

ORDINANCE NO. 2019-_____

AN ORDINANCE OF THE CITY OF SOUTH SALT LAKE CITY COUNCIL AMENDING THE FUTURE LAND USE MAP OF THE GENERAL PLAN FROM 2 DESIGNATIONS (NEW HISTORICAL AND SCHOOLS/OPEN SPACE) TO NEW MIXED USE; AMENDING SECTIONS 17.11.020 AND 17.11.030, ADDING A NEW SECTIONS 17.13.250 AND 17.13.250, AMENDING SECTIONS 17.15.030 and 17.15.040 AND AMENDING AND RENUMBERING SECTIONS 17.21.030 and 17.27(21).150 OF THE SOUTH SALT LAKE MUNICIPAL CODE TO ESTABLISH APPROPRIATE LAND USE REGULATIONS FOR DEVELOPMENT WITHIN A NEW MASTER PLANNED MIXED USE DISTRICT, CONSISTING OF TWO INTERRELATED SUBDISTRICTS; AND AMENDING THE CURRENT ZONING MAP TO REZONE APPROXIMATELY 6 ACRES OF SURPLUS GRANITE HIGH SCHOOL PROPERTY FROM R-1 TO GRANITE TOWNHOME (GT) AND TO REZONE APPROXIMATELY 5 ACRES OF SURPLUS GRANITE HIGH SCHOOL PROPERTY FROM R-1 TO GRANITE LIBRARY (GL)

WHEREAS, the City Council is required by law to adopt a general plan, including a map of desired future land uses and is authorized to amend its General Plan and Future Land Use Map from time to time for the protection of the health, safety and welfare of the community;

WHEREAS, the City Council is authorized by law to enact ordinances establishing zoning maps and land use regulations to foster a broad array of public purposes;

WHEREAS, on April 6, 2018, on behalf of the Granite School District, Wasatch Development LLC submitted an application to amend the Future Land Use Map in the General Plan and to rezone approximately 11 acres of District-owned property on which the Granite High School and various school facilities had been located ("Granite High School");

WHEREAS the application proposes to amend land use regulations governing the remaining (north) 11+ acres of the Granite High School property by designating the entire 11+ acres as a Master Planned Mixed Use area (more particularly described in Exhibit A) and designating the eastern 6+ acres of the property (more particularly described in Exhibit B) as the Granite Townhome District to allow for the construction of 113 townhomes, 30% open space and amenities and detailing specific allowed land uses and by designating the western five (5) acres (more particularly described in Exhibit C) as the Granite Library District to facilitate the County's construction, operation and use of the property as a public library in tribute to the historic structures and uses of the entire property;

WHEREAS, the Granite High School had been a cherished part of the Salt Lake Valley's history for over 100 years. Granite High was established in 1906 and first held classes in the Historic Scott School Building immediately north of the Granite High School property that is the subject of this ordinance;

WHEREAS, in 1910 the Granite School District built the Granite High School building, which together with an elementary school, junior high school and athletic facilities served as a community touchstone that met many of the educational, cultural, athletic civic and recreational needs of the students and community for over 100 years;

WHEREAS, the main classroom buildings were treasured by the community for their historically significant neoclassical architectural design;

WHEREAS, the Auditorium/Gymnasium building was constructed through a matching grant from the Works Progress Administration and completed in 1941;

WHEREAS, in 2006, the Granite School Board of Education officially closed Granite High School for traditional high school purposes, but kept the building open as an alternative high school and for special education programs;

WHEREAS, in December 2009, the South Salt Lake City Council updated its General Plan and Future Land Use Map to designate the future use of the Granite High School property for New Historical and School/Open Space to maintain the historic uses on the property;

WHEREAS, on February 2, 2010 the Granite School District Board of Education declared the Granite High School property as surplus to the District's needs;

WHEREAS, in August 2011 the University of Utah Marriott Library's Preservation Librarian archived a collection of Granite High School Memorabilia that the Granite High School Alumni Association entrusted to the City of South Salt Lake including display-worthy trophies, plaques, scrapbooks, manuscripts, yearbooks, photographs, multimedia, textiles, and other memorabilia, including the School Seal, that are meaningful cultural touchstones to the greater community;

WHEREAS, in 2017 the City rezoned the south 16 acres of the Granite High School property to R-1 and approved a 76-lot, single family home subdivision on the rezoned land;

WHEREAS, on February 21, 2019 the Planning Commission held a legally notified public hearing to consider the proposed General Plan Future Land Use Map amendment, a zoning map amendment, and amendments to four chapters of the City's land use regulations to rezone the remaining 11+ acres of the Granite High School Property to facilitate development of the property into a public library and multifamily townhomes, as more specifically provided below;

WHEREAS, the City has asked the applicant to incorporate the City-owned Granite High School Memorabilia into prominent display within a new public library district;

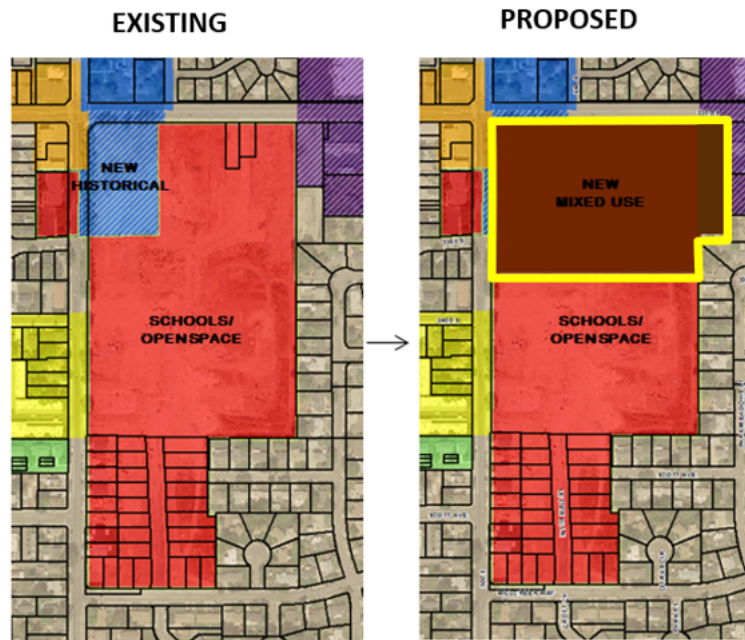
WHEREAS, the Planning Commission thereafter positively recommended that the Council adopt the proposed amendments to the Future Land Use Map, the zoning map and the land use code, all as described below;

WHEREAS, the City Council finds that the proposed amendments implement the City's General Plan goals for regulating land uses based on compatibility with surrounding uses, residential areas, and economic feasibility; and

NOW THEREFORE, BE IT ORDAINED, by the City Council of the City of South Salt Lake City as follows:

SECTION I: Revise the General Plan Future Land Use Map:

The General Plan Future Land Use Map is hereby revised as follows:



SECTION II: Revise the City Zoning Map:

The City Zoning Map is hereby revised as follows:



SECTION III: Amend sections 17.11.020 and 17.11.030 of the South Salt Lake City Municipal Code to establish the GT and GL zoning districts 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
Transit Oriented Development Overlay - Core District	TOD - C
Mixed Use District	MU
Master Planned Mixed Use District	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
Riverfront R1	R-R1
Riverfront RM1	R-RM1
Riverfront School	R-S
Riverfront Flex/Office	R-FO
Granite Lofts Multifamily Townhome	GLT
Granite Townhome District	GT
Granite Library District	GL

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 five thousand (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 six thousand (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 Overlay (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 multifamily 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 district 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, including the creation of new medium-density residential neighborhoods along the corridor. The district will allow for and promote a combination of residential, commercial and office land uses which might normally be regarding as incompatible. New housing is intended to be neighborhood scale. The overlay districts are established around or near light rail 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. Building and site designs in these areas shall create an identity for the overlay district and encourage sustainable site and building practices. The overlay district will encourage more compact building design, medium residential densities as defined in the South Salt Lake City General Plan 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.

Transit Oriented Development Overlay - Core (TOD - C) District. This district is established to allow for uses to maximize the resource of mass transit, including the creation of new high-density mixed-use neighborhoods adjacent to transit stations. 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 generally within one-half-mile of light rail stations 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. Building and site designs in these areas shall create an identity for the overlay district and 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 (MU) 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. This 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. This 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.

Riverfront R1 (R-R1) District. This district is established as portion of the Riverfront Master Planned Development to allow for single family detached homes. Residential parcels within this district shall have a minimum lot size of forty-five hundred (4,500) square feet.

Riverfront School (R-S) District. This district is established as portion of the Riverfront Master Planned Development to provide a location for a new elementary school to be constructed by Granite School District.

Riverfront RM1 (R-RM1) District. This district is established as portion of the Riverfront Master Planned Development to allow for residential development consistent with the Riverfront Master Plan Design Guidelines. Section 17.21.100 (B) notwithstanding, no building shall be more than 65' in height measured from the finished grade to the peak of the roof, or flat roofed structures, the top of the parapet.

Riverfront Flex/Industrial (R-F/I) District. This district is established as portion of the Riverfront Master Planned Development to provide for an area of diverse but integrated office, manufacturing, warehouse and commercial uses consistent with the Riverfront Master Plan Design Guidelines. Emphasis is placed on achieving an aesthetically attractive, functional district that is compatible with adjacent uses. Accessory structures are allowed only in the rear yard. Structures shall not exceed 36' in height.

Granite Lofts Multifamily Townhome (GLT) District. This district is established to allow for owner-occupied residential development in the townhome form. The district allows common wall building design and higher residential densities up to 17 units per acre, limited to three story structures, aligned in a configuration specifically approved by the Planning Commission. Units adjoining existing residential development shall not include rooftop use or occupancy.

Granite Townhome (GT) District. This district is established as a component of the approved Granite Library Master Planned Mixed Use Development, in conjunction with the Granite Library District to allow

for townhome condominiums and townhome amenity development of a portion of property formerly occupied by the historic Granite High School. All development within the GT District shall be configured to allow for cross-access easements to support the Granite Library District and at least 20% common open space. Townhome amenities must include a tot lot, common area pool and spa, BBQ area, clubhouse and exercise facility.

Granite Library (GL) District. This district is established as a component of the approved Granite Library Master Planned Mixed Use Development, in conjunction with the GT District for the exclusive development of a public library, with design features that address the historic character of the site and incorporate familiar design features of the Granite High School architecture.

SECTION IV: Add a new Section 17.13.250 to the South Salt Lake City Municipal Code:

17.13.250 – Granite Townhome District

A. Purpose. The purpose of the Granite Townhome District is to receive residential density from the entire historic Granite High School site within the Granite High School Master Planned Mixed Use Development and then concentrate and supplement the existing residential density to form a well-planned, condominiumized townhome community and facilitate the construction and operation of a 30,000 square foot Library within the companion Granite Library District.

Granite MPMU:



B. Uses. In the Granite Townhome District, the buildings, structures and land shall not be occupied, used, or developed except in accordance with the land uses allowed in the Granite Townhome District found in Chapter 15 of this Title.

C. Building and site development. In addition to the design standards and review requirements established for this District in Chapter 21 of this Title, all development within the Granite Townhome District must meet the following minimum standards:

1. Minimum development area: six (6) contiguous acres;

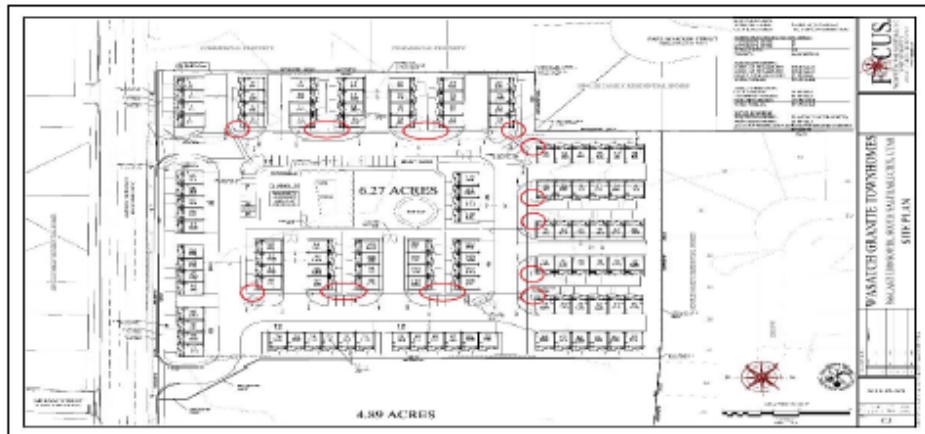
2. Minimum lot width at street frontage: 400 feet;
3. No townhome unit or occupied structure shall be less than 20 feet in width;
4. Maximum structure height: 42 feet;
5. Maximum Density: up to 113 townhome condominium units, plus common area amenities;
6. The proposed development must include an eight (8) foot park strip and a ten (10) foot sidewalk along the 3300 South right of way;



7. The project site plan and development must connect each separate building with internal concrete walkways to provide safe and convenient pedestrian access to common areas and amenities. The width of internal walkways that are adjacent to parking stalls shall be no less than five (5) feet. The width of internal walkways that are not adjacent to parking stalls shall be no less than four (4) feet.
8. Minimum Required Open Space: 20%. Open space includes hardscape such as sidewalk, plazas, courtyards, landscaped detention pond, pools, spa, pool deck, and interior spaces available to residents as common area such as a clubhouse;
9. Each unit must include enhanced soundproofing;
10. Nine (9) foot ceilings are required throughout the interiors of each unit;
11. Upgraded cabinets, stone countertops, and upgraded cabinet, window, and door hardware are required throughout each unit;
12. A tot lot, pool, common area pool and spa, BBQ area, clubhouse and exercise facility are required common project amenities;
13. Elevations: The Townhomes will be constructed in general conformity with the concept design depicted below;



- a. Each designated end unit must have ample (at least 4' x 12') deck space;
- b. Each designated end unit must have enhanced (at least 4' x 15') patio space that wraps around the corner of the unit and includes a pony wall for privacy;
- c. Designated end units are depicted in red below:



14. To implement the Granite High School Master Planned Mixed Use Development, development within both land use districts must include cross-access easements. As planned, the Granite Townhome District shall provide two points of ingress/egress from 3300 South. The westernmost point of ingress/egress shall include of a minimum paved public safety vehicle “pull out” from 3300 South that is at least 26 feet wide and at least 60 feet long. If two points of ingress/egress from 3300 South are provided for the Granite Townhome District, the Townhome District shall provide paved emergency egress, at least 26 feet in width, from the Library District through the Townhome District. The emergency access may be gated in coordination with South Salt Lake City. If the Townhome District is unable to gain UDOT approval for two points of ingress/egress into the development from 3300 South, it shall develop a second point of ingress/egress through the Granite Library district to 500 East. The second point of ingress/egress may not be gated;

15. Each building within the District shall share the same architectural theme, including, but not limited to colors, materials, rooflines, and entries;

16. At a minimum, the first floor of each townhome shall be brick or stone. No vinyl or aluminum siding is allowed on any exterior portion of any townhome; and

17. Townhome buildings and required amenities may be configured substantially as depicted below:

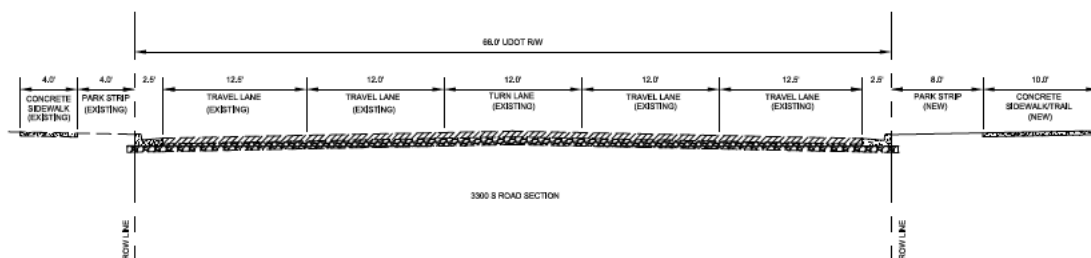


18. All townhomes shall be subdivided into individual condominium units prior to issue of a certificate of occupancy.

19. Front yard landscaping is required for a minimum depth of 12 feet.

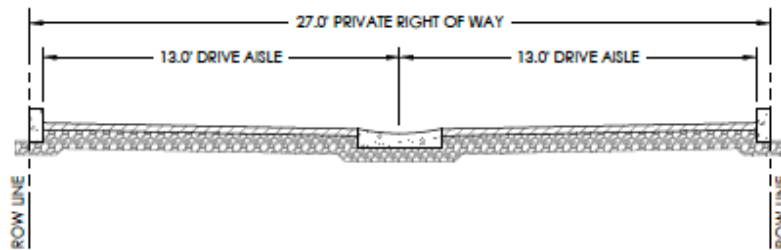
D. Road and Public Access Easements Cross Sections:

1. The required cross section of 3300 South UDOT Right of Way* and SSLC public access easement and improvements is depicted below:



*UDOT has sole authority to regulate the specifications for travel lanes within the UDOT right of way.

2. Private Roads: The required cross section of private roads within the District is depicted below:



E. Storm water management. Site development must include comprehensive storm water management, including the public dedication and improvement of public storm water facilities within the District.

F. Parking. The Granite Townhome District shall meet the following parking requirements:

- i. For each three (3) bedroom unit – two and one half (2.5) stalls
- ii. For each two (2) bedroom unit – two (2.0) stalls
- iii. Guest parking for each unit – one half (0.5) stalls
- iv. Driveways and garages shall count towards total parking requirements.

SECTION V: Add a new section 17.13.260 to the South Salt Lake City Municipal Code:

17.13.260 – Granite Library District

A. Purpose. The sole purpose of the Granite Library District is to effect the redevelopment of a portion of the historic Granite High School Master Planned Mixed Use Development into a Public Library at the corner of 3300 South and 500 East.

Figure 1: Granite MPMU



B. Uses. In the Granite Library District, the buildings, structures or land shall not be occupied, used, or developed except in accordance with the adopted land uses permitted for the Granite Library District found in Chapter 15 of this Title. The Library shall be the primary use. All other allowed uses within the District are accessory to the primary use.

C. Buildings and Site Development regulations. In addition to the design standards and review requirements established for this District in Chapter 21 of this Title, all development within the Granite Library District must meet the following minimum standards:

1. Minimum contiguous development area: 4.0 acres;

2. Minimum open space required: 30%. Open space includes hardscape such as sidewalk, plazas, and courtyards;

3. A gateway emphasis is required at the corner of 3300 South and 500 East and must include a combination of landscaping, public art, pedestrian lighting, plaza space, and signage;

4. Minimum floor area: 29,500 square feet;

5. Minimum lot width at street frontage: 300 feet;

6. Maximum structure height: 42 feet;

7. Minimum structure height: 20 feet;

8. Architectural design must address the historic character of the site and incorporate familiar design features of the Granite High School architecture and shall display Granite High School Memorabilia that the Granite High School Alumni Association entrusted to the City of South Salt Lake;

9. The building corner facing 3300 South 500 East shall include an architecturally prominent feature;

10. Exterior Materials: primary materials shall be brick, integral color CMU, stone or marble, EIFS, metal, or composites. Stucco may be used on the facades as a secondary material but may not exceed 20% of any façade;

11. Windows and Doorways:

a. At least 40 percent of each facade along 3300 South and 500 East shall be occupied by windows and glass doorways; and

b. All street-level windows shall have a minimum transparency of 70 percent, measured between two (2) feet and eight (8) feet above grade. Upper story windows shall be at least 25 percent transparent.

(1) All windows along 3300 South and 500 East shall incorporate mullions and/or transoms and at least two of the following standards:

(a) Trim or molding at least four (4) inches in width;

(b) Canopies or overhangs, proportional to the size of the window;

(c) Recessed inset from the front façade by at least two (2) inches;

12. Primary Facades. Primary facades shall incorporate the following design elements:

a. Variations in roof form and parapet heights;

b. Wall recesses or projections of a minimum depth of two (2) feet at least every 40 feet;

c. Distinct changes in texture and color of wall surfaces;

d. Vertical accents or focal points;

e. All primary facades shall incorporate a significant building arcade or vestibule. In addition, primary facades must incorporate visually prominent building entrances through the use of the following features:

(1) Outdoor pedestrian features such as seat walls and landscaping, or permanent landscaped planters with integrated benches;

(2) Architectural details such as tile, stone, and moldings shall be integrated into the building structure with wall plane variation to enhance the building façade and to clearly identify each entry location;

13. Drive-through drop-off facilities are prohibited along any side with public street frontage;

14. Pedestrian Amenities:



- a. At a minimum, the development must include an 8-foot park strip along 3300 South and along 500 East;
- b. The development must include 10-foot sidewalks along 3300 South and 500 East;
- c. The Library must connect to parking areas with concrete walkways of no less than five (5) feet in width;
- d. To the maximum extent possible, all development activity shall protect existing mature trees on 3300 South and 500 East. If the City determines that any trees must be removed, the applicant shall remove and replace any missing street trees with trees of a minimum 4" caliper. Tree spacing and species shall meet the requirements of the South Salt Lake Landscape Handbook;
- e. Parking and loading are prohibited between the building and 3300 South and between the building and 500 East;
- f. Development shall include an improved, 10-foot wide concrete or asphalt fitness trail around the perimeter of the property;



- g. All development shall include improved pedestrian access paths and cross-access easements between the Granite Townhome and Granite Library Districts:



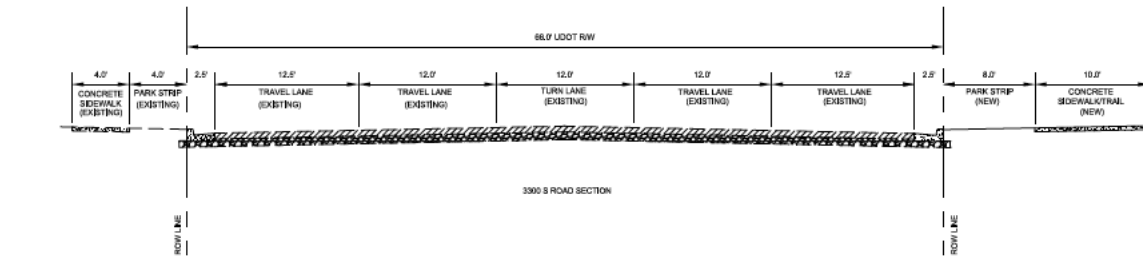
- h. Pedestrian and overhead lighting that meets the character district standards of the South Salt Lake Lighting Master Plan shall be installed along 500 East and 3300 South; and
 i. The South property line shall include a tree-lined, landscaped buffer of at least five (5) feet in width and a paved sidewalk width of at least ten (10) feet.

15. The design must achieve a nationally adopted standard for sustainable building construction.

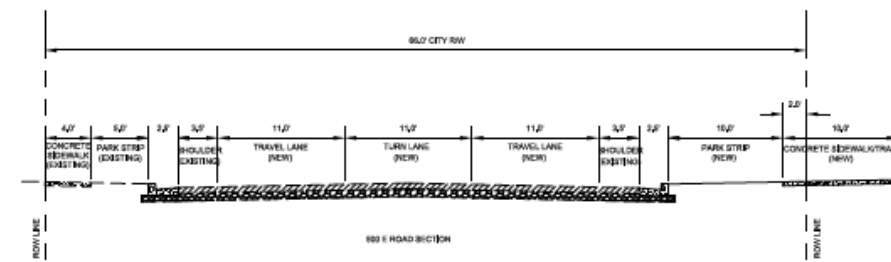
16. Access from 500 East shall be located no less than 300 feet from the 3300 South right of way.

D. Road and Public Access Easement Cross Sections:

1. 3300 South UDOT Right of Way* and required cross section of SSLC public access easement and improvements:



2. 500 East Right of Way and required SSLC public access easement and improvement



*UDOT has sole authority to regulate the specifications for travel lanes within the UDOT right of way.

E. Storm water management. Site development must include comprehensive storm water management, including the public dedication and improvement of public storm water facilities within the District.

F. Parking. The the following parking requirements apply:

- The base parking requirement shall be 1 stall for every 150 gross square feet of building.
- A reduction of the parking footprint up to 40% is allowed if measures are provided to encourage carpooling, bike, and pedestrian use. These include providing secure bike racks, pedestrian connections from adjacent properties through the site, and preferred parking for carpools for 5% of the total parking spaces after reductions are made from the base ratios.

SECTION VI: Amend the South Salt Lake City Municipal Code Section 17.15.030 as follows:

17.15.030. Commercial Land Use Matrix Table of Uses. Add the following columns and use designations to the Commercial Land Use Matrix Table of Uses as follows:

Land Use Categories	Granite Library	Granite Townhome
Bowling Alley		
Car Wash		
Church, Religious or Ecclesiastical Building		
Commercial Repair Services		
Convenience Store		
Convenience Store with Fuel Pumps		
Convenience Store and Car Wash		

Craftsman Industrial		
Crematory, Embalming Facility		
Cultural Buildings/Uses		
Dance Studio		
Day Care, Adult Commercial, non-residential		
Day Care, Child Commercial		
Day Spa		
Drive-Up Window (non-food), Banks, ATM's, Dry Cleaners, Pharmacy, etc.		
Day Treatment Center		
Distribution Facilities		
Dry Cleaning and Laundromat		
Education, After School Programs, Adult and Children		
Education, Higher, Public and Private		
Education, Public, Private, Charter or Quasi Public School		
Education, Trade, Vocational, Training		
Employment Agency, Temporary		
Equestrian Facilities		
Equipment Sales, Service, Rental, Heavy Equipment and Farm		
Escort / Outcall agencies		
Farmers Market		
Financial Institution		
Fitness, exercise Center		
Food Carts and Trucks, on Private Property		
Food Processing Establishments, Large Scale		
Food Processing Establishments, Small Scale		
Funeral / Mortuary Home, Stand Alone Building		
Garage/Yard Sales (residential)		
Golf Course		
Grooming Services		
Haunted House		
Home Occupation, Category I		P
Home Occupation, Category II		
Horticulture / Produce Sales		
Hospital		
Hospital, Specialty		
Hotel		
Hotel, Residential Lease, Extended Stay		
Impound and Tow Lot		
Industry, Light		
Jail		
Juvenile Detention Facility		
Laboratory, Industrial		
Laundry, Industrial		
Library (Public)	P	
Maintenance Facilities, Vehicle and Transit		
Manufacturing, Fabrication, Assembly, Processing, Packaging,		
Manufactured Homes		
Martial Arts Studio and training		
Massage Therapy		
Medical, Dental and Health Care Offices, On-site		
Medical, dental Research Facilities/Laboratory		
Model Home		
Mobile Commissary Kitchen		
Mobile Food Vending Trailers and Trucks	P	P
Mobile Food Truck Park		
Mobile Home Park		
Movie Studio and Sound Stage		
Non-Depository Institutions, check cashing, title loan, deferred deposit loans		
Nursery or Greenhouse, Commercial		
Office, General / Professional		
Outdoor Sales and Display		
Park and Ride Facilities		
Parking, Private, Ground Level, Commercial		
Parking, Structure/Terrace,		
Parks, Public and Private		
Pawn Shop		
Pedestrian Pathways, Trails and Greenways		
Permanent Make-Up not including a Tattoo Shop/Parlor		
Pharmacy		
Planned Unit Development, Commercial Condominium		

Portable Shipping Container, Temporary Storage		
Poultry, Urban		
Precious Metal Purchase/Recycling		
Printing, Copy Stores		
Printing, General		
Protective Housing Facility		
Public/Government Service and Accessory Buildings		
Public Utility Station		
Recreation Center		
Recycling Materials		
Collection/Drop-Off Facility, Indoor		
Rehabilitation and Treatment Facilities		
Research & Development Facility		
Restaurant, Sit Down		
Restaurant, Drive-Up Window		
Retail Merchandise, Stores, Accessory		
Retail or Wholesale Merchandise Stores, General		
Retail or Wholesale Merchandise Stores, Neighborhood		
Secondhand merchandise dealer		
Sexually Oriented Business		
Slaughterhouses, Animal Rendering, Tanneries, Animal By Products Plant		
Smoking Parlor/ Lounge, Head Shop or smoking paraphernalia specialty store		
Solar Utilities		
Storage, Vehicles, Outdoors including automobile impound lots		
Storage Facilities, Indoor Climate Controlled Units		
Storage Facilities, Warehouse, indoor		
Storage and Equipment Yards, Outside		
Tailoring Shop, Commercial		
Tattoo Shop / Parlor		
Temporary Uses, Firework Stands, Christmas Tree Lots, Refreshment Stands,		
Tire Service		
Tobacco, smoke, cigarette, Specialty Store		
Transitional Care and Rehabilitation		
Theater, Movie		
Theater, Live Performance		
Upholstery Shop		
Zero Lot Line Development		

SECTION VII: Amend the South Salt Lake City Municipal Code Section 17.15.040 as follows:

17.15.040. Residential Land Use Matrix Table of Uses. Add the following columns and use designations to the Residential Land Use Matrix Table of Uses as follows:

Land Use Categories	Granite Library	Granite Townhome
Assisted Living Facility – Limited Capacity (up to 30 units) (must comply with development standards for that zone – i.e., setback, height, bulk, min/max square footage)		
Assisted Living Facility – Large (31 units or more) (must comply with development standards for that zone – i.e., setback, height, bulk, min/max square footage)		
Condominiums, Residential		
Senior Living Facility		
Group Homes		
Homeless Shelter		
Residential Facility for Elderly Persons and Persons with a Disability (<i>must comply with development standards for that zone- i.e., setback, height, bulk, min/max square footage</i>)		
Live/Work Units		
Manufactured Homes		
Multi-Family Complexes Greater than 50 Units		
Nursing Homes and Convalescent Facilities		
Permanent Supportive Housing		
Single Family Residence		
Townhomes/Row Homes		P
Transitional Housing Facility (<i>must comply with development standards for that zone-i.e., setback, height, bulk, min/max square footage</i>)		

SECTION VII: Amend the South Salt Lake City Municipal Code Section 17.21.030. Add the following columns and designations to the Building Form table in Section 17.21.030A:

17.21.025 Building Form by Land Use District.

- A. Building Forms.** Only the following building forms, designated by the letter A are allowed in each **District**. All other building forms are prohibited.

Building Form	Granite Townhome	Granite Library
Detached House		
Mansion-style Multifamily		
Townhouse-Style Multifamily	A	
Garden-style Multifamily		
Urban-style Multifamily		
Storefront		
Civic		A
Office		
Commercial Retail		
Commercial bay		
Large Format Retail		
Flex/Industrial		

SECTION VIII: Amend the South Salt Lake City Municipal Code Sections 17.21.030. Amend text and add the following columns and standards to the tables as follows:

17.21.030 Development Standards. In addition to requirements of Title 15 of this Code, the following development standards apply:

- A. Yard Areas.** All development shall comply with the setbacks designated for each **zone District**. All yard areas shall be free of any structure and shall not be used for parking, unless otherwise provided herein:

Setbacks	GT	GL
Front Yard	20	20
Corner Side Frontage Yard	10	25
Side Yard	5	10
Side Yard Combined	10	20
Rear yard	20	25

1. Yard Requirements and Qualifications.

- No yard area visible from the public street shall be used for storage.
 - All front and corner side yard areas shall be landscaped according to the landscape standards established in this Title.
 - Yard areas shall not be used for parking, except for driveways or garages as required by this Title.
 - Fences, courtyards, and patios may be allowed provided they meet requirements established elsewhere in this Title.
- 2. Build-to Zones.** A “Build-to Zone” is the area of a lot in which the main building façade must be located. A building required to comply with a build to **zone-District** may encroach into the front yard.

Setbacks	Granite Library
Min – In Feet	10
Max – In Feet	30

SECTION IX: Amend the South Salt Lake City Municipal Code Section 17.21.150 (mis-numbered as Section 17.27.150) as follows and correct the numeration error throughout:

17.21.150 Civic Building. The Civic Building form is reserved for Public Library and City facilities.

SECTION X. Severability. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

SECTION XI. Conflict with Existing Ordinances, Resolutions, or Policies. To the extent that any ordinances, resolutions, or policies of the City of South Salt Lake conflict with the provisions of this ordinance, this ordinance shall prevail.

SECTION XII. Effective Date. This ordinance shall become effective upon transmission to the office of the Mayor, and upon either the Mayor's signature and publication, or after fifteen days of transmission to the office of the Mayor if neither approved nor disapproved by the Mayor, and thereafter, publication.

DATED this ____ day of ____ 2019.

BY THE CITY COUNCIL:

Ben 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 ____ 2019.

Craig D. Burton, City Recorder

MAYOR'S ACTION: _____

Dated this _____ day of _____, 2019.

ATTEST:

Cherie Wood, Mayor

Craig D. Burton, City
Recorder

DRAFT

DRAFT