direct traffic through the parking area; and
 - ii. There shall be a break in parking rows every thirtieth (30th) parking stall in the same row for the purpose of facilitating traffic circulation on the site via drive aisles.

[INSERT FIGURE 13 HERE]

- d. Landscaped Medians:
 - i. Place landscape medians a minimum of ten (10) feet wide between every other parking aisle in lots with 100 or more parking stalls. Landscape medians shall include a minimum six (6) foot wide sidewalk with a minimum two (2) foot landscaped area on either side. For instances where parking rows are parallel with the primary building façade, a minimum six (6) foot wide pedestrian walkway shall be provided to link the parking area to the building entrance.
 - ii. Provide a minimum of 1 canopy shade tree for each 25 lineal feet of median, or according to best practices.
 - iii. Each landscape median shall have either a minimum of ten (10) shrubs/ornamental grasses per 30 lineal feet and/or a durable and hardy ground cover.

[INSERT FIGURE 14 HERE]

- e. Where forward motion parking occurs, all shrubs/ornamental grasses shall be located at a minimum of three (3) feet from the edge of the parking lot curb.

[INSERT FIGURE 15 HERE]

- f. No landscaped area within a parking lot shall be less than 100 square feet with the exception of a tree diamond.
- 6. Building Site Landscaping: The coordination of landscape design for individual building sites is deemed essential for creating a consistent, high-quality character, which coordinated design unifies the various buildings and strengthens the cohesiveness of the development. It shall be required to:

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- a. Except where features such as arcades, entry ways, or pedestrian plazas are part of the facade, provide a six (6) foot wide planting bed between the front façade of the building and the adjacent pedestrian walkway.
 - b. For developments within the "Smith's Property", a minimum of 50% of the planter bed area(s) along the front building façade shall be raised to a height appropriate for seating (16" - 20"). This area shall be planted with an appropriate mixture of multi-stemmed ornamental trees, shrubs/ornamental grasses, perennial flowers, and ground cover.
7. Landscape Irrigation/Water Conservation: Reasonable effort shall be made to conserve water by utilizing alternative means for maintaining a suitable landscape environment. Low water use and water conservation concepts may be incorporated into the landscape design of each development without compromising the intent to establish significant visual amenities through landscaping.
8. Landscape Standards and Plant Material Selection: Random spotting of many different plant types is deemed inappropriate. Planting shall reinforce the site planning concepts and complement architectural forms. The following provisions shall govern this section:
- a. Any landscape plans shall be prepared by a licensed professional.
 - b. The installation of any landscaping shall be done by a licensed landscape contractor;
 - c. Artificial plants of any type, size or color are prohibited as exterior landscaping within any lot.
 - d. Mulching:
 - i. Any planting bed may be mulched with wood, decorative rock, or other ground cover approved by the Director to stabilize soils, control erosion, and conserve water use; and
 - ii. A minimum of one (1) shrub/ornamental grass per 25 square feet of wood mulch, decorative rock, or other approved ground cover shall be provided; and
 - iii. Rock mulch shall vary in size and coloration, but is restricted to less than three inches (3") in size.
 - e. Use of landscape or weed barrier fabric shall be required within all planter beds and mulched areas to control weeds.
 - f. Parking is prohibited within landscaped areas on a site.
 - g. Please contact the Taylorsville Community Development Department for a list of recommended plant materials.
9. Plant Size Standards: An immediate landscape impact is deemed desirable within any development thereby incorporating minimum plant-size standards. Height and caliper measured by ANSI standard Z60.1.
- | | |
|------------------------------|----------------|
| Deciduous shade/canopy trees | 2.0" caliper; |
| Ornamental trees | 2.0" caliper; |
| Evergreen trees | 6'-8' height; |
| Multi-Stem Ornamentals | 8'-10' height; |

716	Shrubs	50% shall be ≥ 5 gallon container;
717	Ornamental Grasses	50% shall be ≥ 1 gallon container;
718	Vines	1 gallon container; or
719	Ground Cover/Perennials	2 ¼" pots

720
721 10. Landscape Maintenance and Replacement: The property owner shall be responsible for
722 providing, protecting and maintaining landscaping in a healthy and growing condition. The
723 following requirements shall be noted on the landscape plan:
724

725 a. The property owner shall remove and replace dead or diseased plant materials within
726 reasonable time or within one (1) month, with the same type, size and quantity of plant
727 material as originally installed unless incompatible with the soil or weather conditions;
728 and

729
730 b. Landscape materials located in the public right of way shall be maintained by the
731 abutting property owner or as defined in the Development Agreement.
732

733 11. Site Furniture and Features: Site furnishings include benches, waste receptacles, planters,
734 railings and bollards. Visual consistency of these elements is desired throughout each
735 development. All components of outdoor site furniture should be low maintenance, highly
736 durable and resistant to vandalism, graffiti, and theft.
737

738 a. Outdoor Seating:

739 i. Use outdoor seating that is comfortable, attractive, durable and easy to
740 maintain.
741

742 ii. Locate benches at major building entryways, drop-off areas, transit stops,
743 pedestrian courtyards and plazas.
744

745 b. Planters and Waste Receptacles:

746 i. Design planters and waste receptacles to coordinate with other furniture.
747

748 ii. Use materials and colors similar to those used for benches.
749

750 c. Tree Grates:

751 i. Use of tree grates is discouraged unless used in conjunction with structural
752 soils. If necessary, use tree grates to prevent excessive soil compaction and to
753 give added interest to the pavement.
754

755 ii. Choose tree grates that are fabricated of a strong, durable material. In areas
756 which receive heavy use, tree guards may be appropriate to give added
757 protection to young trees.
758

759 G. Utilities and Mechanical Equipment: The visual and noise impacts of utilities and mechanical
760 equipment shall be mitigated in the following manner and shall apply to all public and private rights-
761 of-way and pedestrian areas within the development:
762

763 1. All new permanent utility lines shall be installed underground;
764

765 2. Abandoned utility boxes, meters and pedestals shall be removed;
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767 3. Damaged utility boxes, meters, and pedestals shall be repaired;
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4. Utility box and pedestals shall be placed such that they do not block pedestrian travel or required visibility triangles at street intersections and driveways;
 5. Utility boxes, pedestals, and meter panels shall be painted to blend in with its immediate surroundings. All utility boxes and meter panels on walls shall be painted to match the building walls (subject to utility company approvals); and
 6. All utility boxes and pedestals shall be screened from view by means of vegetation or enclosures to minimize visual and auditory impacts. Such enclosures or landscaping treatments shall be consistent with the design theme of the development.
- H. Service, Refuse, Delivery, and Storage Areas: Service, delivery, refuse and storage areas shall not be visually obtrusive. The visual impact of such areas shall be minimized; especially views of such areas from public or private roadways, pedestrian walkways, and pedestrian bikeways. The following shall apply:
1. Locate service, delivery, and storage areas a minimum of 20 feet from any public right of way in areas of low visibility, such as the non-street side or the rear of buildings;
 2. Such areas and other similar uses shall be oriented toward service access and away from all adjoining roadways, pedestrian walkways, and pedestrian bikeways unless adequately screened (see Screen Walls and Fences, 13.38.9);
 3. Service entrances and trash dumpsters shall be screened from public streets, pedestrian gathering areas and primary entrances with fencing, walls and/or landscaping. If fencing or walls are used they shall be made of materials employed elsewhere on the building or site.
 4. Refuse collection areas shall be designed to include the screening of large items (e.g. skids and pallets) as well as trash bin(s) to accommodate the primary land use which they serve.
 5. Only items which are associated with the specific operation or land use occupying the building may be kept in refuse collection areas.

13.38.6: Grading and Drainage

- A. Water Quality Control + Drainage: All projects shall implement appropriate measures to mitigate negative impacts on the storm sewer system and adjacent waterways and properties. Storm water retention is encouraged on site when possible. Water quality control and drainage proposals shall be approved by the City Engineer.
- B. Site Grading and Excavation: Buildings shall be designed to relate to existing grade conditions and to minimize cut-and-fill on-site. The following shall apply:
 1. Site grading designs shall allow for easy pedestrian access from sidewalks, pathways, trails, and parking areas.
 2. Where building foundation walls are exposed, they shall be faced with a decorative material such as brick or stone.
 3. Modification to existing site topography shall be permitted where and to the extent that it contributes to good design and shall be executed in such a manner to avoid drainage impacts (such as erosion and road damage), both on-site and downstream.

13.38.7: Vehicular Circulation and Parking

- A. Purpose and Intent: The on-site vehicular circulation and parking system is deemed a critical factor in the safety and success of any development. The parking/access/circulation systems provide for

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the safe, efficient, convenient, and functional movement of multiple modes of transportation both on and off the site where pedestrian/bicycle/vehicle conflicts are minimized. The site planning process shall make provisions for alternate modes of transportation, including public transit, bicycles and pedestrian movement.

B. Vehicular Access: The City shall promote the safety and mobility of through-traffic by minimizing the number of access points to private property from public streets, which shall include the following measures:

1. Driveways shall be not less than twelve feet (12') wide for one way travel, nor more than twenty four feet (24') in width for two way travel. A wider driveway may be required by applicable fire authority. The curb opening or width of each driveway shall be defined as the throat width of the driveway at the inside point of the curb transition radius at the top face of the curb.
2. The number of driveways per street frontage for a lot is determined by the length of the lot frontage, as measured at the front property line. Lots shall be permitted access onto the adjacent streets according to their functional classification as follows:
 - a. Arterial: One (1) driveway per 800 feet of street frontage, not to exceed two (2) driveways; or if the lot has less than 800 feet of street frontage, one (1) driveway per lot;
 - b. Collector: One (1) driveway per 300 feet of street frontage, not to exceed three (3) driveways; or if the lot has less than 300 feet of street frontage, one (1) driveway per lot;
 - c. Local or Private Street: One (1) driveway per building lot, not to exceed two (2) driveways; and
 - d. Additional driveways may be permitted when a capacity or safety need for more than one driveway opening can be demonstrated to the city transportation engineer. This may be determined on a case by case basis.
3. No driveway shall be closer than 50 feet to the point of the intersection of two (2) property lines at any corner of two (2) local or private streets as measured along the property line;
4. No driveway shall be closer than 150 feet to the point of intersection of two (2) property lines at any corner where either street is a major collector or arterial as measured along the property line;
5. Driveways on the same side of a street shall be separated by a minimum 100 foot distance;
6. The city engineer shall review and may approve or deny deviations to the driveway separation standards based upon a site visit and review of items including, but not limited to:
 - a. Safety;
 - b. Alternative access points and potential for reciprocal/shared access;
 - c. Sight lines; and
 - d. Impact on traffic flow.
7. Shared driveways located on the property line of two (2) building lots require evidence that an access easement is in place providing for joint use of the shared driveway;

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8. Reciprocal access shall be designed into all commercial developments. Some cases may exist where grading differences or building locations make reciprocal access between developments impractical.
 9. When a development is built in phases, each phase shall include the minimum number of parking stalls, necessary driveways, and access points required for the uses proposed in that phase of construction.
 10. The perimeter of all paved surfaces shall be finished with six inch (6") high concrete curbing with handicap ramps, where necessary.
 11. Where an entry gate or guardhouse controls vehicle access or egress, a stacking lane shall be provided as required by the city engineer. The stacking lane shall not interfere with maneuvering, traffic flow of aisles, streets, bike paths, parking spaces and sidewalks.
- C. Vehicular Circulation: Projects with multiple building sites or parcels shall include a hierarchy of internal roadways such as: 1) Internal Collector 2) Internal Drives 4) Parking Aisles; and 3) Service Drives. The street, access and parking network shall provide for the smooth, safe, convenient and functional movement of all modes of transportation, including vehicles, public transit, bikes and pedestrians, which shall include the following measures:
1. Where dead-end pathways, sidewalks, bikeways, or "stub streets" terminate at a property line, linkages shall be provided to connect developments with surrounding areas. This requirement may be waived by the Planning Commission for private developments which include a secure and gated access entry point(s).
 2. Truck and vehicle backing from a public street onto the site for loading or any other purpose shall be prohibited; and
 3. Vehicle circulation routes requiring movement onto a public street in order to move from one area to another on the same building site shall be prohibited.
- D. Drive Thru Facilities: The following regulations, in addition to those found in 13.23.170 of the City Code, shall apply to all drive-up/drive-through window uses (including food service, service retail, general retail, and financial services).
1. Stacking spaces shall begin at the window or communication/mechanical device (e.g., order board) first encountered by the vehicle user.
 2. Financial institutions with drive-through windows, drive-through photo finishing booths, drive-through coffee sales facilities, and any other uses with drive-through facilities except restaurants shall provide three (3) stacking spaces for each window or drive-through service facility.
 3. Restaurants with drive-through facilities shall provide a minimum of five (5) stacking spaces for each window or drive-through service facility, free and clear of access easements if any, and drives required for on-site circulation.
 4. Stacking spaces and lanes for drive-through stations shall not impede on and off site traffic movements, shall not cross or pass through off-street parking areas, and shall not create a potentially unsafe condition where crossed by pedestrian access to a public entrance of a building.

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- 5. Drive-through lanes shall be separated by striping or curbing from off-street parking areas. Individual lanes shall be striped, marked, or otherwise distinctly delineated.
- 6. Drive-thru facilities and stacking lanes shall not be located within the front yard.

[INSERT FIGURE 16 HERE]

- E. Service/Delivery and Emergency Access: Service circulation within a development shall be designed to provide safe movements for all anticipated vehicles. The design of individual lots to accommodate truck access shall meet all regulatory requirements for turning radii without sacrificing other standards.
 - 1. Lots shall include the necessary dimensions for the on-site maneuvering of refuse vehicles and firetrucks as determined by the city engineer and applicable fire authority; a minimum twenty foot (20') wide, unobstructed driveway, lane, or other access way and turnaround may be required for this purpose;
 - 2. No off site maneuvering is permitted;
 - 3. At least one (1) off street loading space shall be provided and maintained on the same lot with every building or part thereof having a gross floor area of ten thousand (10,000) square feet or more, that is to be occupied by a commercial or industrial use, to or from which delivery of materials or merchandise are regularly made by a motor vehicle;
 - 4. Off street loading spaces may not block use of required parking space areas of site or adjacent sites; and
 - 5. Each loading area shall be not less than twelve feet (12') wide, twenty five feet (25') long, and if enclosed or covered, fourteen feet (14') high. Adequate turning and maneuvering space must be provided on the site.
- F. Parking Lots: Vehicle parking shall be provided to meet the location and quantity requirements of specific uses without detracting from the creation of attractive pedestrian environments in the following manner:
 - 1. Parking lots shall be designed with a hierarchy of circulation: 1) Internal Collector 2) Internal Drives 3) Parking Aisles; and 4) Service Drives (if applicable).
 - 2. The periphery of all surface parking areas shall be designed to screen automobiles from view from a public or private street. A developer may screen using one or a combination of the following techniques:
 - a. Decorative walls up to three (3) feet in height;
 - b. A combination of berming and vegetation which provides a dense visual buffer.
 - 3. Parking areas with 200 or more parking stalls shall be divided by buildings or a landscaped area(s) which are a minimum of ten (10) feet wide and the length of the parking area being divided.
 - 4. Adequate space for unimpeded turn-around shall be provided at dead-end aisles;
 - 5. Parking areas shall incorporate pedestrian walkways in a manner that links buildings to the street sidewalk system by either a raised concrete walkway or pedestrian plaza and landscaped strip (see Pedestrian Mobility, Bicycle Circulation and Parking, 13.38.8B);

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6. Each standard parking space shall comply with the size of parking stalls as provided in 13.24.100 of the City Code.
7. An appropriate number of handicap spaces shall be provided on the building site as provided in 13.24.070 of the City Code.
8. On-street parking spaces immediately adjacent to the site may be credited toward parking requirements if such parking is identified and approved during the site plan review and approval process; and
9. For parking lot landscaping standards, see Landscape Design, 13.38.5F5.
10. Minimum and Maximum Parking Ratios: Parking requirements shall be met as provided in the following table:

Land Use	Minimum Parking Ratio	Maximum Parking Ratio
Business or Financial Services	3.0 spaces per 1,000 square feet of floor area	4.0 spaces per 1,000 square feet of floor area
Commercial Retail Sales and Services	3 stalls per 1,000 SF of retail space	4 stalls per 1,000 SF of retail space
Mixed Use Development (residential with office and/or commercial)	Specific off street parking shall be determined by the planning commission	Specific off street parking shall be determined by the planning commission
Nursing Home or other similar uses	0.25 stall per bed, plus 1 per employee on a peak shift	0.25 stall per bed, plus 1 per employee on a peak shift
Professional Office	3.0 spaces per 1,000 square feet of floor area	4.0 spaces per 1,000 square feet of floor area
Religious or Cultural Activity	1 space per 4 seats	1 space per 4 seats
Restaurant, drive-up window (public use)	8 stalls per 1,000 SF of dining space	10 stalls per 1,000 SF of dining space
Restaurant, limited service (public use)	8 stalls per 1,000 SF of dining space	10 stalls per 1,000 SF of dining space
Restaurant, sit down (public use)	8 stalls per 1,000 SF of dining space	10 stalls per 1,000 SF of dining space
Senior Citizen (assisted)	1 stall per 2 dwelling or sleeping units	1 stall per 2 dwelling or sleeping units
Senior Citizen (independent)	1 stall per dwelling unit (20% of stalls shall be covered)	1.5 stall per dwelling unit (20% of stalls shall be covered)

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11. The maximum number of parking stalls on a site may be increased by 25% subject to the following:
 - a. A minimum of 20% of the total parking area is landscaped; and
 - b. A tree to parking stall ratio of 0.25 to 1 is provided within the parking area; or
 - c. A minimum of 25% of the total parking stalls on site are within a parking structure or below grade.
12. The minimum number of parking stalls on a site may be decreased subject to the following:

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- a. The number of stalls required for a site may be decreased by 20% if a minimum of 20% of the total parking area is landscaped; and
 - b. A tree to parking stall ratio of 0.25 to 1 is provided within the parking area; or
 - c. A minimum of 25% of the total parking stalls on site are within a parking structure or below grade; or
 - d. If a transit shelter, bus turn-around, or other transit improvement is provided which satisfies City standards and provides seating and shelter, the minimum parking requirement may be reduced by 5%. To qualify, the land use requesting the decrease shall be located within 600 feet of a transit stop with a maximum 30 minute headway. Installation of transit facilities requires written approval from the transit agency.
13. Every parcel of land used as a parking or service area shall be paved with asphalt, brick, or concrete surfacing and shall be arranged and striped to provide orderly and safe loading, unloading, and parking of vehicles. The city engineer and community development director shall review and may approve or deny other types of surfacing materials.
 14. Parking lot striping shall be maintained on a regular basis so that striping is visible for the safe ingress/egress and parking of vehicles.
 15. Shared Parking: Notwithstanding any other parking requirements provided in this chapter, when land uses occupy the same lot or adjacent lots, the total number of off street parking spaces required for each use may be combined and shared. A proposal for sharing off street parking shall be presented to the community development director. If the proposal involves the accommodation of more than ten (10) parking spaces (total accumulated spaces required for all involved uses), the director may present the proposal to the planning commission for site plan review. In order to qualify for shared parking, applicants shall present the following:
 - a. The location and identity of each use that will share the facility.
 - b. The total parking requirement for each use.
 - c. The projected hours of operation of each use and the hours during which the peak parking demand will be experienced.
 - d. The number of existing and/or proposed parking spaces.
 - e. A site plan that provides for a distance of no greater than five hundred feet (500') from the nearest entrance of each use to the nearest edge of the parking facility.
 - f. A site plan that demonstrates that the proposed shared parking facility will comply with all standards required by this code for parking lot development.
- G. Parking Structures and Parking Beneath Buildings: The appearance of parking structures, whether freestanding or attached, shall relate to the buildings they serve and contribute to the character of the development. The incorporation of parking structures in a commercial development is encouraged in order to minimize site coverage. The following standards shall apply:
1. The general architectural criteria shall apply to all parking structures (see Architectural Design 13.38.4). Design features shall include the same finish materials as the exterior of the building on the site.

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2. Pedestrian connections between parking structures and main buildings shall be provided. Connections shall be separated from vehicular travel areas, well lit, and convenient.

3. Any parking structure shall be landscaped at the base of the facility with trees and shrubs/ornamental grass, along with other materials that will deemphasize the use of the facility as a parking structure and adequately mitigate adverse visual impacts. It is strongly encouraged, but not required, to landscape the top level with trees, grass, and other pedestrian friendly elements.

H. Future Parking Lots and Structures: Projects which are expected to be developed in phases shall anticipate and accommodate such phasing in the parking lot design. Increased parking demands shall relate to anticipated expansions.

1. Where expansion is planned, appropriate amounts of land for additional parking shall be reserved at the outset.

I. Mass Transit Facilities: Transit facilities shall be accommodated within all commercial or mixed use developments as approved by the serving agency. Transit routes, access points and shelter locations should be addressed along major roadways within and on the perimeter of such projects. Transit facilities shall be provided in a manner to make transit an attractive mode of travel for both employees and patrons.

13.38.8: Pedestrian Mobility, Bicycle Circulation and Parking

A. Purpose and Intent: Pedestrian and bicycle systems shall be designed to be safe and to encourage walking and bicycling throughout the project. Individual lots shall be integrated with adjacent properties designed to form a comprehensive system and to provide convenient access to transit stops and trail systems. Pedestrian spaces and routes shall be designed to invite walking to and from each development. Routes shall be integrated to form a comprehensive circulation system, providing convenient, safe and visually attractive access to all destinations on the site.

B. Overall Pedestrian and Bicycle Circulation: Pedestrian accessibility provides linkages with surrounding areas and uses and opens auto-oriented developments to the neighborhood, thereby reducing traffic impacts and enabling the development to project a friendlier, more inviting image.

Bikeways and pedestrian walkways shall be buffered from external and internal automobile circulation within parking lots. Walkways are intended to lead pedestrians from parking areas to building entrances to facilitate convenient movement and to minimize conflicts with cars. Pedestrians should feel comfortable that they are in a clearly defined pathway to the building. The development shall:

1. Locate buildings and design on-site circulation to minimize pedestrian/vehicle conflicts.

2. Separate pedestrian and vehicle movements with the use of landscaping, barriers or other appropriate design solutions as approved by the Community Development Director.

3. Differentiate areas of pedestrian and bicycle/vehicle interface with accent pavement and signage to alert drivers to potential conflicts.

4. A minimum of one (1) sidewalk connection between a building and the perimeter street is required which shall include the following:

a. A minimum six foot (6') wide sidewalk.

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- b. A minimum four foot (4') wide planter on each side of the sidewalk.
 - 5. The developer shall submit a pedestrian access plan which shows pedestrian paths and connections with the public sidewalk on the site plan.
 - 6. The following standards shall apply for any commercial, office, or retail building:
 - a. Provide sidewalks, not less than six (6) feet wide along any facade that contains a public customer entrance.
 - b. Except where features such as arcades and entry ways are part of the facade, provide a six (6) foot wide planting bed between the facade of the building and the adjacent sidewalk (see Landscape Design, 13.38.5F6).
 - c. Provide weather protection features such as awnings or arcades within 30 feet of all customer entrances.
 - C. Bicycle Circulation and Parking: Functional and attractive bicycle parking shall be provided in convenient locations and in adequate numbers for employees and users. The development shall:
 - 1. Provide bicycle parking in the following minimum ratio:
 - a. One (1) bicycle space for every 20 required off-street automobile parking spaces up to a total maximum requirement of 20 bicycle parking spaces per development phase; and
 - b. A minimum of three (3) bicycle parking spaces shall be provided per lot or building, regardless of building size. Maintenance buildings may be exempt from this requirement.
 - 2. Bicycle parking is only useful to cyclists if it is located properly. Accordingly, bicycle parking shall be located:
 - a. On the same lot as the principal use;
 - b. To prevent damage to bicycles by cars;
 - c. In a convenient, highly visible, active, well lighted area;
 - d. So as not to interfere with pedestrian movements;
 - e. As near the principal entrance of the building as practical; and
 - f. To provide safe access from the parking spaces to the right of way or bicycle lane.
 - 3. Both employees and customers shall be considered when determining locations for bicycle parking. For example, a bike rack located within a parking structure may work for employees but would not work well for customers who would normally access the business from an exterior entrance. A highly visible location is determined from the vantage point of someone inside the building or near the principal pedestrian entrance. Locating bicycle parking under a building overhang, or in another way providing a degree of protection from the weather, will greatly improve its convenience.
 - 4. Appropriate parking facilities include bike racks which allow the bicycle to be supported upright by its frame in two (2) places and should allow the frame and one or both wheels to

1181 be secured. For long term employee parking, bike lockers are encouraged. Bicycle parking
1182 facilities shall be:

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- 1184 a. Consistent with the surroundings in color and design and incorporated, whenever
1185 possible, into buildings or street furniture design;
 - 1186
 - 1187 b. Designed to allow each bicycle to be supported by its frame;
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 - 1189 c. Designed to allow the frame and wheels of each bicycle to be secured against theft;
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 - 1191 d. Designed to avoid damage to the bicycles;
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 - 1193 e. Anchored to resist rust or corrosion, or removal by vandalism; and
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 - 1195 f. Designed to accommodate a range of bicycle shapes and sizes and facilitate easy locking
1196 without interfering with adjacent bicycles.
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1198 [INSERT FIGURE 17 HERE]

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1200 **13.38.9: Screen Walls and Fences**

- 1201 A. Purpose and Intent: Any fence or wall shall be decorative and contribute to the visual quality of the
1202 development, used to screen service areas, loading areas, and outdoor storage areas. When not
1203 required for security, screening, or grade transitions, fences and walls shall be as inconspicuous and
1204 low as possible.
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- 1206 B. Wall and Fence Design and Materials: A fence or wall shall be constructed of materials that are
1207 compatible with the adjacent building architecture. The following shall apply:
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 - 1209 1. For retaining walls in excess of 30 inches in height, provide safety protection in the form of
1210 railings, fences or hedges, or create a terrace with two (2) shorter walls;
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 - 1212 2. Incorporate architectural treatment on both sides of perimeter walls;
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 - 1214 3. Solid fence or wall runs greater than 50 linear feet shall be articulated with architectural
1215 offsets a minimum depth of two (2) feet to incorporate landscape pockets;
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 - 1217 4. Walls: A wall shall consist of concrete, stone, brick, or similar type of solid masonry material
1218 and shall conform to structural requirements of the applicable building codes;
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 - 1220 5. Berms: A berm shall be constructed of earthen materials and shall be landscaped;
 - 1221
 - 1222 6. Solid Fences: A solid fence shall consist of vinyl, precast concrete, masonry, or other similar
1223 materials forming an opaque screen and shall conform to structural requirements of the
1224 applicable building codes;
 - 1225
 - 1226 7. Open Fences: An open weave or mesh type fence shall be combined with plant materials to
1227 form an opaque screen as approved by the director;
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 - 1229 8. Planting: Plant materials used for screening shall be of a type or used in such a manner so as
1230 to provide an opaque screen having a minimum width of two feet (2');
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 - 1232 9. Signs: No signs or sign supports shall be permitted on any required screening; and
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 - 1234 10. Elevation Differences: Notwithstanding the requirements listed above where the finished
1235 elevation of the property is lower at the boundary line (or within 5 feet inside the boundary

1236 line) than an abutting property elevation, such change in elevation may be used in lieu of, or
1237 in combination with, additional screening to satisfy the screening requirements for this
1238 district.
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1240 C. Screening Requirements: A development shall include screening of service areas, refuse and waste
1241 removal areas, loading docks, truck parking areas, outdoor areas used for the display, storage, or sale
1242 of seasonal inventory, and other areas which tend to be unsightly shall be screened using fencing,
1243 walls, and/or landscaping:
1244

1245 1. Uses being screened shall not be visible above the screen wall enclosure as viewed from the
1246 public right(s) of way and shall be constructed of materials and finishes to complement the
1247 primary structure;
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1249 2. Gates and/or access doors shall have self-latching mechanisms and shall be opaque metal or
1250 another acceptable material which is durable. Chain link gates with slats are not permitted;
1251 and
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1253 3. Screening shall block views to these areas from both on site as well as from public rights of
1254 way, pedestrian walkways, pedestrian bikeways and adjacent properties.
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1256 **13.38.10: Sign Design**

1257 A. Please refer to the signage and outdoor advertising standards in 13.26 of the Taylorsville Land
1258 Development Code.
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1260 **13.38.11: Exterior Site Lighting**

1261 A. Purpose and Intent: Exterior lighting shall be used to provide illumination for the security and safety
1262 of entry drives, parking, service and loading areas, pathways, courtyards and plazas, without
1263 intruding on adjacent properties. Site lighting shall be architecturally compatible and consistent in
1264 design between sites.
1265

1266 B. Fixture Design: Exterior light fixtures shall be compatible and relate to the architectural character of
1267 the buildings on a site. Site lighting shall be provided at the minimum level to accommodate safe
1268 pedestrian and vehicle movements, without causing any off-site glare.
1269

1270 1. Metal halide or other white light fixtures may be used. High-pressure sodium is prohibited in
1271 any application.
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1273 2. The maximum height of poles within landscaped and plaza areas is 20 feet, measured from
1274 finished grade. Poles within these areas may be set on pedestals no more than eight (8)
1275 inches in height.
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1277 C. Decorative Architectural Lighting: Special lighting that accents building features and creates visual
1278 interest is permitted, provided that design continuity is maintained among buildings.
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1280 1. Neon tubing is not acceptable as a building accent or to accentuate the building's form.
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1282 2. Lighting fixtures mounted directly on structures may be allowed when utilized to enhance
1283 specific architectural elements or to help establish scale or provide visual interest.
1284

1285 3. "Wall pack lights" are permitted only in loading and service areas, and shall be down-lit and
1286 shielded from view.
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1288 4. Using lighting to highlight entrances, art, terraces, and special landscape features is highly
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- D. Parking Lot Lighting: Parking lot lighting shall be designed to be unobtrusive and to provide safe light for orderly functions. This chapter requires the following:
1. Parking lot light fixtures shall be similar in design to the other lighting in the surface parking area;
 2. Lighting shall be selected that has a concealed light source of the "cut-off" variety to prevent glare onto adjacent buildings and sites;
 3. Maximum height of parking lot poles is 24 feet measured from finished grade and shall have a maximum base height of two (2) feet; and
 4. Pedestrian areas in a parking lot shall be well lit.
- E. Pedestrian Area Lighting: Walkway lighting shall be scaled to the pedestrian to provide for safe use of pathways and pedestrian areas. Any walks, stairs, or ramps shall be lighted for the safe passage of pedestrians. The use of lighted bollards or other low level fixtures is strongly encouraged to identify pedestrian walkways and drop-off areas at entrances of buildings.
- F. Landscape Lighting: Landscape lighting which enhances and complements the landscape materials is permitted. Where landscape lighting is used, fixtures shall be concealed where possible (i.e. in trees, behind rocks or shrubs) to control glare.
- G. Site Security Lighting: Security lighting may be necessary on some sites, but it may not negatively impact the site and building architecture or adjacent parcels. No light source (bulb) shall be directly visible from adjacent parcels.
- H. Light Intensity: The light intensity levels within all areas shall correspond to use and potential hazards. This chapter requires the following:
1. A photometric lighting plan shall be required for all proposed developments to ensure adequate and appropriate light levels are provided for each site condition;
 2. The following levels of illumination shall be maintained for each of the specific locations:

a. Building Entrances	2.0 foot-candles	21.5 lumens/square meter
b. Sidewalks	1.0 foot-candles	10.7 lumens/square meter
c. Bikeways	0.5 foot-candles	5.4 lumens/square meter
d. Courts/Plazas/Terraces	1.0 foot-candles	10.7 lumens/square meter
e. Ramps	3.0 foot-candles	32.3 lumens/square meter
f. Stairways	3.0 foot-candles	32.3 lumens/square meter
g. Parking Lots	1.0 foot-candles	10.7 lumens/square meter
h. Roadways	1.5 foot-candles	16.1 lumens/square meter
i. Gas Station Canopy	10.0 foot-candles	107.6 lumens/square meter
 3. As used in this chapter, "values given" means the area in minimum average maintained horizontal, foot-candles (lumens/square meter) which are measured at the average point of illumination between brightest and darkest areas, 4'-5' above the ground surface; and
 4. Metric conversions are provided for convenience only. Photometric plans shall be submitted for approval using imperial measurement values.

1 **13.36.020: "A" DEFINITIONS**

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3 ASSISTED LIVING FACILITY:

- 4
5 A. A residential facility, licensed by the state of Utah, with a homelike setting that provides an array of
6 coordinated supportive personnel and healthcare services, available twenty four (24) hours per day,
7 to residents who have been assessed under Utah department of health or Utah department of human
8 services rules to need any of these services. Each resident shall have a service plan based on the
9 assessment, which may include:
10
11 1. Specified services of intermittent nursing care.
12 2. Administration of medication.
13 3. Support services promoting residents' independence and self-sufficiency.
14
15 B. An assisted living facility does not include:
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17 1. A "residential facility for persons with a disability" (defined elsewhere in this chapter).
18 2. Adult daycare provided in conjunction with a residential facility for elderly persons or a
19 residential facility for persons with a disability.
20
21 C. Assisted living facilities are broken down into two (2) classes:
22
23 1. Limited capacity assisted living facility: A facility accommodating not more than four (4)
24 residents, excluding staff. All residents must be ambulatory which means a person who is
25 capable of achieving mobility sufficient to exit a structure without the assistance of another
26 person. Adult daycare shall not be provided as part of the facility (see definition of Human
27 Services Programs or Facilities.)
28 2. Large capacity assisted living facility: A facility accommodating more than four (4) residents,
29 excluding staff. Adult daycare may be approved separately as provided elsewhere.
30

31 ASSISTED LIVING UNIT:

32 A dwelling unit varying in square footage from two hundred (200) square feet to five hundred (500) square
33 feet that provides a residential living environment assisted by congregate meals, housekeeping and personal
34 services for persons age fifty-five (55) or older, who have temporary or periodic difficulties with one (1) or
35 more essential activities of daily living, such as feeding, bathing, dressing or mobility. As assisted living unit
36 shall include accessory uses, including dining rooms, bathing areas, common areas, offices and other
37 necessary to provide the above services.
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39 **13.36.040: "C" DEFINITIONS**

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41 CONTINUING CARE RETIREMENT COMMUNITY:

42 A facility which has a primary purpose of providing housing and continuing care for people over the age of
43 fifty-five (55) or where either the husband or wife is over age fifty-five (55), consists of independent
44 apartment units, assisted living units, skilled care nursing units, senior apartment units, senior cottage units,
45 and continuing care retirement community accessory uses all as defined herein. For purposes of this Part
46 "continuing care" means the provision of lodging, nursing, medical or health related services at the same or
47 another location to an individual pursuant to an agreement effective for the life of the individual or for a
48 period greater than one (1) year, including mutually terminable contracts and in consideration of the
49 payment of an entrance fee with or without other periodic charges.
50

51 CONTINUING CARE RETIREMENT COMMUNITY ACCESSORY USES:

52 Any use necessary for the operation of the facility or for the benefit or convenience of the residents and their
53 guests including, but not limited to, kitchen and dining facilities, places of worship, indoor and outdoor
54 recreational buildings and uses, retail and banking facilities, beauty salons and barber shops, gift shops, class
55 rooms, security facilities, conference rooms, common areas, guest rooms, administrative offices, medical

56 offices, physical rehab facilities, postal center, pharmacy, maintenance facilities, craft and music rooms,
57 library and television room and heating and cooling equipment structures; provided, that the accessory use is
58 for the primary benefit of the continuing care retirement community and provided that there is no exterior
59 announcement of the use.

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61 **13.36.100: "I" DEFINITIONS**

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63 INDEPENDENT APARTMENT UNIT:
64 A dwelling unit containing living areas, bedroom areas, kitchen areas and bathrooms, including studio style
65 apartments, varying in square footage from three hundred fifty (350) square feet to two thousand (2,000)
66 square feet, which house one (1) or more people over the age of fifty-five (55) in a manner in which they may
67 live independently while receiving one (1) or more meals per day in congregate setting.

68
69 **13.36.200: "S" DEFINITIONS**

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71 SENIOR APARTMENT UNITS:
72 Single-family dwelling units within a single building for persons age fifty-five (55) and older.

73
74 SKILLED NURSING CARE UNIT:
75 A nursing bed or individual room which provides board, shelter and twenty-four (24) hour skilled nursing
76 and medical care to chronic or convalescent patients. A nursing unit shall include accessory uses, including
77 dining rooms, bathing areas, common areas, offices, clinics, therapy areas, medical facilities and other space
78 necessary to provide the above services.

This Ordinance, assigned Ordinance No. 15-08, shall take effect as soon as it shall be published or posted as required by law, deposited, and recorded in the office of the City Recorder, and accepted as required herein.

PASSED AND APPROVED this _____ day of _____, 2015.

TAYLORSVILLE CITY COUNCIL

By: _____
Kristie S. Overson, Chair

VOTING:

Daniel Armstrong	Yea ___ Nay ___
Dama Barbour	Yea ___ Nay ___
Ernest Burgess	Yea ___ Nay ___
Bradley W. Christopherson	Yea ___ Nay ___
Kristie S. Overson	Yea ___ Nay ___

PRESENTED to Mayor of Taylorsville for his approval this _____ day of _____, 2015.

APPROVED this _____ day of _____, 2015.

By: _____
Lawrence Johnson, Mayor

ATTEST:

Cheryl Peacock Cottle, Recorder

DEPOSITED in the Recorder's office this _____ day of _____, 2015.

POSTED this _____ day of _____, 2015.