

Chapter 13.04
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13.04.040: DEFINITIONS OF TERMS:

For the purpose of this title the following terms have the following meanings:

BLOOD PLASMA FACILITY: An indoor medical establishment designed for the collection and processing of human blood. Such facilities are often subordinate to and made an ancillary part of a city or county authorized medical clinic where one or more doctors are present on-premises or are part of a medical laboratory facility.

HOSPITAL: An institution licensed by the state of Utah as a hospital. For the purposes of this title, a medical clinic or professional office which offers inpatient or overnight care, or operates on a twenty four (24) hour basis shall be considered to be a hospital. An institution providing health services primarily for human inpatient medical or surgical care for the sick or injured and including related facilities such as laboratories, outpatient departments, training facilities, central services facilities, and staff offices which are an integral part of the facilities.

IMAGING CENTER: A facility with the equipment to produce various types of radiologic and electromagnetic images and a professional staff to interpret the images obtained.

MEDICAL, DENTAL, AND RELATED HEALTH SERVICES: A facility providing services rendered by registered medical, dental, and related healthcare practitioners such as physicians' offices and clinics, dental offices, chiropractic service, social work and behavioral counseling, and therapeutic and physical therapy. A facility or group of offices for one or more physicians or dentists for the examination and treatment of ill and afflicted outpatients provided that the patients are not kept overnight except under emergency circumstances.

MEDICAL LABORATORY: An indoor establishment that includes laboratories and/or experimental equipment for medical testing, prototype design and development, and product testing.

PUBLIC HEALTH CENTER: A facility primarily utilized by a health unit for providing public health services including related facilities such as laboratories, clinics and administrative offices operated in connection therewith.

SURGICAL OUT-PATIENT FACILITY: An establishment offering any type of surgical procedures and related care which, in the opinion of the attending physician, can be performed safely without requiring inpatient overnight hospital care as licensed physicians ordinarily may elect to perform in their private offices.

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Chapter 13.45
O-R-D OFFICE, RESEARCH PARK AND DEVELOPMENT ZONE

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13.45.010: PURPOSE OF PROVISIONS:

The purpose of the O-R-D zone is to provide an aesthetically attractive environment where flexibility in the land use mix can be fostered. The primary intent of the zone is to establish a specific area where more intensive office, research and development facilities can be located. However, the complexity of the land in the zone and its adjacency to a major freeway access supports the incorporation of subordinate, and compatible general commercial activity such as travel and tourism related uses. Retail, service, convenience and food establishments are considered appropriate for the zone when developed with proper site plan and architectural design guidelines. The zone is intended to ensure compatibility of new development with the surrounding land uses, including adjacent residential developments, and to enhance and support the overall economic health of the city. (Ord. 2015-02, 2-5-2015)

13.45.020: DESIGN AND SITE PLAN APPROVAL:

Design and site plan approval for all development is subject to the three (3) step review and approval process as required in chapter 13.08 of this title. (Ord. 2016-04, 4-14-2016)

13.45.030: PRIMARY USES:

A. Primary Uses: The permitted and conditional uses allowed in the O-R-D zone shall be as set forth in chapter 13.100, "Appendix A - Allowed Uses", of this title. Any primary land use not shown as a permitted or conditional use in chapter 13.100, "Appendix A - Allowed Uses", of this title, shall be prohibited.

B. Combined Uses: Any combination of uses may be established within the same building or on the same lot or parcel. If any of the proposed uses is a conditional use, that use shall be reviewed and approved by the planning commission as required by section 13.08.040 of this title. (Ord. 2012-15, 9-20-2012)

13.45.040: ACCESSORY USES:

Permitted and conditional uses set forth in chapter 13.100, "Appendix A - Allowed Uses", of this title shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such primary uses allowed by chapter 13.100, "Appendix A - Allowed Uses", of this title.

A. Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the zone except as otherwise expressly provided in this title.

B. No accessory use, building or structure shall be allowed on a lot or parcel unless a primary permitted or conditional use had been and is currently established except as allowed by chapter 13.88 of this title.

C. Specific accessory uses allowed in the O-R-D zone are as set forth in chapter 13.100, "Appendix A - Allowed Uses", of this title. (Ord. 2012-15, 9-20-2012)

13.45.050: OUTSIDE STORAGE NOT PERMITTED:

Outside storage of any stock, motor vehicles (other than parking for employee and visitor vehicles), or other property is not permitted. (Ord. 2012-15, 9-20-2012)

13.45.060: SETBACK REQUIREMENTS:

The minimum setback requirements for all main and accessory buildings are as follows:

A. Front setback:

1. Minimum shall be ten feet (10');
2. Maximum shall be fifty feet (50').

B. Side setback:

1. Thirty feet (30') if abutting a residential zone. The side yard shall be increased at least one foot (1') for each additional foot of building height above thirty feet (30');
2. Ten feet (10') if abutting other zones.

C. Rear setback:

1. Thirty feet (30') if abutting a residential zone. The rear yard shall be increased at least one foot (1') for each additional foot of building height above thirty feet (30');
2. Ten feet (10') if abutting to other zones.

D. Corner side setback:

1. Minimum shall be ten feet (10');
2. Maximum shall be fifty feet (50'). (Ord. 2012-15, 9-20-2012)

13.45.070: BUILDING HEIGHT:

The maximum height of a building or structure shall be seventy two feet (72'). (Ord. 2012-15, 9-20-2012)

13.45.080: COVERAGE RESTRICTIONS:

A. Maximum Coverage: The maximum lot coverage of impervious surface area for a development site shall be seventy percent (70%).

B. Coverage Bonus: The total percent impervious coverage as per subsection A of this section may be increased no more than an additional ten percent (10%) as allowed by the following table:

COVERAGE BONUS TABLE 13.45.080.001
(Maximum 10 Percent Bonus Area Allowed)

Method	Maximum Percent Increase
Plant 2 inch caliper tree: 1 percent per tree. Species as per tree selection guide made available through Holladay city community development director	6.0%
Permeable pavers or porous surface ¹ : Installed as per approved manufacturing standards	3.5%

Water wise landscaping: Landscaping area must be equal in area to the percent increase gained, as per Holladay water wise guidelines made available through Holladay city community development director	3.5%
Sump ²	2.5%
Cistern ²	2.5%

Notes:

1. appropriate porosity approved by city engineer.
2. Size, design and capacity approved by city engineer.

13.45.090: PERIMETER WALL:

- A. When Required; Waiver: The project area shall have a decorative tinted concrete or masonry wall along all rear and side yards not fronting on a public street, but which abut a residential use. This requirement may be waived by the planning commission upon a determination that the wall is not necessary to buffer the abutting use. Such walls shall not be located in the required setback from a public street. (Ord. 2015-02, 2-5-2015)
- B. Height: All perimeter walls shall be a maximum of six feet (6') high unless the planning commission requires a higher wall as part of the site plan or conditional use approval.
- C. Access: The planning commission may require appropriate access to trails, creeks, or other open space amenities. (Ord. 2012-15, 9-20-2012)

13.45.100: LANDSCAPING:

All uses in the O-R-D zone shall comply with the provisions governing landscaping and buffering in chapter 13.77 of this title. (Ord. 2013-22, 9-5-2013)

13.45.110: LIGHTING:

- A. ~~Purpose: Site lighting is an important part of any land use development in the O-R-D zone.~~
Lighting Plan Required: All proposed development shall have a professionally designed lighting plan approved by the planning commission as part of the site plan/conditional use permit process. Such plans shall emphasize energy conservation and compatibility with adjacent uses and using the minimum light necessary to achieve visibility and security while ensuring the enjoyment of a starry night for all members of the community.
- B. Height Of Light Poles: The maximum height of light poles shall be thirty feet (30'). The light shall be low intensity, ~~boxed/shielded~~ from uses on adjacent lots, and ~~down~~ directed ~~(to avoid light wash or flooding of away from any adjacent residentially zoned or used properties in a residential zone or use.~~ (Ord. 2015-02, 2-5-2015)
- C. Surface Parking Lot Lighting: All parking lot lights, except those required for security, shall be extinguished one hour after the end of business hours. No more than fifty percent (50%) of the total luminaries used may remain on overnight for security reasons.
- D. Pedestrian Walkways: Pedestrian walkways to mass transit facilities shall be lighted.
- E. Light Sources: All light sources shall be full cutoff fixtures, completely concealed with an opaque housing. (Ord. 2012-15, 9-20-2012)

13.45.120: NUISANCE FACTORS AND HAZARDS:

Operations shall not be conducted which emit offensive or objectionable noise, vibration, smoke, odors, dust or gases, air pollution, water pollution or generates heavy truck traffic. Precautions shall be taken in all operations against radiation, radioactivity, fire and explosion hazards.

A. Compliance Required: Activities conducted on the premises shall comply with all local, state, and federal laws and regulations and permits.

B. Noise Level: The noise level emanating from any use or operation shall not exceed the limits in the health department health regulation 21, or its successor, regarding noise control. (Ord. 2012-15, 9-20-2012)

13.45.130: SCREENING:

A. Trash Receptacles: All trash or refuse receptacle areas shall be completely screened from surrounding properties by a masonry wall or other material architecturally compatible with the building that is either a minimum of six feet (6') high or high enough to screen the height of the container or the container shall be enclosed within a building. Any trash or refuse receptacle area shall be a minimum of fifty feet (50') from any residential use.

B. Mechanical Equipment: All ground mounted mechanical equipment including, but not limited to, heating and air conditioning units shall be completely screened from surrounding properties by a masonry wall or shall be enclosed within a building. (Ord. 2012-15, 9-20-2012)

C. Roof Appurtenances: The use of roof appurtenances is discouraged. If roof appurtenances, including, but not limited to, air conditioning units, elevator shafts and mechanical equipment are used, they shall be designed to be architecturally compatible with the building or placed within an enclosure no taller than the absolute minimum needed. Such structures shall comply with the requirements for penthouses and roof structures of the international building code, as adopted by the state. Such enclosures require planning commission approval, and shall minimize visibility from on-site parking areas, abutting public streets, and abutting residentially zoned property. (Ord. 2015-02, 2-5-2015)

D. Utility Connections: All utility connections shall be compatible with the architectural elements of the site and not be exposed except where necessary. Pad mounted transformers and/or meter box locations shall be included in the site plan with an appropriate screening treatment. Power lines and other utility cables shall be installed underground where possible.

E. Loading Areas And Docks: Loading areas and docks shall be screened by landscaping and/or visual barriers from adjacent properties and public streets. (Ord. 2012-15, 9-20-2012)

13.45.140: ACCESS AND PARKING:

A. Access:

1. The number of access points along public streets shall be minimized by sharing and linking parking areas with adjacent properties. Reciprocal ingress and egress, circulation and parking agreements shall be required to facilitate the ease of vehicular movement between abutting properties. The planning commission may grant an exception to this requirement if it is satisfied that obtaining a reciprocal parking agreement is not practical or would create an undue hardship on the developing property. (Ord. 2015-02, 2-5-2015)

2. On corner sites, access points shall be located as far from the corner as reasonably possible and in no case less than sixty feet (60') from the point of intersection of the property lines. Vehicular circulation shall be designed to preclude the intrusion of traffic directly into residential areas.

B. Vanpool; Car Pool Spaces: One vanpool/car pool space shall be provided for every twenty five (25) parking spaces in all parking lots or parking structures directly associated with an office, and/or research and development use. Parking spaces for vanpool/car pool vehicles shall have a priority location near building entrances to encourage this form of mass transit.

C. Prohibited Parking Areas: Parking shall not be located in the required front setback or the required corner side setback which faces on a public street. (Ord. 2012-15, 9-20-2012)

13.45.150: PEDESTRIAN WALKWAYS:

A. Required: Pedestrian walkways, a minimum of six feet (6') wide, shall be required to accommodate pedestrian movement between activity centers within the site, to adjacent uses and from building entrances directly to mass transit facilities not to be calculated in the impervious coverage requirement.

B. Public Easements: Public easements for walkways, jogging paths and similar uses may be required. (Ord. 2012-15, 9-20-2012)

13.45.160: DESIGN CONSIDERATIONS:

In order to meet the purposes of the O-R-D zone, the planning commission shall consider the following prior to approval of any plan:

A. Scale: The scale of the development shall be in character with the surrounding land uses including adjacent development.

B. Access: Development may occur only when sufficient and safe access is provided to and within the site from both public and private streets.

C. Design: The architectural design of all new buildings shall be compatible in materials and finishes with the development pattern within the zone. (Ord. 2012-15, 9-20-2012)

13.100.010:TABLE OF ALLOWED USES:

C	=	Conditional use	P	=	Permitted use
-	=	Not allowed	SDMP	=	Site development master plan

Use	O-R-D
Alcoholic beverage retail sales ¹⁴	
Bar establishment	C
Bar establishment, equity	C
Bar establishment, fraternal	C
Brewery	C
Off premises	-
On premises banquet and catering	C
On premises beer retailer	P
Restaurant - beer only	P
Restaurant - full service	P
Restaurant - limited service	P
Single event permit	P
Drive-through	P
Family food production	-

Flea market/farmers' market	-
Guesthouse and/or caretaker quarters	-
Home daycare/preschool	-
Home daycare/preschool, small	-
Home occupation	-
Household pets	-
Livestock, large	-
Livestock, small	-
Merchandise vending machine, outside	-
Mobile food trailer	P
Mobile food truck	P
Outside dining	C
Outside display	-
Outside storage	-
Permanent cosmetics	P ¹⁴
Resource recycling collection	P ⁸
Seasonal sales	P ¹³
Short term rental	-
Sportsman's kennel, cattery, animal hobby permit	-
Stable, private	-
Temporary buildings incidental to construction, including living quarters for security	P ¹³
Temporary sales/use	-
Agriculture:	
Agriculture	-
Entertainment and recreation:	
Arcade	-
Auditorium, exhibit hall, convention center	P
Motion picture theater, live theater	-
Private nonprofit recreational grounds and facilities	-
Professional, fraternal and social association	-
Recreation, commercial, indoor	-

	Recreation, commercial, outdoor	-
	Recreation, fitness center	-
Industrial and manufacturing:		
	Building materials sales and services	-
	Disinfecting and exterminating	-
	Educational and scientific research, medical/dental laboratories	P
	Landscaping installation and maintenance	-
	Manufacturing	C
	Self-service storage	-
Planned unit development:		
	Mixed-use planned unit development	-
	Nonresidential planned unit development	C
	Residential planned unit development	-
Public:		
	Cemetery	-
	Charter school	-
	Educational facility, public	-
	Public use	-
	Quasi-public use	-
Residential:		
	Bed and breakfast	-
	Dwelling:	
	Live/work	-
	Multiple-family	-
	Single-family	-
	Two-family	-
	Group homes:	
	Assisted living facilities, type I:	
	Large	-
	Small	-
	Limited	-

	Assisted living facilities, type II:	
	Large	-
	Small	-
	Limited	-
	Nursing home	-
	Residential facilities for persons with a disability	-
	Residential facility for elderly persons	-
	Temporary lodging, hotel, motel, etc.	P
	Retail:	
	Drugstore (pharmacy)	P
	Gas station	C
	Groceries/food	C
	Mobile food court	C
	Motor vehicle sales, rental (new only)	-
	Motorcycle sales, rental	-
	Neighborhood market, large	-
	Neighborhood market, small	-
	Nursery, garden center	-
	Recreational vehicles sales, rental	-
	Restaurant	P
	Retail, general	C
	Sexually oriented business	C
	Services:	
	Banking and credit	P
	Blood Plasma Facility	C
	Commercial daycare, preschool	P ¹²
	Commercial kennel	-
	Commercial stable (on lots of 1 acre or more)	-
	Dry cleaning ¹⁵	-
	Educational facility, private	C
	Equipment rental and leasing	-
	Funeral home, crematory	-

Hospital	C	257 258
Imaging Center	P	259 260
Laundry, self-service	-	261
Medical, dental, and related health	- P	262 263
Medical Laboratory	C	264
Motor vehicle repair	-	265 266
Nonresidential treatment facility	-	267
Personal service	P	268 269 270
Pet grooming/pet daycare	-	271
Professional and business services	P	272 273
Public Health Center	P	274
Reception center	-	275 276
Small engine repair, appliance, electrical, and machine repair	-	277 278
Surgical Out-Patient Facility	C	279 280
Veterinary services	-	281
Transportation, communications, and utility facilities:		282 283
Local, suburban and interurban transportation	P	284
Public parking	P	285 286
Radio and television broadcasting studio	C	287 288
Utility company, public	P	289
Utility facility company	P	290 291
Wireless telecom	See chapter 13.83 of this title	292 293 294

Notes:

* Includes accessory buildings and uses customarily incidental to a permitted or conditional use.

1. See section 13.76.240, "Animal And Fowl Restrictions", of this title.
2. See section 13.76.715, "Bed And Breakfast", of this title.
3. See section 13.76.720, "Home Daycare/Preschool", of this title.
4. See section 13.76.725, "Home Daycare/Preschool, Small", of this title.
5. See section 13.76.730, "Home Occupation", of this title.
6. See section 13.76.735, "Short Term Rental", of this title.
7. Reserved.
8. See section 13.76.750, "Resource Recycling Collection Facility", of this title.
9. See section 13.14.110, "Accessory Buildings", of this title.
10. Provided the area is not in a watershed area.
11. Subject to title 8, "Animals", of this code.
12. See section 13.76.260, "Commercial Daycare/Commercial Preschool Facilities", of this title.
13. See sections 13.76.250, "Temporary Sales/Seasonal Sales Permit", and 13.76.501, "Temporary Uses", of this title.
14. When accessory to a permitted or conditional use.
15. Subject to well source protection ordinance.
16. May not exceed 10,000 square feet of gross floor area.
17. By contract with public entity only.

(Ord. 2014-15, 8-21-2014; amd. Ord. 2015-17, 12-10-2015; Ord. 2016-03, 3-17-2016; Ord. 2018-06, 5-17-2018)