

ORDINANCE NO. 2018-_____

**AN ORDINANCE OF THE CITY OF SOUTH SALT LAKE CITY COUNCIL
AMENDING THE EAST STREET CAR FORM BASED CODE TO ALLOW FOR AN
INCREASE IN THE NUMBER AND SIGN LENGTH FOR PROJECTING WALL
SIGNS.**

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 Planning Commission held a legally notified public hearing as per section 10-9a-205 of the Utah Code and 17.07.080 of the South Salt Lake Municipal Code on February 15, 2018; and;

WHEREAS: On September 18, 2014, the City Council adopted Ordinance No. 2014-22 to establish the East Streetcar Neighborhood Land Use District and adopt the East Streetcar Neighborhood Form Based;

WHEREAS: The Developer of a project known as the "Zellerbach Apartments" located in the East Streetcar Land Use District has petitioned the City to revise certain portions of the East Streetcar Neighborhood Form Based Code to increase the number of signs allowed and the sign length of projecting wall signs in all subdistricts of the East Streetcar Neighborhood Land Use District;

WHEREAS: The City Council finds that certain requested changes and additions are desirous in order to foster orderly and compatible development and use of land; and

WHEREAS: The City Council finds that these amendments 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 amendments and 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

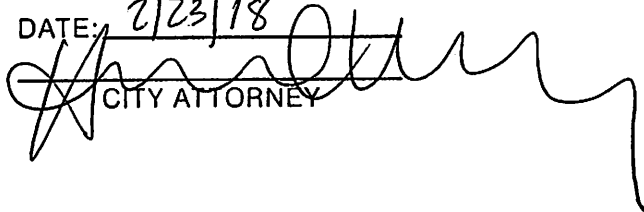
WHEREAS: The City Council received a positive recommendation from the South Salt Lake Planning Commission;

BE IT ORDAINED, therefore, by the City Council of the City of South Salt Lake that the East

Streetcar Neighborhood Form Based Code is amended, as indicated in Exhibit 1.

APPROVED AS TO FORM

DATE: 2/23/18

A handwritten signature in black ink, appearing to be 'A. O. King', written over a horizontal line.

CITY ATTORNEY

DATED this _____ day of _____, 2018.

BY THE CITY COUNCIL:

Ben B. Pender, Council Chair

ATTEST:

Craig D. Burton, City Recorder

City Council Vote as Recorded:

Beverly	_____
deWolfe	_____
Kindred	_____
Mila	_____
Pender	_____
Siwik	_____
Thomas	_____

Transmitted to the Mayor's office on this _____ day of _____ 2018.

Craig D. Burton, City Recorder

MAYOR'S ACTION: _____

Dated this _____ day of _____, 2018.

Cherie Wood, Mayor

ATTEST:

Craig D. Burton, City Recorder

EXHIBIT 1 – East Streetcar Form Based Code Section 9.4

9.0 Sign Types

9.4 Projecting Sign.

1. Description.

A Projecting Sign is attached to and projects from a building face or hangs from a support structure attached to the building face. Sign faces are typically perpendicular to the building face, but may be at an angle greater than 45 degrees from the facade. The sign may be vertically or horizontally oriented. Refer to Figure 9.4 (1).

2. General Requirements.

Projecting Signs shall be developed according to the standards in Table 9.4 (1).

- (1) Permitted location. No projecting signs shall be permitted on any facade facing an existing single family residential zone, except for iconic sign elements as approved by the Land Use Authority.

3. Computation.

The area of a Projecting Sign is equal to the area of one of the sign's

Table 9.4 (1). Projecting Sign Requirements	
Permitted Districts	All subdistricts; see 9.4.2 (1)
Sign Area	No maximum area for sign type;
Height	± 12' maximum sign length, 10' minimum clearance to pedestrian realm required
Location on the Building or Site	Permitted on all facades facing a public street or S-Line; Sign and structural supports shall not extend above the eave or parapet
Placement on the Building or Site	Shall not project further than 3' from the building
Quantity	± 2 per tenant per public ROW frontage including the S-Line corridor; 1 per tenant per side or rear facade on a parking lot
Sign Separation	No projecting signs shall be located closer together than 25 feet 200 feet
Internal Illumination	Permitted for individual letters and logos
Materials	Solid wood, metal, masonry & neon glass; Plastic & synthetics permitted only as separate alphanumeric characters or logos

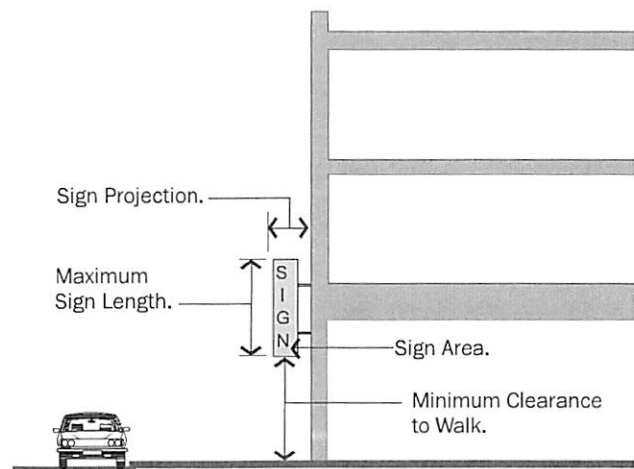


Figure 9.4 (1). Projecting Sign.