

SOUTH SALT LAKE

CITY COUNCIL STAFF REPORT

MEETING DATE: May 22, 2019

REQUEST: T-19-003 – A recommendation to the South Salt Lake City Council to amend section 17.11.020 to include and establish a new South Salt Lake City Police Department (SSLCPD) Overlay District, create a new section 17.13.240, revise section 17.15.030, and amend the South Salt Lake Zoning Map to include the newly established SSLCPD Overlay District.

APPLICANT: South Salt Lake City

SYNOPSIS:
 South Salt Lake City is petitioning for an ordinance amendment to amend section 17.11.020 to include and establish a new South Salt Lake City Police Department (SSLCPD) Overlay District, create a new section 17.13.240, revise section 17.15.030, and amend the South Salt Lake Zoning Map to include a newly established SSLCPD Overlay District.

The purpose of the proposed ordinance is to allow the South Salt Lake Police Department to install an accessory storage structure located on its parking lot abutting Sunset Avenue—designed to complement the primary PD structure. The proposed accessory structure has already been budgeted for and is expected to receive sufficient State reimbursement funding. The structure will support safe, ongoing, daily South Salt Lake Police Department operations.

The City Council is the land use authority on all ordinance amendments and zoning map amendments.



EXISTING USE	SIZE OF PARKING	PROPOSED SIZE OF ACCESSORY STRUCTURE	PROPOSED ACCESSORY USE	SURROUNDING USES
South Salt Lake Police Department & Parking Lot	0.42 AC	8 FT BY 40 FT (320 SQ. FT.)	SSLCPD Police Department Custodial Property Storage	Office & Residential

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission recommended unanimous approval at the May 16th Planning Commission Meeting.

STAFF RECOMMENDATION:

A recommendation to the South Salt Lake City Council to amend section 17.11.020 to include and establish a new South Salt Lake City Police Department (SSLCPD) Overlay District, create a new section 17.13.240, revise section 17.15.030, and amend the South Salt Lake Zoning Map to include the newly established SSLCPD Overlay District, for the following reasons:

1. The proposed amendments are consistent with General Plan Goals:
 - a. regulating land uses based on compatibility with surrounding uses and maintaining residential, business, and industrial areas that are vibrant and where the health and safety of all are protected;
 - b. adopting design standards for business and commercial areas; and
 - c. enhancing the street appearance in business and commercial areas.

GENERAL INFORMATION:

LOCATION: 2835 S. Main Street

PROPERTY SIZE: 1.23 Acres (2 Parcels)

FIGURE 1:



FIGURE 2:



FIGURE 3:



DUTIES OF CITY COUNCIL:

17.07.020 – Establishment and duties of Planning Commission

The planning commission makes recommendations to the city council for:

- a. The general plan and amendments to the general plan;
- b. The zoning map, and amendments to the zoning map;
- c. Amendments to land use ordinances;
- d. Approval of subdivisions of greater than ten lots; and
- e. Proposed application processes and the delegation of power under the land use ordinance

17.07.040 – Land use authority designations

The City Council is the land use authority on:

- a. amendments to the general plan;
- b. amendments to the zoning map; and
- c. amendments to the land use code

GENERAL PLAN CONSIDERATIONS:

Goal LU-1: Regulate land uses based on compatibility with surrounding uses. Maintain residential, business, and industrial areas that are vibrant and where the health and safety of all are protected.

Goal LU-12: Adopt design standards for business and commercial areas.

Goal LU-10: Enhance the street appearance in business and commercial areas.

STAFF ANALYSIS:

South Salt Lake City Police Department is in need of additional space to support safe, ongoing, daily operations at the police station. The proposed accessory structure's primary purpose would be to provide additional temporary storage for custodial property requiring isolation. The accessory structure needs to remain separate from the primary facility on-site for two main reasons: (1) parking/storage access is limited in the main parking area; and (2) materials requiring storage outside of the main building can be safely and securely situated. All storage within the accessory structure is temporary in nature, as the Police Department has a retention and destruction schedule. The accessory structure is not for human occupancy, except for incidental processing of custodial property. The structure will incorporate appropriate lighting, HVAC, and security measures. The overlay district will provide, among other things, appropriate use, construction, design, site plan, and security regulations.

STAFF RECOMMENDATION:

A recommendation to the South Salt Lake City Council to amend section 17.11.020 to include and establish a new South Salt Lake City Police Department (SSLC-PD) Overlay District, create a new section 17.13.240, revise section 17.15.030, and amend the South Salt Lake Zoning Map to include the newly established SSLC-PD Overlay District, for the following reasons:

1. The proposed amendments are consistent with General Plan Goals:
 - a. regulating land uses based on compatibility with surrounding uses and maintaining residential, business, and industrial areas that are vibrant and where the health and safety of all are protected;
 - b. adopting design standards for business and commercial areas; and
 - c. enhancing the street appearance in business and commercial areas.

Exhibits

1. Draft Ordinance

ORDINANCE NO. 2019-_____

AN ORDINANCE OF THE CITY OF SOUTH SALT LAKE CITY COUNCIL AMENDING SECTION 17.11.020 TO INCLUDE AND ESTABLISH A NEW SOUTH SALT LAKE CITY POLICE DEPARTMENT (SSLC-PD) OVERLAY DISTRICT, CREATING NEW SECTION 17.13.240, REVISING SECTION 17.15.030, AND AMENDING THE ZONING MAP TO INCLUDE THE NEWLY ESTABLISHED SSLC-PD OVERLAY 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 South Salt Lake City Police Department requires additional facilities space, for which it has already received sufficient funding, to support safe ongoing daily operations;

WHEREAS, the South Salt Lake City Police Department desires to start construction on the additional, required facilities space by June 2019;

WHEREAS, on May 16, 2019, the Planning Commission held a legally noticed public hearing to consider a proposed zoning map amendment and amendments to three chapters of the City's land use regulations to facilitate establishment of a new overlay district enabling specific Accessory Structures necessary for safe and effective City Police Department operations;

WHEREAS, the Planning Commission found that the proposed overlay district would enable the desired facilities and operational improvements within the prescribed timeframe and recommended City Council approval;

WHEREAS, the City Council finds that these amendments support the City's General Plan goals for (1) regulating land uses based on compatibility with surrounding uses and maintaining residential, business, and industrial areas that are vibrant and where the health and safety of all are protected, (2) adopting design standards for business and commercial areas, and (3) enhancing the street appearance in business and commercial areas; and

WHEREAS, the City Council finds that the recommended amendments will facilitate desirable development and use of land within the City and will support the vital functions of the City's dedicated Police Department;

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

SECTION I: Amend Section 17.11.020 to include and establish a new South Salt Lake City Police Department (SSLC-PD) Overlay District, 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 District	R-R1
Riverfront RM1 District	R-RM1
Riverfront School District	R-S
Riverfront Flex/Industrial District	R-F/I
Granite Lofts Multifamily Townhome District	GLT
Granite Townhome District	GT
Granite Library District	GL
Nature Center Pilot Project Overlay District	NCPP
<u>South Salt Lake City Police Department Overlay District</u>	<u>SSLC-PD</u>

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 seventeen (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 Granite Townhome District shall be configured to allow for, and shall provide, cross-access and utilities 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 Granite Townhome 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. All development within the Granite Library District shall be configured to allow for, and shall provide, cross-access and utilities easements as may be necessary to support development within the Granite Townhome District.

Nature Center Pilot Project (NCPP) Overlay District. This district is established to facilitate the rapid Development and implementation of up to one half acre for a Nature Center Pilot Project within the City. The district will support deployment of this primary, interim phase of an anticipated, larger, conceptual Nature Center—pending future public engagement, planning, fundraising, and construction.

[South Salt Lake City Police Department \(SSLC-PD\) Overlay District. This district is established to provide development standards for specific Accessory Structures necessary for safe and effective City Police Department operations.](#)

SECTION II: Create NEW Section 17.13.240 to describe the SSLC-PD Overlay District, as follows:

17.13.240 – South Salt Lake City Police Department Overlay District:

- A. Purpose. The South Salt Lake City Police Department (SSLC-PD) Overlay District provides development standards for specific Accessory Structures necessary for safe City Police Department operations.
- B. The SSLC-PD Overlay District is established to:
 - 1. to support appropriate addition of Accessory Structures to City Police Department sites to make additions compatible with the City Police Department Primary Use and Structures surrounding the site;
 - 2. to minimize human interface with hazardous, contaminant, or otherwise unsafe conditions or materials; and
 - 3. to facilitate daily City Police Department operations.
- C. Applicability. A property owner shall follow the provisions of this Section when developing or changing the Use of property within the district.
- D. Uses. In the SSLC-PD Overlay District, Uses, Buildings, Structures or land shall only be used or developed in a nature accessory to the Primary Use of the subject property.
- E. Regulations. Regulations for the SSLC PD Overlay District are as follows:
 - 1. Permissible Accessory Structure: One Accessory Structure is allowed in the district to support an Accessory Use to (a) minimize SSLC Police Department personnel interface with hazardous, contaminant, or otherwise unsafe conditions or materials; and (b) facilitate daily SSLC Police Department operations. An Accessory Structure serving an appropriate Accessory Use under this Section may be prefabricated—including a container structure—or constructed on-site. All Accessory Structures shall be permanently affixed to a foundation. An Accessory Structure shall only be used for temporary indoor storage and shall not be used for human occupancy other than for and during incidental processing of custodial property.
 - 2. Grading and Drainage: An Accessory Structure shall only be constructed on a site graded and designed to meet MS4 permit standards, all to the satisfaction of the City Engineer.
 - 3. Maximum Height: Accessory Structure height shall not exceed 11 feet.
 - 4. Size and Siting: Accessory Structure gross floor area shall not exceed 420 square feet per Accessory Structure. An Accessory Structure must be located within three (3) feet of a Side Property Line and within three (3) feet of the Rear Property Line but shall not obstruct a Right-of-Way sight-distance triangle or drive aisle, including the Accessory Structure's door-swing paths.
 - 5. Construction: An Accessory Structure shall match the exterior color of the primary SSLC Police Structure within the district and shall employ an anti-graffiti coating on all vertical, exterior surfaces. An Accessory Structure may incorporate electrical service for lighting, HVAC, and as necessary to support incidental processing of custodial property within the Accessory Structure. All exterior lighting shall be directed downward and away from any adjacent Residential Uses. HVAC equipment shall not emit noise levels in excess of 55dBa at the property line.
 - 6. Security: Appropriate video camera surveillance shall be directed onto any Accessory Structure. The SSLC Police Department shall continuously record activity in the vicinity of the Accessory Structure and its immediate surrounding area to deter vandalism and ensure the protection of City and custodial property. The Accessory Structure shall be appropriately secured from unauthorized access.

SECTION III. Revise the Commercial Land Use Matrix Table of Uses in Section 17.15.030 to include “SSLC-PD Overlay District” as a new column, and permit the “Public/Government Service and Accessory Buildings” Use as follows:

Land Use Categories	<u>SSLC-PD</u>
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	
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)	
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	
Mobile Food Truck Park	
Mobile Home Park	
Movie Studio and Sound Stage	
Nature Center	
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	P
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 IV. Amend the Zoning Map to include the newly established SSLC-PD Overlay District,
as follows:



-  Commercial Corridor
-  General Commercial
-  Neighborhood Commercial
-  R1 Residential
-  SSLC-PD Overlay District

SECTION V. 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 VI. 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 VII. Effective Date. This ordinance shall become effective upon 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	_____
Kindred	_____
McConnell	_____
Mila	_____
Pender	_____
Rapp	_____
Siwik	_____

Transmitted to the Mayor's office on this _____ day of _____ 2019.

Craig D. Burton, City Recorder

MAYOR'S ACTION: _____

Dated this _____ day of _____, 2019.

Cherie Wood, Mayor

ATTEST:

Craig D. Burton, City Recorder