

ORDINANCE NO. 2016-_____

AN ORDINANCE OF THE CITY OF SOUTH SALT LAKE CITY COUNCIL AMENDING SECTION 17.11.020; AND ENACTING SECTION 17.13.220 OF THE SOUTH SALT LAKE MUNICIPAL CODE, AND ESTABLISHING THE DOWNTOWN (DT) LAND USE DISTRICT AND ENACTING THE DOWNTOWN FORM BASED CODE AS THE REGULATING LAND USE CODE FOR THE DOWNTOWN LAND USE DISTRICT.

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

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

WHEREAS: The City Council finds that these changes implement the City's General Plan goal for regulating land uses based on compatibility with surrounding uses, residential areas, and economic feasibility; and

WHEREAS: The City Council finds that these changes implement the City's General Plan goal to maintain residential, business, and industrial areas that are vibrant and where the health and safety of all are protected; and

WHEREAS: The City Council finds that these changes implement the City's General Plan goal to create an individual identity for each residential neighborhood; and

WHEREAS: The City Council finds that these changes implement the City's General Plan goal to enhance the quality of life in South Salt Lake by improving the community's appearance, safety, education, positive outlook, gathering places and positive momentum; and

WHEREAS: The City Council finds that these changes implement the Downtown Master Plan; and

WHEREAS: The City Council 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 17.11.020 of the City of South Salt Lake Code is amended as follows:

17.11.020 -Establishment of districts.

A. District Titles. In order to designate districts; to regulate location of dwellings, businesses, trades, industries and buildings erected or altered for specified uses; to carry out the intent and purposes of this title, the City of South Salt Lake is divided into land use districts to be known as:

Zone District Name	Abbreviated Designation
Single Family Residential District – 5,000	R1 – 5,000
Single Family Residential District – 6,000	R1 – 6,000
Planned Unit Development Overlay District	PUD
Residential Multiple District	RM
Agricultural Residential District	A1
Commercial Corridor District	CC
Commercial General District	CG
Commercial Neighborhood District	CN
Professional Office District	PO
Business Park District	BP
Light Industrial District	LI
Gateway West Overlay District	GW
Transit Oriented Development Overlay District	TOD
Mixed Use District	MU
Master Planned Mixed Use	MPMU
Entertainment Overlay District	EO
East Streetcar Neighborhood District	ESN
Downtown District	DT
Community Facilities District	CF
Open Space District	OS
Historic and Landmark District	HL

Residential R1-5,000 (R1-5) District. This district is established to allow for single family detached homes in primarily low density neighborhoods. Residential parcels within this district shall have a minimum lot size of 5,000 square feet. The improvement of the overall quality of the existing housing stock should be encouraged. New residential structures should be designed so that the height and architectural design should be compatible with the neighborhood and enhance the housing stock of the City.

Residential R1-6,000 (R1-6) District. This district is established to allow for single family detached homes in primarily low density neighborhoods. Residential parcels within this district shall have a minimum lot size of 6,000 square feet. The improvement of the overall quality of the existing housing stock should be encouraged. New residential structures should be designed so that the height and architectural design should be compatible with the neighborhood and enhance the housing stock of the City

Planned Unit Development (PUD) District. This district is established to allow for and encourage housing that is compatible with surrounding neighborhoods while allowing for flexibility in single family residential lot sizes and varying multi-family densities. All developments are intended to complement and strengthen existing neighborhoods as a compatible component of the city's housing stock.

Residential Multiple (RM) District. This district is established to allow for residential developments of varying densities. The district offers housing that will appeal to a wide variety of tenants and home owners. Densities and building heights will be compatible with surrounding uses. The district encourages more compact building design and higher residential densities than the surrounding residential uses without sacrificing parking or open space. Efforts shall be made by the City and developers to protect surrounding residential areas and to mitigate impacts of higher densities, heights and vehicle traffic on adjacent neighborhoods.

Agricultural Residential (A1) District. This district is established to allow for low density single family homes on larger parcels of land. Residential parcels within this district shall have a minimum lot size of one-half acre. This district is characterized by the preservation of larger parcels for limited agricultural uses and for the raising for large animals and livestock.

Commercial Corridor (CC) District. This district is established to allow for retail businesses and related uses to be grouped together along the City's principle arterial transportation corridors. The City promotes development that will enhance the corridor through architecture and site design standards.

Commercial General (CG) District. This district is established to allow for diverse but compatible, office, warehouse, and commercial and manufacturing business activities. This district is characterized by its large day time population and is a major employment district in the City.

Commercial Neighborhood (CN) District. This district is established to allow for the creation of commercial nodes to serve the retail and service needs of neighborhood areas in South Salt Lake. The Commercial Neighborhood District designation is intended for commercial developments that will not generate significantly greater vehicle traffic. It is intended that businesses in this district will enhance and be compatible with the surrounding residential neighborhoods through architecture, development, and site design as well as provide retail space within walking distance of nearby residences.

Professional Office (PO) District. This district is established to provide an area for professional and business offices. In many instances this districts acts 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

Business Park (BP) District. This district is established to provide areas for commerce, service, research and employment activities. This district is characterized by its campus-like site and building design. Buildings in this district are similar in architectural design and function.

Light Industrial (LI) District. This district is established to provide for an area of diverse but integrated industrial, manufacturing, warehouse and commercial uses. Emphasis is placed on achieving an aesthetically attractive, functional district with a wide range of industrial and commercial activities. This district is characterized its large day time population and is a major employment district in the City.

Gateway West Overlay (GW) District. This district is established to create an area that can be recognizable as a gateway into the City on its West boundary at 3300 South and the Jordan River. The district will allow for and promote a combination of residential, commercial and office land uses which might normally be regarding as incompatible. Building and site design standards are increased in this overlay district to create an identity as a gateway for the City of South Salt Lake.

Transit Oriented Development Overlay (TOD) District. This district is established to allow for uses to maximize the resource of mass transit. The district will allow for and promote a combination of residential, commercial and office land uses which might normally be regarding as incompatible. The overlay districts are established around or near light rail, street car and arterial transportation corridors to allow for more efficient use of land and provide multiple transportation choices including biking and pedestrian oriented facilities. Incentives for design, open space and parking may be granted by the City in order to promote more efficient use of land and mass transit ridership. Design standards are increased in these areas to create an identity for the overlay district and to encourage sustainable site and building practices. The overlay district will encourage more compact building design, higher residential densities, and mix of uses. Efforts shall be made by the City and developers to protect surrounding residential, commercial and industrial areas and to mitigate impacts of higher densities, heights and traffic on the adjacent uses. Development guidelines should follow as closely as possible the Light Rail Corridor Master Plan as adopted by the South Salt Lake City Council.

Mixed Use (Mixed) District. This district is established to integrate and encourage a combination of residential, commercial and office land uses which might normally be regarded as incompatible. Mixed Use districts are established around or near light rail, street car and arterial transportation corridors to allow for more efficient use of land and provide multiple transportation choices including biking and pedestrian oriented facilities. Design standards are increased in these areas to create an identity for the district and to encourage more sustainable site and building practices. The Mixed Use District will encourage more compact building design, higher residential densities than the surrounding residential uses, mix of uses and preservation of open space. Efforts shall be made by the City and developers to protect surrounding residential areas and to mitigate impacts of higher densities, heights and traffic on the adjacent neighborhood.

Master Planned Mixed Use (MPMU) District. The Master Planned Mixed Use District is intended to provide complete mixed use neighborhoods in critical redevelopment areas. Development in this district will include connections between residences, employment, institutional and community uses, open space amenities, existing roads, and regional open space and transit facilities. The Master Planned Mixed Use District will provide quality commercial and residential design to attract a diversity of residents and employers

East Streetcar Neighborhood (ESN) District. The East Streetcar Neighborhood District is established to facilitate the redevelopment of the East Streetcar Neighborhood in a manner compatible with the South Salt Lake City General Plan and the East Streetcar Master Plan. Redevelopment in this corridor will be transit-oriented and will preserve the land values and integrity of surrounding single-family neighborhoods. Land uses and regulations for buildings and site development in the East Streetcar Corridor District are established in the East Streetcar Form Based Code.

Downtown (DT) District. The Downtown South Salt Lake District is established to facilitate the redevelopment of Downtown South Salt Lake as a regional mixed use center in a manner compatible with the Wasatch Choice for 2040 Regional Growth Principles, the South Salt Lake City General Plan and the Downtown South Salt Lake Master Plan. Redevelopment in this district is intended to transform it into a walkable, urban place to serve as a city center. Redevelopment in this district is intended to transform it into a walkable, urban place to serve as a city center. Land uses and regulations for buildings and site development in the Downtown South Salt Lake District are established in the Downtown South Salt Lake Zoning Ordinance and Design Standards.

Entertainment Overlay (EO) District. This district is established to provide areas for entertainment type uses such as movie theaters, live entertainment centers, indoor recreation centers, and restaurants and dance clubs. This district will create a twenty-four hour presence and will be required to be compatible with surrounding and adjacent uses. Uses within the district may have an impact on surrounding neighborhoods so appropriate reviews will be required to mitigate the impacts of noise, parking, hours of operation and buffering.

Community Facilities (CF) District. This district is established to provide a district for public and quasi-public uses. This district will include uses that are directed toward residents of the community. Uses within this district provide services, entertainment, and recreation, cultural and educational opportunities. Facilities also include uses to provide basic utilities to the residents of South Salt Lake

Open Space (OP) District. This district is established to protect the City's natural and developed open spaces from encroachment of adjacent uses. The district will allow for a combination of passive and active recreational opportunities to encourage a healthy community. Parcels within this district are primarily owned by City, County and State Governments and does not include privately owned open space as part of a residential or commercial development.

Historic and Landmark (HL) District. This district is established to protect the character of the district where historic buildings, structures and landmarks of historical significance are located. Approval of projects and additions or expansions within this district shall be held to a higher review standard in order to protect the areas of historical significance.

BE IT FURTHER ORDAINED that Section 17.13.220 is hereby enacted as follows:

17.13.220 – Downtown South Salt Lake District

A. Purpose. The purpose of the Downtown South Salt Lake District is to facilitate the redevelopment of Downtown South Salt Lake as a regional mixed use center in a manner compatible with the South Salt Lake City General Plan and the Downtown South Salt Lake Master Plan.

Redevelopment in this district is intended to transform it into a walkable, urban place to serve as a city center of the community. Specifically, the Downtown South Salt Lake District will promote development that will:

1. Act as an icon for South Salt Lake’s identity as a city and a destination;
2. Function as a destination for urban living;
3. Establish a legacy of beautiful civic and public places;
4. Provide unmatched access and mobility for all travelers;
5. Enable unprecedented and sustained economic growth;
6. Support business and job creation;
7. Embrace cultural, social, and economic diversity;
8. Reduce and eliminate non-conforming uses; and
9. Complement the City’s redevelopment strategy supporting the development of an urban core in South Salt Lake.

B. Uses and Regulations. Land uses and regulations for buildings and site development in the Downtown South Salt Lake Neighborhood District are established in the Downtown South Salt Lake Form Based Code and Design Standards. Unless the Downtown South Salt Lake Form Based Code and Design Standards specifies otherwise, all other city ordinances pertaining to site development and land use apply.

BE IT FURTHER ORDAINED THAT the Downtown Code, attached herein as Exhibit A, is hereby adopted as the regulating land use code for the Downtown Land Use District:

DATED this _____ day of _____, 2016.

BY THE CITY COUNCIL:

Debbie Snow, Council Chair

ATTEST:

Craig D. Burton, City Recorder

City Council Vote as Recorded:

Snow _____
Pender _____
Rapp _____
Beverly _____
Mila _____
Siwik _____
Kindred _____

Transmitted to the Mayor's office on this _____ day of _____ 2016.

Craig D. Burton, City Recorder

MAYOR'S ACTION: _____

Dated this _____ day of _____,
2016.

Cherie Wood, Mayor

ATTEST:

Craig D. Burton, City Recorder

EXHIBIT A: DOWNTOWN FORM BASED CODE