

REQUEST FOR COUNCIL ACTION

SUBJECT: Amend the 2009 City Code Title 13-6 adding "Interchange Overlay Zone" as an overlay zone.

SUMMARY: Interchange Overlay Zone; Amend the 2009 City Code Section 13-6 Adding the Interchange Overlay Zone; City-wide applicability; City of West Jordan (applicant) [Larry Gardner #19359]

STAFF RECOMMENDATION: Based on the analysis and findings contained in the Staff Report, Staff recommends that the City Council approve this text amendment.

PLANNING COMMISSION RECOMMENDATION: The Planning Commission forwards a positive recommendation to the City Council for this text amendment.

MOTION RECOMMENDED: "I move to adopt Ordinance No. 19-34"

Prepared and presented by:
Larry Gardner, AICP
City Planner

Recommended by:
Scott Langford, AICP
Development Director

Authorized for
Council Consideration:
David R. Brickey
City Manager

Approving as to Form:
Duncan Murray
Assistant City Attorney

I. BACKGROUND

The proposed ordinance will add an interchange overlay district at certain areas of the city impacted by interchanges of Mountain View Corridor and Bangerter Highway.

II. GENERAL INFORMATION & ANALYSIS

After discussing the item with the Planning Commission and City Council at a joint meeting it was determined that the areas around interchanges should be designed to take advantage and beautify the areas impacted by freeway interchanges. The Planning Commission held a public hearing on October 1, 2019. The Planning Commission recommended changes, which have been incorporated in the ordinance and include:

- Should include walkable communities that also attract people from surrounding areas.
- Ten percent open space is too small; maybe it should be 15% for consistency.
- Commercial development cannot be an afterthought and be the last piece developed. The developer should have a plan for tenants, etc., otherwise the residential piece will be developed, and the commercial buildings will be empty.
- PC didn't like the landscaping component that requires 50% irrigated grass. Landscaping is an element and we should allow up to 100% localscape/xeriscape.
- Before the property is rezoned, we have to address the water storage and supply needs.
- 15 contiguous acres is too small to be rezoned to IOZ and should be 50 acres.

Recommended changes that have not been incorporated, and are up to the City Council:

- A swimming pool should not be considered a major amenity but a minor amenity.
- Suggested removing drive-ups as a permitted use.

III. FINDINGS OF FACT

Section 13-7-D-7B, requires that the City Council for a Zoning Ordinance text amendment make the following findings:

Criteria 1: *The proposed amendment conforms to the general plan and is consistent with the adopted goals, objectives and policies described therein;*

Discussion: The General Plan supports a design based ordinance. On Page 20 and 21 it states:

"GOAL 2. CONTINUALLY AND CONSISTENTLY UPDATE THE FUTURE LAND USE MAP, ZONING MAP, AND ZONING ORDINANCE FOR EASE OF REFERENCE AND ADMINISTRATION.

Policy 3. The Zoning Ordinance shall be updated to incorporate necessary changes that are consistent with State Code, and reflect the best and most current land use practices of the time. Zoning Ordinance modifications and updates shall be made easy for the general public and City administration to understand.

7. Create and adopt future ordinances which take into consideration form-based (emphasis on compatible building and site design rather than land use) or modified form-based ordinance concepts.

8. Develop and adopt ordinances, standards, and policies to support mixed-use development in various parts of the city.

9. Prepare and implement ordinance language which plans for small area and corridor planning, focusing on right-of-way improvements, land use, redevelopment, beautification, and building design regulations.

Finding: The proposed amendment conforms to the General Plan and is consistent with the adopted goals, objectives and policies described therein.

Criteria 2: *The proposed amendment is appropriate given the context of the request and there is sufficient justification for a modification to this title;*

Discussion: The proposed amendment will add a new overlay zone that will impose design standards and uses around interchanges.

Finding: The proposed amendment is appropriate given the context of the request and there is sufficient justification for a modification to this title;

Criteria 3: *The proposed amendment will not create a conflict with any other section or part of this title or the general plan;*

Discussion: The proposed amendment will create a conflict with the Cap and Grade ordinance. The cap and grade ordinance will be amended to add an exemption for properties within the IOZ, thus alleviating the conflict.

Finding: The proposed amendment will not create a conflict with any other section or part of the Municipal Code or the General Plan.

Criteria 4: *The proposed amendment does not relieve a particular hardship, nor does it confer any special privileges to a single property owner or cause, and it is only necessary to make a modification to this title in light of corrections or changes in public policy.*

Discussion: The draft ordinance as written will have city wide application and will not relieve a particular hardship or grant special privileges to any one person or entity.

Finding: The proposed amendment does not relieve a particular hardship, nor does it confer any special privileges to a single property owner or cause, and it is only necessary to make a modification to this title(s) in light of corrections or changes in public policy.

MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD OCTOBER 1, 2019 IN THE WEST JORDAN COUNCIL CHAMBERS

PRESENT: Matt Quinney, Jay Thomas, Kelvin Green, Corbin England, and Bob Bedont. Trish Hatch and Nichole Luthi were excused.

STAFF: Larry Gardner, Nathan Nelson, Lisa Elgin, Mark Forsythe, Duncan Murray, Paul Brockbank, Julie Davis

OTHERS: Ben Southworth, Dave Naylor, Brian Clegg, Samantha Mohlman, Josh Sevy, Joe Terburg, Kurt Brooks, Laura Dietrich, Paula Fraser, Selina Dutson, Brian Wilden, Merrillie Johnson, Kay Johnson, Roberta Anderson, Kjersti Bryson, Terry Bryson, Rick Simons, Gerald Dearing, Geoff Dearing, Judy Calder, Steven Seare, Kathy Anderson, Kayla Brooks, Lisa Benson, Jordan Smith, John Jansen

The briefing meeting was called to order by Matt Quinney. The agenda was reviewed and clarifying information was provided. Some of the things that could be discussed at the City Council/Planning Commission workshop will be goals for the Moderate-Income Housing Plan and possible amendment of the City Center boundary to allow for existing business expansion. Matt Quinney suggested talking about creating more high-end jobs in the southwest quadrant.

The regular meeting was called to order at 6:00 p.m.

6. Text Amendment – Interchange Overlay Zone; Amend the 2009 City Code Section 13-6 Adding the Interchange Overlay Zone; City-wide applicability; City of West Jordan (applicant) [#19359]

Larry Gardner said John Jansen is the consultant who wrote the ordinance. This ordinance comes as a result of the April 30th joint meeting with the City Council to address areas around interchanges of Mountain View Corridor and some areas around Bangerter Highway. The purpose is to make sure they are long-term sustainable and that the design is remarkable, and density is located where it is best dealt with and appropriate. Areas A through F on the map were reviewed, each one has appropriate uses called out. He reviewed Implementation, Ordinance Content, Design Standards, and Street Standards. This plan has design standards that are sustainable and attractive. This ordinance also takes a step toward caring for the environment. Mr. Jansen and Ben Southworth were both in attendance.

Based on the analysis and findings contained in the staff report, staff recommended that the Planning Commission forward a positive recommendation to the City Council for the Interchange Overlay Zone.

Matt Quinney asked if the code is easily amendable to add U-111 and if that is something we should just include now rather than wait. The arterial roads should continue all the way west to U-111.

Larry Gardner said it could be amended. U-111 isn't a freeway yet and he doesn't know when that will occur. He can look into creating the intersections.

Kelvin Green asked if there is a mandatory open space requirement.

Larry Gardner said it is 10%, but rather than the open space required in a P-C Zone, this will be based more upon building design.

Corbin England said it would be more of a beautification rather than open space. He liked everything in the proposal.

Matt Quinney opened the public hearing

Jordan Smith, West Jordan resident, asked if this will affect the Cap and Grade that is already in place and allow more multi-family housing. His concern is with the traffic and the additional amount of multi-family.

Larry Gardner said this would be an exception under the Cap and Grade if City Council approves it.

Further public comment was closed at this point for this item.

John Jansen, consultant on the project, said a traffic report will be mandatory and will provide for mitigating measures. A signature feature is required, which could be a large park system and trails throughout, plazas, or small parks distributed throughout, etc. He thought that 10% is a good number, but the signature feature may give them more than that.

Matt Quinney asked if there is a mass transit component with bus routes, etc.

Larry Gardner said Phase 1 of the Mountain View Corridor has been constructed. Phase 2 will convert it into a freeway and a mass transit or bus component is required at that time.

Matt Quinney said this will allow additional multi-family development. He asked if it will continue to skew the Cap and Grade numbers, or will those numbers be excluded from the overall percentages. If we intentionally continue to skew the numbers, we will never catch up on the intent of the Cap and Grade ordinance.

Larry Gardner said it will skew the number unless the Council wants to eliminate the IOZ numbers from the percentages, but they are also building a lot of single-family on the west side. If they keep building at today's rate it will still be 50 years before they reach the general plan goal.

Kelvin Green said he loved the concept, but he had some suggestions. The purpose of the IOZ should include walkable communities that also attract people from surrounding areas. Ten percent open space is too small; maybe it should be 15% for consistency. Transportation options for east and west need to be addressed. Commercial development cannot be an afterthought and be the last piece developed. The developer should have a plan for tenants, etc., otherwise the residential piece will be developed, and the commercial buildings will be empty. He didn't like the landscaping component that requires 50% irrigated grass. Landscaping is an element and we should allow up to 100% localscape if it is acceptable and isn't just weeds. Before the property is rezoned, we have to address the water storage and supply needs. He said 15 contiguous acres is too small and should be around 50 acres.

Larry Gardner said he pared it down to 15 from Mr. Jansen's proposal of 50 acres.

Matt Quinney asked if there were any areas that prompted him to change it to 15 acres.

Larry Gardner said Area C, but that could be included into Area B.

Matt Quinney agreed with the landscaping comment to reduce the amounts of grassy areas. He didn't think that a swimming pool should be considered a major amenity, because it won't be a community pool. They could move it to the minor amenity list.

Ben Southworth loves what this ordinance does for the future of the City. The reason this came about is how cities compete today and what is happening with brick and mortar. A form-based code with the goals to enhance the image of the City and create jobs. The commercial component will drive property and sales tax revenue. This code is for interchanges, so it is intended to provide the fastest and most convenient access to freeways as possible. We want the commercial areas to be easy to get to. They don't want rampant high density all over the place, but it makes sense along freeways and they can focus on different components in each area. Suggestions for walkability is included to add more trails that are usable for pedestrians while keeping the traffic moving.

Kelvin Green said given the nature of the architecture with first floor commercial, he suggested removing drive-ups as a permitted use.

MOTION: Matt Quinney moved, based on the information and findings set forth in the staff report and upon the evidence and explanations received today, including the conversation tonight about suggested changes, to forward a positive recommendation to the City Council for the Interchange Overlay Zone to amend the 2009 City Code Section 13-6. The motion was seconded by Kelvin Green and passed 5-0 in favor. Trish Hatch and Nichole Luthi were absent.

Legal Review-Initial/Date: JM / 10/25/19
Text/Format -Initial/Date: BAC / 10/25/19
Dept. Review-Initial/Date: JOS / 11/4/19
Adopted: _____ Effective: _____

THE CITY OF WEST JORDAN, UTAH

A Municipal Corporation

ORDINANCE NO. 19- 34 [INTERCHANGE OVERLAY ZONE (IOZ)]

AN ORDINANCE AMENDING TITLE 13, "ZONING REGULATIONS."

WHEREAS, the City of West Jordan adopted a City Code in 2009, for the purpose of carrying into effect and discharging all powers and duties conferred by law upon the City and its officers, employees and inhabitants, and to provide for the safety, preserve the health, promote the prosperity, improve the morals, peace, good order, comfort and convenience of the City and its inhabitants, and to protect property in the City; and

WHEREAS, the West Jordan City Council finds and determines that the purpose of the 2009 City Code, and the public health and welfare, will best be reached by the adoption of the following amendments to Title 13, Chapter 6 of the 2009 City Code.

NOW THEREFORE, IT IS ORDAINED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH:

Section 1. Title 13, Chapter 6, Article K, Sections 1 through 6 of the 2009 City Code shall hereafter read as follows:

ARTICLE K. INTERCHANGE OVERLAY ZONE (IOZ)

SECTION:

13-6K-1: PURPOSE

13-6K-2: APPLICABILITY

13-6K-3: PROCESS FOR IOZ AND PROJECT APPROVAL

13-6K-4: USES

13-6K-5: DEVELOPMENT AND DESIGN REQUIREMENTS

13-6K-6: ADMINISTRATION

13-6K-1 PURPOSE

- A. General Purpose. The general purpose of the Interchange Overlay Zone (IOZ) is to promote and facilitate the development and redevelopment of large properties with an influx of new residential, commercial and mixed-use development to promote and maintain the viability of interchange areas. It is the intent:

1. To utilize the Mountain View Corridor (SR-85) and Bangerter Highway (SR-154) to enhance the City image, build communities of distinction, create jobs, and assure long term sustainable development that contributes to the financial and social well-being of the City.
2. To manage and promote appropriate uses around specified interchanges along the Mountain View Corridor and the Bangerter Highway.
3. To assure that market demand is strategically distributed between the potential interchanges.
4. To improve property and sales tax generation by locating and attracting land uses that benefit the City within the corridors.
5. To reinforce the land use relationship between interchanges which will allow appropriate intensification and densification where it is appropriate.
6. To establish standards with sufficient detail to assure quality architecture, site planning, enduring neighborhoods, and commercial viability.
7. To provide a proactive series of expectations from developers and to avoid processes that are reactive to development proposals.
8. To enhance the potential for compatible development with surrounding uses and a positive appearance from the adjacent freeway and highway.
9. To design areas in a way that design off-sets any residential density impacts.
10. To assure walkable connected communities are designed from the ground up. (Ord. 19-__, __-__-2019)

13-6K-2 APPLICABILITY

- A. This overlay is only allowed at specific locations that are impacted by the Mountain View Corridor and Bangerter Highway. The locations where the IOZ may be adopted are shown on Figure 1 – Interchange Overlay Zone Map. The Overlay varies the allowed uses by interchange to assure improved market demand as per the following:
1. Old Bingham Highway and Mountain View – primarily manufacturing uses, commercial and Transit-oriented Development (area A).
 2. 90th South and Mountain View – a regional commercial area with vehicle sales as the anchor and the potential for mixed non-residential uses and residential uses north of New Bingham Highway corridor (area B).
 3. 90th South and Mountain View New Bingham Highway transition- the area located east of Mountain View, west of 5600 West, south of 8600 South and adjacent to the vacated New Bingham Highway. The intent is to provide higher density housing as a transition from commercial with vehicle sales to the single family homes to the north of 8600 South. This area also has the possibility of limited commercial uses. This area cannot receive IOZ overlay independent of area B (area C).
 4. 7800 South Mountain View – the intent is to provide for additional higher density housing to the west of Mountain View and housing mixed with limited commercial uses to the east (area D).

5. Bangerter Highway from the Old Bingham Highway to 90th South – to promote office, educational and medical uses, limited manufacturing, and the potential for Transit-oriented Development (area E).

6. Highlands- area east and west of Mountain View off of 7800 South in the Highlands Master Planned development. Intent is a mix of housing, office and commercial (area F).

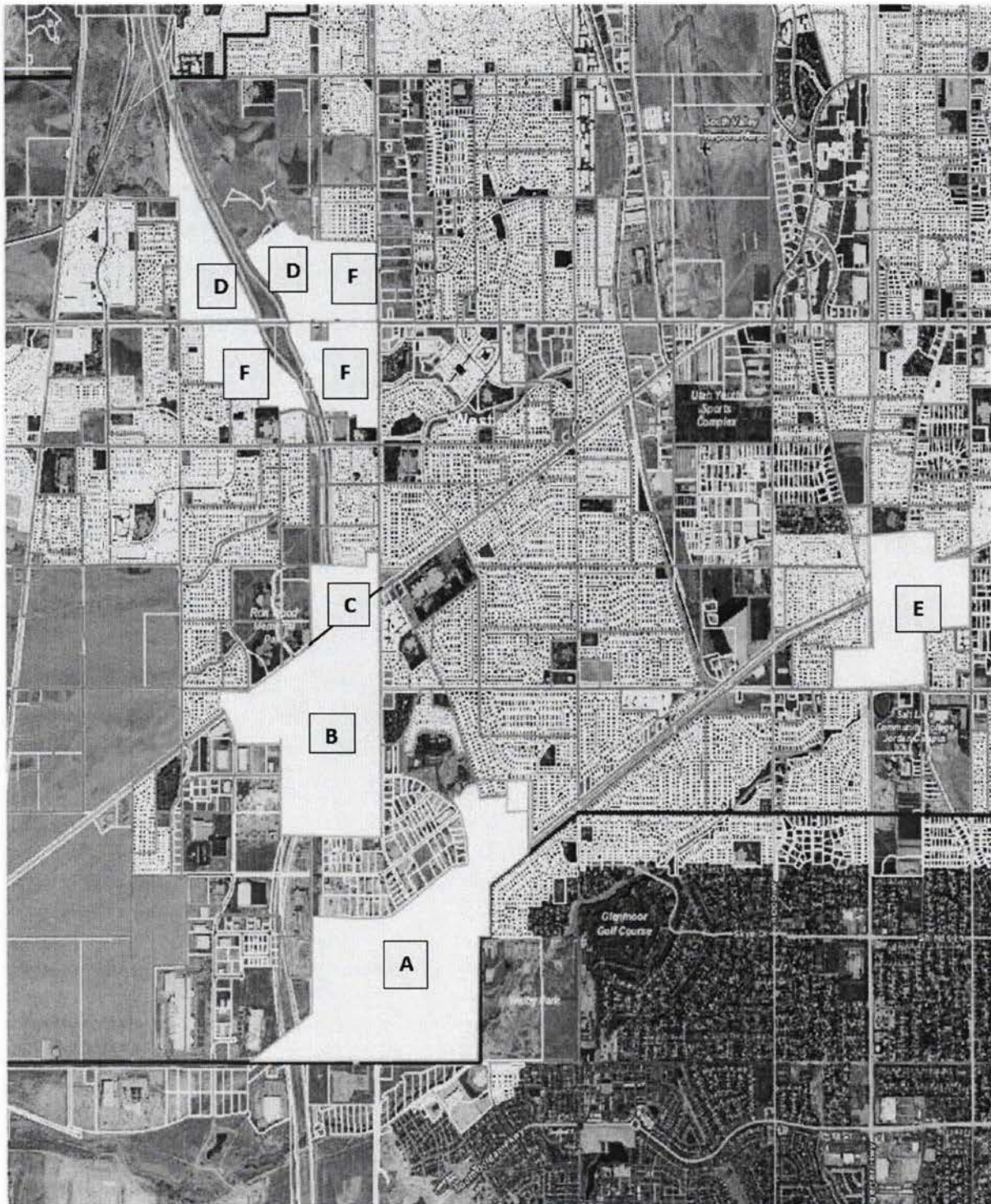


Figure 1 – Interchange Overlay Zone Map

7. To apply for the IOZ a property must be located in one of the areas shown on Figure 1 – Interchange Overlay Zone Map. The area must be minimum of 50 contiguous acres. One parcel must be adjacent to both an interchange of the Mountain View Corridor or Bangerter Highway and the major road it accesses (78th South, 90th South, Old Bingham Highway or 5600 West). If the area is located in a current (not expired) adopted master planned project the acreage and proximity restriction does not apply.

8. Any new development within the specified interchange areas as defined on the Zoning map, meeting the restrictions of section G may apply for the IOZ. IOZ is an overlay and has no required relationship to the underlying zone.

9. IOZ standards and requirements supersede any underlying zone, but not necessarily other relevant chapters of the West Jordan Code. This Chapter reflects the minimum requirements and where such requirements conflict with other requirements of the Code, these shall prevail. A development agreement may include provisions that enhance or conflict with the standards found in this chapter. (Ord. 19- __, __ - __ -2019)

13-6K-3 PROCESS FOR IOZ AND PROJECT APPROVAL

- A. Feasibility preapplication meeting: Before application is made for a zone change to the IOZ overlay zone, the entity proposing the change shall first meet with the city staff to review and assess the feasibility of the change and to refine the potential application.
- B. Application: An application for a zone change to an IOZ zone shall include a Master Development Plan (“MDP”) and shall be submitted, according to section 13-5J-10, concurrently with and as part of the application for a zone change. A Master Development Agreement (“MDA”) in a form acceptable to the City shall also be required and presented to the planning commission as part of the application review prior to consideration of the application by the city council. The MDP shall follow the expiration time frames of section 13-5J-10 D, or as modified by the MDP and/or the MDA. The MDP shall be attached to and be part of the MDA. And MDP shall include, as a minimum:
 - 1. A conceptual site plan or plans, including sketches of the types of buildings proposed, elevations of proposed buildings, parks, plazas, trails, oblique sketches of the project to show any view related issues, and conceptual street cross sections using this IOZ chapter as a guide to items that should be addressed.
 - 2. Design Guidelines: Design Guidelines shall be submitted with each MDP and shall be approved by the city council, after receiving a recommendation from the planning commission and the design review committee.
 - 3. A written explanation of the project that describes the thematic elements of the project, the place making concepts, one or more signature features, proposed residential densities, commercial and mixed-use designs (if applicable), and other details that will provide reasons that the development will create a long term benefit to the City.
 - 4. Master Development agreement – on a form acceptable to the City: (a) specify and describe the proposed development through text, site plans and elevations (b) detail the major concepts, building types, amenities, residential densities and other benefits being provided to the City and its residents. A master development agreement approval runs with the land and is a recorded document.

5. A preliminary traffic study that defines potential traffic generation, the integration of the new development with the adjacent highway corridors, traffic capacity/level of service issues on adjacent roads and intersections, and suggested solutions for anticipated traffic congestion problems.

6. Other information or documentation the planning department/and or West Jordan City may deem necessary, as described on the application form, for proper review and analysis of a particular application.

- C. Phase Sub-Area Development Plans: Each phase described in an MDP shall be submitted in the form of a Phase Sub-Area Development Plan, following the standards and guidelines established in the MDP, and shall be approved by city staff.
- D. Residential densities shall be established by the City Council, after receiving a recommendation from the Planning Commission and shall be adopted with the master development plan and agreement.
- E. Ownership at Time of Application: Each Master Development proposal under the IOZ shall be in single or corporate ownership at the time of application, or the subject of an application filed jointly by all owners of the property. (Ord. 19-__, __-__-2019)

13-6K-4 USES

- A. Specific uses and categories of use are listed below. Use categories are subject to the definitions found in section 3. The definitions are meant to describe typical uses in the category. Not all potential uses for the category are listed. Uses not mentioned may be added through an interpretation of the Zoning Administrator. Uses shall vary between the specified interchanges. "P" indicates that a use is permitted within the IOZ. No letter (i.e., a blank space), or the absence of the use from the table, indicates that use is not allowed within the Overlay or is only allowed in certain areas of the Overlay. Uses may be subject to additional restrictions and limitations found in Table 2.
- B. Permitted uses, including categories of use, are defined in the following table:

Table 1

USES	IOZ	SPECIFIC USE STANDARDS
Indoor entertainment	P	
Residential facility for the elderly or persons with a disability, assisted care facility, nursing facility	P	Except in area B – no residential allowed
Hotel, Motel, Bed & Breakfast	P	No Hotel or Motels within 500 ft. of a single family residential zone
Public, quasi-public use, schools (public, charter, private) and Civic uses	P	
Hospital and all other medical, dental facilities	P	
Neighborhood Retail	P	No commercial building over 12,000 square feet is allowed. In addition, no business shall occupy a space greater than 5000 square feet.
General Retail and Entertainment	P	See table 2 for additional limitations
Automobile, motorcycle, recreational vehicle sales	P	Only allowed in area B

USES	IOZ	SPECIFIC USE STANDARDS
Retail Food Trucks, Farmers Market including vegetable stands	P	As an accessory use on private property and not within a front or side yard setback. On-street locations may be allowed on a non-UDOT street
Drive up uses with outside order windows or structures, such as restaurants, banks, convenience stores with gas pumps, etc.	P	No order window or structure is allowed within 150 ft. of a residential use. Speakers to be oriented away from adjacent residential uses. No drive-ups facing the required front yard and all gas pumps shall not be located in the front yard.
Neighborhood Service	P	See definition
General Service	P	See definition
Office	P	See building types section for standards
Mixed-Use (commercial, or office and/or residential use within the same building or located adjacent within a unified site plan)	P	Non-residential uses are required for at least 50% of the ground floor facing a public street. This commercial space shall have a minimum depth of 30 ft. Only allowed in area C, D,E and F
Multi-family condominiums, townhouses, or apartment buildings	P	See building types section for standards. Only allowed in area C, D and F
Single family detached homes including small lot single family detached homes	P	Only allowed in area C, D and F
Light Manufacturing/Warehousing	P	Only allowed in area A

Notwithstanding the permitted uses in Table 1, the following specific prohibitions and/or limitations apply:

Table 2

USES	SPECIFIC USE LIMITATIONS
Detention facility/jail as a principal use	Not allowed
Industrial equipment sales and rental	Not allowed
Commercial wireless communication facilities	Only stealth type towers, stealth roof/wall structures, and stealth accessory structures are allowed
Kennel	Not allowed
Sexually oriented businesses	Not allowed
Mobile Home/Manufactured Home park or manufactured home subdivision	Not allowed
Flea markets, swap meets	Not allowed
Outdoor commercial recreation, outdoor commercial amusement, or outdoor commercial entertainment	Not allowed within 150 ft. of a residential use or zone. This limitation excludes outdoor music as part of a bonified restaurant.

USES	SPECIFIC USE LIMITATIONS
Recreational vehicle campgrounds	Not allowed
Impound, Vehicle Recycling, outdoor storage lots, and/or junk yards	Not allowed

C. Definitions.

1. Neighborhood Retail - A use in this category occupies a space of less than 12,000 square feet. Neighborhood retail includes: Antique Shop, Apparel & Accessory Store, Art & Education Supplies, Bakery, Retail Bicycle Sales & Repair, Book, Magazine, & Newspaper Store, Garden Supply, Camera & Photo Supply, China & Glassware Shop, Convenience Store, Drug Store/Pharmacy, Fabric & Craft Store, Florist, Gift, Novelty, & Souvenir Shop, Grocery Store, Hardware Store, Hobby Shop, Jewelry Sales & Repair, Luggage & Leather Goods, Music Store and Musical Instrument Repair, Office Supply, Optical Goods, Paint & Wallpaper, Party Supply Shop, Pet & Pet Supply, Specialty Food Market (Butcher, Candy, Fish Market, Produce, etc.) Sporting Goods Sales & Rental, Stationary & Paper Store, Toy Shop, Video/Game Sales & Rental, etc.

2. General Retail and Entertainment – includes: All Neighborhood Retail with no restriction on size, Appliance & Electronic Sales & Service, Automotive Service and Supply, Building Supplies, Computer Software Sales & Leasing, Convenience Store with or without gas pumps, Department Store, Home Furnishings & Accessories, Automobile Sales, Medical Supply Store & Rental, Motorcycle & Motor Scooter Sales, Heating, Air Conditioning & Plumbing Supplies, Sales, & Service, Cabinet Supply (display only), Machine Sales and Rental, Agriculture Equipment and Supply, Electrical Supplies and Merchandise, Vending Machines, Medical Supply Store & Sales, etc.

3. Neighborhood Service - A use in this category occupies a space of less than 12,000 square feet. Neighborhood Service includes: Bank or other Financial Service, Barber Shop, Beauty Salon, Spa, Catering, Day Care (Adult or Child), Dry Cleaning & Laundry, Emergency Care Clinic, Fitness, Dance Studio, Gym, Framing, Home Furniture & Equipment Repair, Locksmith, Mailing Services, Microbrewery, Pet Grooming, Photocopying & Printing, Photography Studio & Supplies (on-site processing permitted), Restaurants, (refer to state law for alcoholic beverage requests) Shoe Repair, Tailor & Seamstress, Tanning Salon, Theater, Training Center Travel Agency & Tour Operator, Veterinarian, Vehicle service excluding body work, etc.

4. General Service – A use in this category includes all Neighborhood Service uses and: All Neighborhood Services, Aquatic Facilities, Batting Cages, Bowling Alley, Concert Hall, Exterminating & Disinfecting Service, Funeral Home, Miniature Golf Course, Commercial Indoor Recreation, Repair of Small Goods & Electronics, Restaurants with drive up windows, Shooting & Archery Ranges (indoor only), Skating Rink, Vehicle Service, etc. (Ord. 19-__, __-__-2019)

13-6K-5 DEVELOPMENT AND DESIGN REQUIREMENTS

All development in the IOZ shall follow the adopted Interchange Overlay Zone (IOZ) design and development standards and requirements on file with the City. This section is intended to provide standards and requirements for the variety of building types suggested for the IOZ. Defining building types focusses the process on design and creates an understanding of what sort of development will be found in the IOZ. All drawings are meant to represent design features and not a style or theme that needs to be adhered to. (Ord. 19-__, __-__-2019)

13-6K-6 ADMINISTRATION

- A. The Community Development Director or his/her designee shall enforce this title.
- B. Work to commence – after final approval is granted and a final development agreement recorded, work shall commence within 3 years. “Work” is defined by the construction of foundations and access from surface roads. If work has not begun within that time frame, the overlay zone will revert to the underlying zone and the development agreement will be null and void. The three-year limitation may be extended for good cause through a written request to the City Council. Good cause should include substantial reasons such as financing issues, delays resulting from issues of the land, and/or lack of material availability, etc.
- C. Minor plan modifications – as a plan is constructed, the Zoning Administrator may approve modifications to the site approved site plan for up to 10% of the physical layout. For any particular building, the façade materials and relief, may be modified up to 10% but the height and setbacks shall not be varied from the approved plans. (Ord. 19-__, __-__-2019)

Section 2. Additions or amendments to the 2009 City Code when passed in such form as to indicate the intention of the City Council to make the same a part of the 2009 City Code shall be deemed to be incorporated in the 2009 City Code, so that reference to the 2009 City Code hereafter includes the additions and amendments.

Section 3. The attached document titled “Adopted Interchange Overlay Zone (IOZ) Design and Development Standards and Requirements,” with numbered pages 8 through 28 inclusive, is adopted as an uncodified set of standards and requirement (not a part of the 2009 City Code).

Section 4. This Ordinance shall become effective immediately upon passage and having been published in accordance with Utah Code Annotated § 10-3-711.

Passed and adopted by the City Council of the City of West Jordan, Utah this ____ day of _____, 2019.

CITY OF WEST JORDAN

By: _____
JIM RIDING
Mayor

Ord
19-34

ATTEST:

JAMIE BROOKS, CMC
Interim City Clerk

Voting by the City Council

"YES"

"NO"

Council Member Alan Anderson

Council Member Dirk Burton

Council Member Zach Jacob

Council Member Chad R. Lamb

Council Member Chris McConnehey

Council Member Kayleen Whitelock

Mayor Jim Riding

CITY CLERK/RECORDER'S CERTIFICATE OF PUBLICATION

I, Jamie Brooks, certify that I am the City Clerk/Recorder of the City of West Jordan, Utah, and that the foregoing ordinance was published in the Legal Section, of the Salt Lake Tribune, on the _____ day of _____, 2019, pursuant to Utah Code Annotated, 10-3-711.

JAMIE BROOKS, CMC
Interim City Clerk/Recorder

[SEAL]

Legislative

ARTICLE K. INTERCHANGE OVERLAY ZONE (IOZ)

SECTION:

13-6K-1: PURPOSE

13-6K-2: APPLICABILITY

13-6K-3: PROCESS FOR IOZ AND PROJECT APPROVAL

13-6K-4: USES

13-6K-5: DEVELOPMENT AND DESIGN REQUIREMENTS

13-6K-6: ADMINISTRATION

13-6K-1 PURPOSE

A. General Purpose. The general purpose of the Interchange Overlay Zone (IOZ) is to promote and facilitate the development and redevelopment of large properties with an influx of new residential, commercial and mixed-use development to promote and maintain the viability of interchange areas. It is the intent:

1. To utilize the Mountain View Corridor (SR-85) and Bangerter Highway (SR-154) to enhance the City image, build communities of distinction, create jobs, and assure long term sustainable development that contributes to the financial and social well-being of the City.

2. To manage and promote appropriate uses around specified interchanges along the Mountain View Corridor and the Bangerter Highway.

3. To assure that market demand is strategically distributed between the potential interchanges.

4. To improve property and sales tax generation by locating and attracting land uses that benefit the City within the corridors.

5. To reinforce the land use relationship between interchanges which will allow appropriate intensification and densification where it is appropriate.

6. To establish standards with sufficient detail to assure quality architecture, site planning, enduring neighborhoods, and commercial viability.

7. To provide a proactive series of expectations from developers and to avoid processes that are reactive to development proposals.

8. To enhance the potential for compatible development with surrounding uses and a positive appearance from the adjacent freeway and highway.

9. To design areas in a way that design off-sets any residential density impacts.

10. To assure walkable connected communities are designed from the ground up. (Ord. 19-__, __-__-2019)

13-6K-2 APPLICABILITY

A. This overlay is only allowed at specific locations that are impacted by the Mountain View Corridor and Bangerter Highway. The locations where the IOZ may be adopted are shown on Figure 1 –Interchange Overlay Zone Map. The Overlay varies the allowed uses by interchange to assure improved market demand as per the following:

1. Old Bingham Highway and Mountain View – primarily manufacturing uses, commercial and Transit-oriented Development (area A).

2. 90th South and Mountain View – a regional commercial area with vehicle sales as the anchor and the potential for mixed non-residential uses and residential uses north of New Bingham Highway corridor (area B).

3. 90th South and Mountain View New Bingham Highway transition- the area located east of Mountain View, west of 5600 West, south of 8600 South and adjacent to the vacated New Bingham Highway. The intent is to provide higher density housing as a transition from commercial with vehicle sales to the single family homes to the north of 8600 South. This area also has the possibility of limited commercial uses. This area cannot receive IOZ overlay independent of area B (area C).

4. 7800 South Mountain View – the intent is to provide for additional higher density housing to the west of Mountain View and housing mixed with limited commercial uses to the east (area D).

5. Bangerter Highway from the Old Bingham Highway to 90th South – to promote office, educational and medical uses, limited manufacturing, and the potential for Transit-oriented Development (area E).

6. Highlands- area east and west of Mountain View off of 7800 South in the Highlands Master Planned development. Intent is a mix of housing, office and commercial (area F).

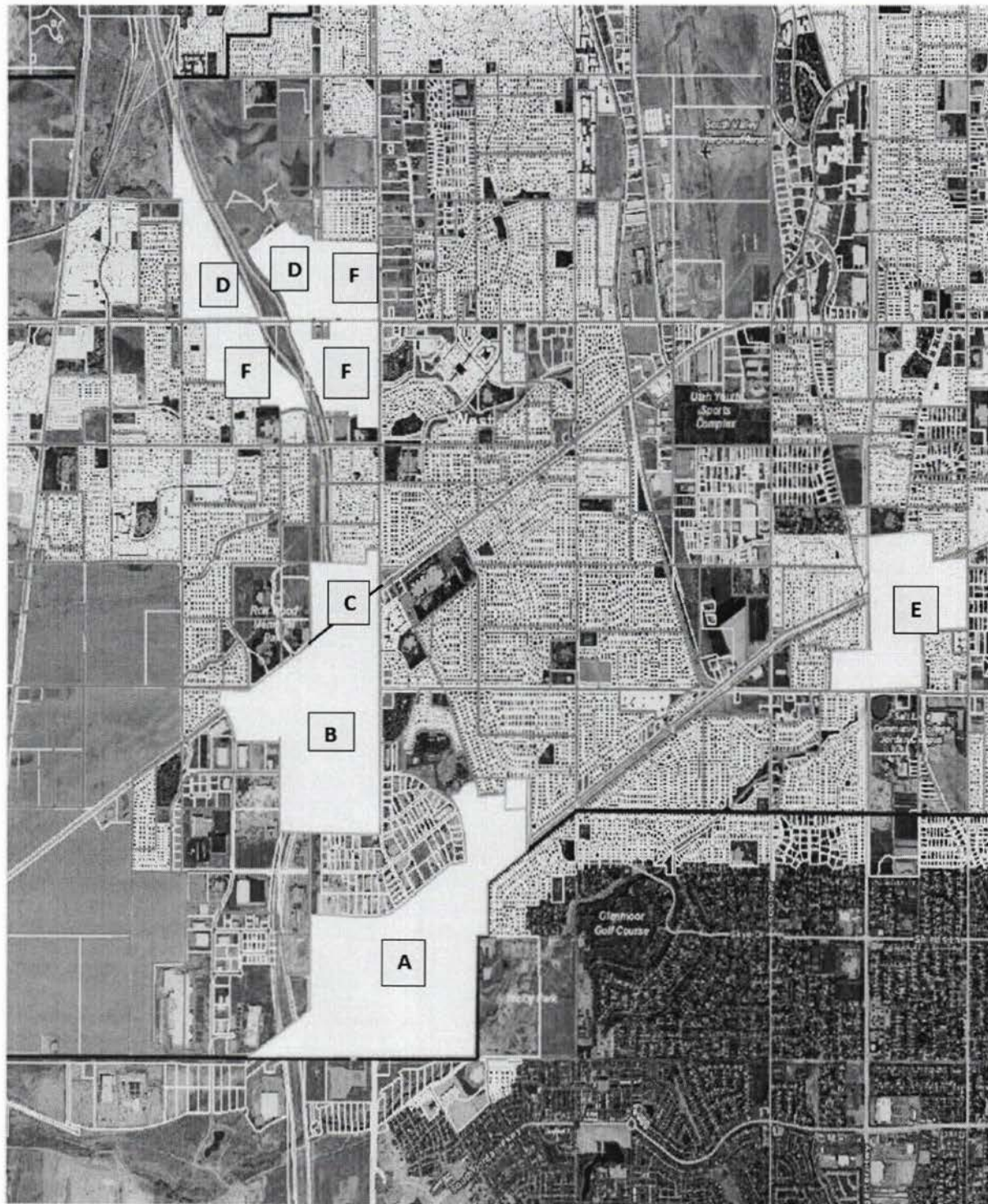


Figure 2 – Interchange Overlay Zone Map

7. To apply for the IOZ a property must be located in one of the areas shown on Figure 1 –Interchange Overlay Zone Map. The area must be minimum of 50 contiguous acres. One parcel must be adjacent to both an interchange of the Mountain View Corridor or Bangerter Highway and the major road it accesses (78th South, 90th South, Old Bingham Highway or 5600 West). If the area is located in a current (not expired) adopted master planned project the acreage and proximity restriction does not apply.

8. Any new development within the specified interchange areas as defined on the Zoning map, meeting the restrictions of section G may apply for the IOZ. IOZ is an overlay and has no required relationship to the underlying zone.

9. IOZ standards and requirements supersede any underlying zone, but not necessarily other relevant chapters of the West Jordan Code. This Chapter reflects the minimum requirements and where such requirements conflict with other requirements of the Code, these shall prevail. A development agreement may include provisions that enhance or conflict with the standards found in this chapter. (Ord. 19- __, __ - __-2019)

13-6K-3 PROCESS FOR IOZ AND PROJECT APPROVAL

A. Feasibility preapplication meeting: Before application is made for a zone change to the IOZ overlay zone, the entity proposing the change shall first meet with the city staff to review and assess the feasibility of the change and to refine the potential application.

B. Application: An application for a zone change to an IOZ zone shall include a Master Development Plan ("MDP") and shall be submitted, according to section 13-5J-10, concurrently with and as part of the application for a zone change. A Master Development Agreement ("MDA") in a form acceptable to the City shall also be required and presented to the planning commission as part of the application review prior to consideration of the application by the city council. The MDP shall follow the expiration time frames of section 13-5J-10 D, or as modified by the MDP and/or the MDA. The MDP shall be attached to and be part of the MDA. And MDP shall include, as a minimum:

1. A conceptual site plan or plans, including sketches of the types of buildings proposed, elevations of proposed buildings, parks, plazas, trails, oblique sketches of the project to show any view related issues, and conceptual street cross sections using this IOZ chapter as a guide to items that should be addressed.

2. Design Guidelines: Design Guidelines shall be submitted with each MDP and shall be approved by the city council, after receiving a recommendation from the planning commission and the design review committee.

3. A written explanation of the project that describes the thematic elements of the project, the place making concepts, one or more signature features, proposed residential densities, commercial and mixed-use designs (if applicable), and other details that will provide reasons that the development will create a long term benefit to the City.

4. Master Development agreement – on a form acceptable to the City: (a) specify and describe the proposed development through text, site plans and elevations (b) detail the major concepts, building types, amenities, residential densities and other benefits being provided to the City and its residents. A master development agreement approval runs with the land and is a recorded document.

5. A preliminary traffic study that defines potential traffic generation, the integration of the new development with the adjacent highway corridors, traffic capacity/level of service issues on adjacent roads and intersections, and suggested solutions for anticipated traffic congestion problems.

6. Other information or documentation the planning department/and or West Jordan City may deem necessary, as described on the application form, for proper review and analysis of a particular application.

C. Phase Sub-Area Development Plans: Each phase described in an MDP shall be submitted in the form of a Phase Sub-Area Development Plan, following the standards and guidelines established in the MDP, and shall be approved by city staff.

D. Residential densities shall be established by the City Council, after receiving a recommendation from the Planning Commission and shall be adopted with the master development plan and agreement.

E. Ownership at Time of Application: Each Master Development proposal under the IOZ shall be in single or corporate ownership at the time of application, or the subject of an application filed jointly by all owners of the property. (Ord. 19-__, __-__-2019)

13-6K-4 USES

A. Specific uses and categories of use are listed below. Use categories are subject to the definitions found in section 3. The definitions are meant to describe typical uses in the category. Not all potential uses for the category are listed. Uses not mentioned may be added through an interpretation of the Zoning Administrator. Uses shall vary between the specified interchanges. "P" indicates that a use is permitted within the IOZ. No letter (i.e., a blank space), or the absence of the use from the table, indicates that use is not allowed within the Overlay or is only allowed in certain areas of the Overlay. Uses may be subject to additional restrictions and limitations found in Table 2.

B. Permitted uses, including categories of use, are defined in the following table:

Table 1

<u>USES</u>	<u>IOZ</u>	<u>SPECIFIC USE STANDARDS</u>
<u>Indoor entertainment</u>	<u>P</u>	
<u>Residential facility for the elderly or persons with a disability, assisted care facility, nursing facility</u>	<u>P</u>	<u>Except in area B – no residential allowed</u>
<u>Hotel, Motel, Bed & Breakfast</u>	<u>P</u>	<u>No Hotel or Motels within 500 ft. of a single family residential zone</u>
<u>Public, quasi-public use, schools (public, charter, private) and Civic uses</u>	<u>P</u>	
<u>Hospital and all other medical, dental facilities</u>	<u>P</u>	
<u>Neighborhood Retail</u>	<u>P</u>	<u>No commercial building over 12,000 square feet is allowed. In addition, no business shall occupy a space greater than 5000 square feet.</u>

USES	IOZ	SPECIFIC USE STANDARDS
<u>General Retail and Entertainment</u>	<u>P</u>	<u>See table 2 for additional limitations</u>
<u>Automobile, motorcycle, recreational vehicle sales</u>	<u>P</u>	<u>Only allowed in area B</u>
<u>Retail Food Trucks, Farmers Market including vegetable stands</u>	<u>P</u>	<u>As an accessory use on private property and not within a front or side yard setback. On-street locations may be allowed on a non-UDOT street</u>
<u>Drive up uses with outside order windows or structures, such as restaurants, banks, convenience stores with gas pumps, etc.</u>	<u>P</u>	<u>No order window or structure is allowed within 150 ft. of a residential use. Speakers to be oriented away from adjacent residential uses. No drive-ups facing the required front yard and all gas pumps shall not be located in the front yard.</u>
<u>Neighborhood Service</u>	<u>P</u>	<u>See definition</u>
<u>General Service</u>	<u>P</u>	<u>See definition</u>
<u>Office</u>	<u>P</u>	<u>See building types section for standards</u>
<u>Mixed-Use (commercial, or office and/or residential use within the same building or located adjacent within a unified site plan)</u>	<u>P</u>	<u>Non-residential uses are required for at least 50% of the ground floor facing a public street. This commercial space shall have a minimum depth of 30 ft. Only allowed in area C, D, E and F</u>
<u>Multi-family condominiums, townhouses, or apartment buildings</u>	<u>P</u>	<u>See building types section for standards. Only allowed in area C, D and F</u>
<u>Single family detached homes including small lot single family detached homes</u>	<u>P</u>	<u>Only allowed in area C, D and F</u>
<u>Light Manufacturing/Warehousing</u>	<u>P</u>	<u>Only allowed in area A</u>

Notwithstanding the permitted uses in Table 1, the following specific prohibitions and/or limitations apply:

Table 2

USES	SPECIFIC USE LIMITATIONS
<u>Detention facility/jail as a principal use</u>	<u>Not allowed</u>
<u>Industrial equipment sales and rental</u>	<u>Not allowed</u>
<u>Commercial wireless communication facilities</u>	<u>Only stealth type towers, stealth roof/wall structures, and stealth accessory structures are allowed</u>
<u>Kenel</u>	<u>Not allowed</u>
<u>Sexually oriented businesses</u>	<u>Not allowed</u>
<u>Mobile Home/Manufactured Home park or manufactured home subdivision</u>	<u>Not allowed</u>

USES	SPECIFIC USE LIMITATIONS
Flea markets, swap meets	Not allowed
Outdoor commercial recreation, outdoor commercial amusement, or outdoor commercial entertainment	Not allowed within 150 ft. of a residential use or zone. This limitation excludes outdoor music as part of a bonified restaurant.
Recreational vehicle campgrounds	Not allowed
Impound, Vehicle Recycling, outdoor storage lots, and/or junk yards	Not allowed

C. Definitions.

1. Neighborhood Retail - A use in this category occupies a space of less than 12,000 square feet. Neighborhood retail includes: Antique Shop, Apparel & Accessory Store, Art & Education Supplies, Bakery, Retail Bicycle Sales & Repair, Book, Magazine, & Newspaper Store, Garden Supply, Camera & Photo Supply, China & Glassware Shop, Convenience Store, Drug Store/Pharmacy, Fabric & Craft Store, Florist, Gift, Novelty, & Souvenir Shop, Grocery Store, Hardware Store, Hobby Shop, Jewelry Sales & Repair, Luggage & Leather Goods, Music Store and Musical Instrument Repair, Office Supply, Optical Goods, Paint & Wallpaper, Party Supply Shop, Pet & Pet Supply, Specialty Food Market (Butcher, Candy, Fish Market, Produce, etc.) Sporting Goods Sales & Rental, Stationary & Paper Store, Toy Shop, Video/Game Sales & Rental, etc.

2. General Retail and Entertainment – includes: All Neighborhood Retail with no restriction on size, Appliance & Electronic Sales & Service, Automotive Service and Supply, Building Supplies, Computer Software Sales & Leasing, Convenience Store with or without gas pumps, Department Store, Home Furnishings & Accessories, Automobile Sales, Medical Supply Store & Rental, Motorcycle & Motor Scooter Sales, Heating, Air Conditioning & Plumbing Supplies, Sales, & Service, Cabinet Supply (display only), Machine Sales and Rental, Agriculture Equipment and Supply, Electrical Supplies and Merchandise, Vending Machines, Medical Supply Store & Sales, etc.

3. Neighborhood Service - A use in this category occupies a space of less than 12,000 square feet. Neighborhood Service includes: Bank or other Financial Service, Barber Shop, Beauty Salon, Spa, Catering, Day Care (Adult or Child), Dry Cleaning & Laundry, Emergency Care Clinic, Fitness, Dance Studio, Gym, Framing, Home Furniture & Equipment Repair, Locksmith, Mailing Services, Microbrewery, Pet Grooming, Photocopying & Printing, Photography Studio & Supplies (on-site processing permitted), Restaurants, (refer to state law for alcoholic beverage requests) Shoe Repair, Tailor & Seamstress, Tanning Salon, Theater, Training Center Travel Agency & Tour Operator, Veterinarian, Vehicle service excluding body work, etc.

4. General Service – A use in this category includes all Neighborhood Service uses and: All Neighborhood Services, Aquatic Facilities, Batting Cages, Bowling Alley, Concert Hall, Exterminating & Disinfecting Service, Funeral Home, Miniature Golf Course, Commercial Indoor Recreation, Repair of Small Goods & Electronics, Restaurants with drive up windows, Shooting & Archery Ranges (indoor only), Skating Rink, Vehicle Service, etc. (Ord. 19-__, __-__-2019)

13-6K-5 DEVELOPMENT AND DESIGN REQUIREMENTS

All development in the IOZ shall follow the adopted Interchange Overlay Zone (IOZ) design and development standards and requirements on file with the City. This section is intended to provide standards and requirements for the variety of building types suggested for the IOZ. Defining building types focusses the process on design and creates an understanding of what sort of development will be found in the IOZ. All drawings are meant to represent design features and not a style or theme that needs to be adhered to. (Ord. 19-__, __-__-2019)

13-6K-6 ADMINISTRATION

- A. The Community Development Director or his/her designee shall enforce this title.
- B. Work to commence – after final approval is granted and a final development agreement recorded, work shall commence within 3 years. "Work" is defined by the construction of foundations and access from surface roads. If work has not begun within that time frame, the overlay zone will revert to the underlying zone and the development agreement will be null and void. The three-year limitation may be extended for good cause through a written request to the City Council. Good cause should include substantial reasons such as financing issues, delays resulting from issues of the land, and/or lack of material availability, etc.
- C. Minor plan modifications – as a plan is constructed, the Zoning Administrator may approve modifications to the site approved site plan for up to 10% of the physical layout. For any particular building, the façade materials and relief, may be modified up to 10% but the height and setbacks shall not be varied from the approved plans. (Ord. 19-__, __-__-2019)

ADOPTED INTERCHANGE OVERLAY ZONE (IOZ) DESIGN AND DEVELOPMENT STANDARDS AND REQUIREMENTS.

DEVELOPMENT AND DESIGN REQUIREMENTS

This section is intended to provide standards and requirements for the variety of building types suggested for the IOZ. Defining building types focusses the process on design and creates an understanding of what sort of development will be found in the IOZ. All drawings are meant to represent design features and not a style or theme that needs to be adhered to.

1. BUILDINGS

1. Mixed-use building – a building with commercial uses on at least 50% of the first floor facing the street or plaza with a minimum depth of 30' and residential or office uses on upper floors. Standards for such buildings include:
 - a. First floor – includes distinct architecture to differentiate it from the upper floors. The first floor shall be a minimum of 14' in height. Glass shall be emphasized with a minimum of 55% of the first floor facing the street as transparent. At least one functional door facing the street shall be located along the front face every 75' to 100'.
 - b. Siting – the front yard shall have a build to line of 0' to 10'. Parking shall be located to the side, the back, in a parking garage, or underneath the building. Side yards may be 0'. Rear yard shall be a minimum of 15'. For buildings over 30' in height, any rear or side yard adjacent to existing or proposed single family detached and/or townhomes, shall incorporate a transitional height to setback ratio of one foot of setback for each foot of height over 30', starting from the required side yard or rear yard. Buildings shall cover at least 70% of the front yard.



Figure 2 – Mixed-use Building



Figure 3 – Transitional Height to Setback ratio: 30' height then 1' of setback for each 1' of height

- c. Height – a minimum of 2 stories and a maximum of 4 stories. Structured parking within the building may raise the height limit to five stories. Any building directly adjacent to SR-85/Mountain View Corridor can have a maximum of 7 stories in an effort to aid in sound abatement for the surrounding community.



Figure 4 – 5 Story Mixed-Use Building (Up to 7 Stories Along SR-85)

- d. Façade variation and building materials – 4 sided architecture is required. Variation in the façade is required at least every 30'. This can be accomplished by changing the building face with at least a 1' reveal or varying building materials or patterns, or combinations thereof.



Figure 5 – Mixed-Use Example

- e. Roofs – shall be flat and include a tower on prominent corners.
- f. Access – alley access is encouraged or 1 driveway for every 200'.
- g. Balconies – for 50% of the residential units, a minimum 60 square foot balcony is required.
- h. Materials – Brick or stone on the first floor and brick, cement composite materials, and stucco on upper floors.
- i. Required Recreational Amenities – see 13-6K-10 (4)
- j. Prior to occupancy, at least half of the 50% first floor commercial use requirement shall be leased, as evidenced by the submittal of verified, signed leases to the City.



Figure 6 – Mixed-Use Example

- 2. Multi-family building – a building intended for high density residential living. Standards for such buildings include:

- a. Siting – the front yard shall have a build to line of 0' to 20'. Parking shall be located to the side, the back, in a parking garage, or underneath the building. Side yards shall be a minimum of 10'. Rear yards shall be a minimum of 15'. For buildings over 30' in height, any rear or side yard adjacent to existing or proposed single family detached and/or townhomes shall incorporate a transitional height to setback ratio of one foot of setback for each foot of height over 30' starting from the required side yard or



Figure 7 – Multi-Family Example

rear yard (See Figure 3). At least one functional door facing the street shall be located along the front face. Buildings shall cover at least 60% of the width of the front yard.

- b. **Architecture** – 4 sided architecture is required. The first floor shall include distinct architecture to differentiate it from the upper floors. Glass shall be emphasized with a minimum of 15% of the first floor facing the street as transparent. Variation in the façade is required at least every 150'. This can be accomplished by changing the building face with at least a 1' reveal or varying building materials or combinations thereof. Groupings of buildings with the same or similar architecture shall not exceed 5 in one development. No face of any multi-family building shall exceed 350' in length. Roofs may be flat or pitched. Pitched roofs shall use non-reflective materials. For 30% of the residential units, a minimum 60 square foot balcony is required.
- c. **Height** – a minimum of 2 stories and a maximum of 4 stories. Structured parking within the building may raise the height limit to five stories. Rooftop common space is not considered in this calculation. Any building directly adjacent to SR-85/Mountain View Corridor can have a maximum of 7 stories in an effort to aid in sound abatement for the surrounding community.
- d. **Access** – alley and interior street access is encouraged or 1 driveway for every 300'.
- e. **Materials** – brick, stone, cement composite materials, and stucco. May include durable metal accents.



Figure 8 – Multi-Family with Structured Parking

3. **Townhouse** – a building intended for medium density housing, characterized by side-by-side individually accessed, independent units.
 - a. **Siting** – the front yard shall have a build to line of 10' to 20'. If garages face the street, then the minimum front yard setback is 22' for the garage.
 - b. **Primary parking** shall be located within a garage.
 - c. **Side yards** shall be 0' but between a group of attached dwellings, the minimum side yard shall be 10'.
 - d. At least one functional door per unit facing the street shall be located along the front face.
 - e. Buildings shall cover at least 60% of the width of the front yard.



Figure 9 – Townhouse Example

- f. Architecture – 4 sided architecture is required.
- g. Variation in the façade is required at a width equal to the unit width. The minimum unit width is 15'. This can be accomplished by changing the building face with at least a 1' reveal or varying building materials or patterns or combinations thereof.
- h. Groupings of buildings with identical architecture shall not exceed 6 in one development.
- i. No face of any group of townhouses shall exceed 250' in length.
- j. Roofs may be flat or pitched. Pitched roofs shall use non-reflective materials.
- k. For 25% of the total townhome residential units, a minimum of a 40 square foot front porch is required.
- l. At least 2 distinctive architectural features from the following list shall be incorporated in each group of townhouses:
 - i. Ornamental details such as beams, knee braces, exposed joists, and brackets.
 - ii. Box or bay windows, balconies.
 - iii. Wainscot that extends across the front of the building and at least 10' along the sides.
 - iv. A substantial/noticeable change of material applied to the front façade.
 - v. A substantial/noticeable change of color applied to the front façade.
 - vi. Decorative parapet or dormers within a pitched roof.
 - vii. Color coordinated garage doors with windows.
 - viii. A change of pattern that is substantial/noticeable on the façade (Example: changing brick work from face brick to a soldier course or basket weave pattern.)
 - ix. A change in style, such as, Victorian versus craftsman, modern with standard pitched roofs versus modern with "shed" type roofs, etc.
 - x. Other treatments may be considered, by the Zoning Administrator, if they meet the intent of this Section.

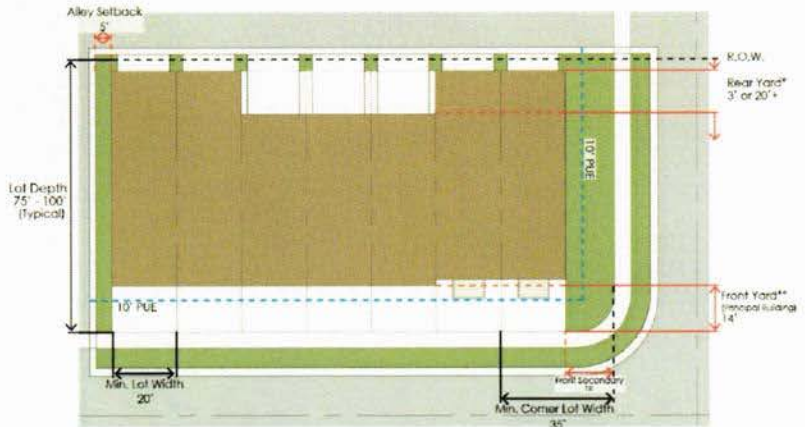


Figure 10 – Alley-Load Townhouse Setback (Typical)



Figure 11 – Variation in Townhouse Façade Example

- m. Height – a minimum of one story and a maximum of four stories.
- n. Access – alley and interior street access is encouraged or shared driveways for two units with at least a 5' separation between the shared drive and the next shared drive.
- o. Materials – brick, stone, cement composite materials, stucco, metal accents.
- p. Required Recreational Amenities – see 13-6K-10 (4)

4. Mansion style multi-family – a building intended to appear like a large single family home but broken up into three or more units.

- a. Siting – the front yard shall have a build to line of 11' to 25'. If garages face the street, then the minimum front yard setback is 22'. Minimum of 11' with no front yard vehicular access and 20' for those that have driveways leading to a street-oriented garage.
- b. Side yard setbacks are 6' minimum. Rear yards are 10' minimum.
- c. Architecture -- 4 sided architecture is required.
- d. Roofs shall be pitched with a minimum slope of 3':12' and be constructed of shingles intended to simulate the depth of wood or be constructed of tile.



Figure 12 – Mansion Style Multi-family Example

- e. Garages shall not project beyond the front plain of the mansion home.
- f. Front porches are required with a minimum square footage of 50 square feet.
- g. At least 2 distinctive architectural features from the following list (only one item from each number below) shall be incorporated in each building:
 - i. Ornamental details such as knee braces, exposed joists, decorative vents, window shutters.
 - ii. Attached, detached, or recessed garages.
 - iii. Box or bay windows, or balconies.
 - iv. A minimum of 5 windows on the front façade.
 - v. A substantial/noticeable change of material applied to the front façade.
 - vi. A substantial/noticeable change of color applied to the front façade.
 - vii. Dormers (functional or decorative) within a pitched roof.
 - viii. Color coordinated garage doors with windows.
 - ix. A change of pattern that is substantial/noticeable on the façade (Example: changing brick work from face brick to a soldier course or basket weave pattern.)
 - x. Wainscot that extends across the front of the building and at least 10' along the sides.
 - xi. A change in style, such as, Victorian versus craftsman, modern with standard pitched roofs versus modern with "shed" type roofs, etc.
 - xii. Other treatments may be considered, by the Zoning Administrator, if they meet the intent of this Section.



Figure 13 – Mansion Style Multi-family Example

- xiii. Height – a minimum of one story and a maximum of 3.5 stories.
- xiv. Access – as a minimum the front shall accommodate pedestrian access and the rear or sides provide parking for the residents. Garages are encouraged and may be detached from the dwelling.
- xv. Materials – brick, stone, cement composite materials, stucco, and metal accents

5. Commercial buildings – a building intended for retail, service, and office related uses.
 - a. First floor – includes distinct architecture to differentiate it from the upper floors and shall be a minimum of 14' in height. If the structure comprises more than one floor above ground, glass shall be emphasized with a minimum of 65% of the first floor facing the street as transparent.
 - b. Siting – the front yard shall have a build to line of 0' to 10'. Parking shall be located to the side, the back, in a parking garage, or underneath the building.
 - c. Zero lot lines for side yards are permitted.
 - d. For buildings over 30' in height, any rear or side yard adjacent to lower density existing or proposed development shall incorporate a transitional height to setback ratio of one foot of setback for each foot of height over 30', starting from the standard side yard or rear yard of 15'.
 - e. At least one functional door facing the street shall be located along the front face every 100'. Buildings shall cover at least 70% of the width of the front yard.
 - f. Buildings located on corner lots shall incorporate a corner plaza and a corner accent or tower.
 - g. Architecture – 4 sided architecture is required. The first floor shall include distinct architecture to differentiate it from the upper floors. Variation in the front façade is required at least every 50'. This can be accomplished by changing the building face with at least a 1' reveal or varying building materials or combinations thereof.
 - h. Roofs may be flat or pitched.
 - i. No blank walls are allowed.
 - j. Drive through, including access drives, shall be located to the side or rear of the building.
 - k. Height – one story with a maximum of 3 stories.
 - l. Access – alley and interior street access is encouraged or 1 driveway for every 300'.
 - m. Loading docks shall not be visible from the street, nor from the Mountain View Corridor or Bangerter Highway.
 - n. Materials – brick, stone, cement composite materials, stucco, and metal accents.



Figure 14 – Commercial Building Example



Figure 15 – 3 Story Commercial Building

6. Office buildings – a building intended for use for offices in its' entirety.

- a. First floor – includes distinct architecture to differentiate it from the upper floors and shall be a minimum of 14' in height. Glass shall be emphasized with a minimum of 75% of the first floor facing the street as transparent.
- b. Siting – the front yard shall have a build to line of 0' to 10'. Parking shall be located to the side, the back, in a parking garage, or underneath the building.
- c. If located on a "Main Street" block (a street with primarily commercial uses, at least on the first floor, located in a town center), it shall incorporate a front yard plaza.
- d. Side yards may be 0'. For buildings under 30' in height, a 15' side and/or rear yard is required,
- e. For buildings over 30' in height, any rear or side yard adjacent to existing or proposed single family detached and/or townhomes, shall incorporate a transitional height to setback ratio of one foot of setback for each foot of height over 30', starting from the standard side yard or rear yard of 15'.
- f. At least one functional door facing the street shall be located along the front face every 75' to 100'.
- g. Buildings shall cover at least 60% of the width of the front yard.
- h. Height – a minimum of 1 story and a maximum of 4 stories. Structured parking within the building may raise the height limit to five stories. Any building directly adjacent to SR-85/Mountain View Corridor can have a maximum of 7 stories in an effort to aid in sound abatement for the surrounding community.
- i. Façade variation and building materials – variation in the front façade is required at least every 50'. This can be accomplished by changing the building face with at least a 1' reveal or varying building materials or combinations thereof.
- j. No blank walls are allowed.
- k. Roofs – shall be parapet, pitched, or flat and include a tower or a corner accent on prominent corners. Pitched roofs shall use non-reflective materials.
- l. Access – alley access is encouraged or 1 driveway for every 300'.
- m. Materials – For the non-glass exterior, a minimum of 50% brick, stone or other equivalent material on the first floor and brick, stone, cement composite materials, stucco the remaining floors for any non-glass exterior.



Figure 16 – Office Building



Figure 17 – Office Architecture Example

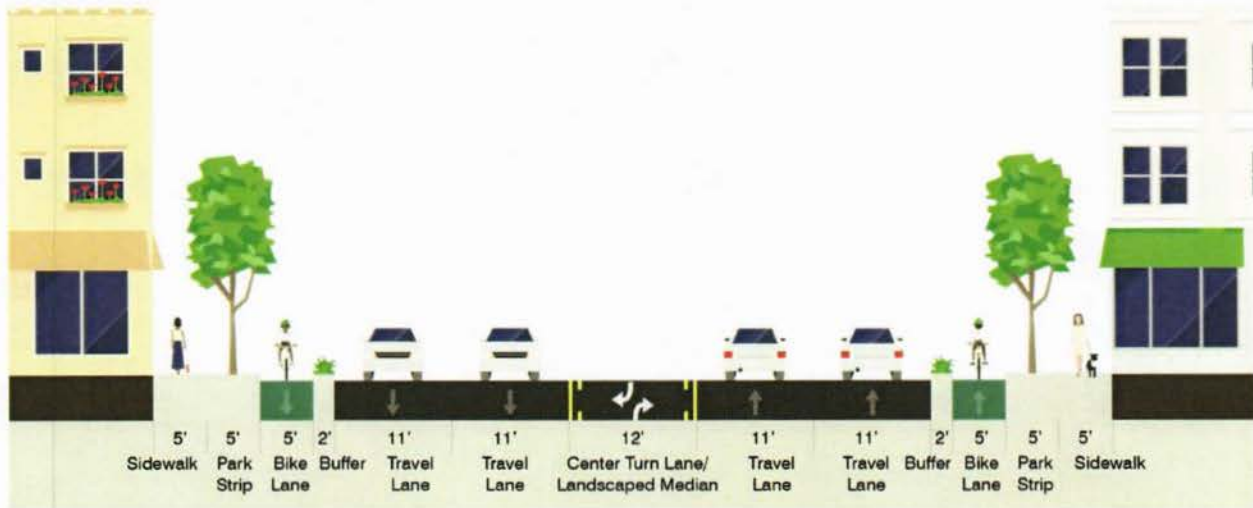
2. STREETS

1. The streets within an IOZ shall be complete streets to the greatest extent possible. Due to the proximity to the freeway interchange, the streets within each development are intended to provide the fastest and most convenient access to the freeway as possible. Each street type provides a defined cross section that is meant to be adhered to but maybe modified with the City Engineer's approval, within the overall site planning process.
2. Arterial access roads - These facilities are provided to service primarily through-traffic movement. While some land-access service may be accommodated, it is clearly a minor function, and all traffic controls and the facility design are intended to provide efficient through movement. Such roads are anticipated on the periphery of the development, but may in some locations need to provide access through the development to other areas in the community. On-street parking on arterial streets is discouraged. A minimum of two lanes in each direction with a median turning lane, punctuated with landscaped medians in areas not needing left turns, these streets are envisioned as grand boulevards.

Table 3

REQUIREMENTS	
Vehicular Zone	
ROW Width	90'
Travel Lanes	4
Center Turn Lane	1, 12'
Lane Width	12'
Center Median	Permitted except at intersections, 12'
Parking Lanes	No parking on street
Bicycle	5' regularly swept, protected bike lanes each side, using green thermoplastic or colored concrete
Pedestrian Zone	
Walkways	5' min. attached colored concrete sidewalk on each side with complementary enhanced paving at intersections and mid-block pedestrian crossings (5' within ROW, 5' dedicated by property owner which can be dedicated to city or provided through a public pedestrian easement and can encroach on the setback)
Street Buffer	5' park strip xeriscape with large trees
Furnishings	Bike racks, bus shelters, lighting

Typical Cross Section for an Arterial Access Road



3. Main Streets – intended for areas that have a mix of commercial uses/activities in a town center type setting. Larger pedestrian sidewalks are required. On street parking is also required. The cross section is displayed below. This street section is characterized by narrow travel lanes, dedicated bike lanes, on-street parking (where feasible), generous sidewalks, and curb bulb outs at intersections for traffic calming. The intent is to slow traffic through a town center, accommodate all modes of travel and focus on pedestrian connectivity. Exact dimensions will need to be coordinated with the City Engineer.

Table 4

REQUIREMENTS

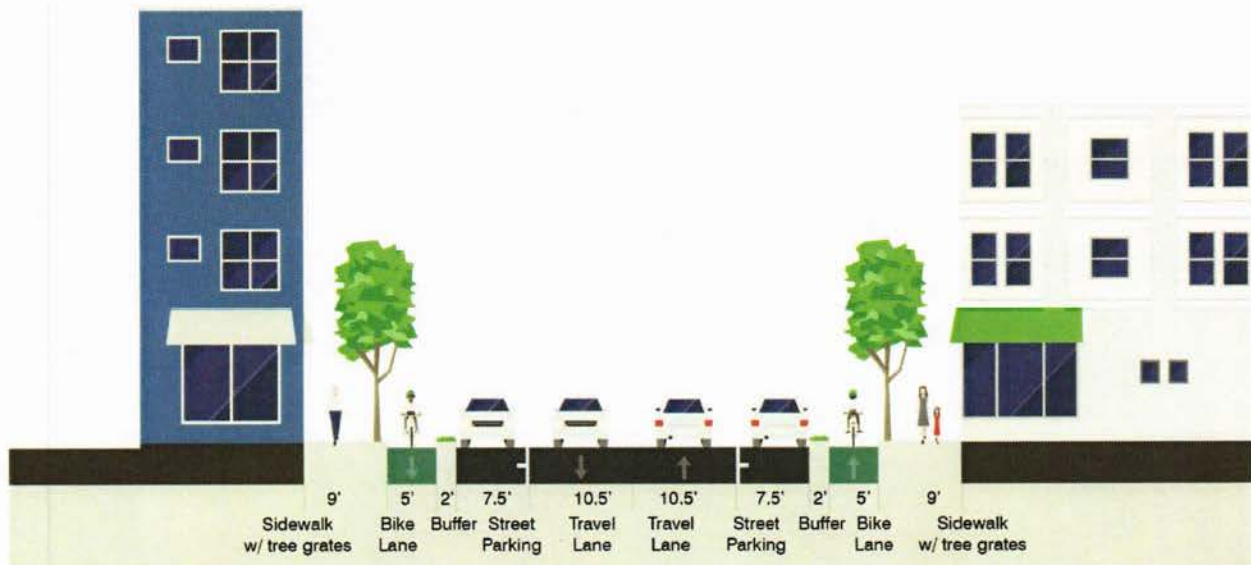
Vehicular Zone

ROW Width	66'
Travel Lanes	2
Center Turn Lane	1
Lane Width	10.5'
Center Median	Permitted mid-block and low turn demand areas
Parking Lanes	7.5' On-street parallel required on each side
Bicycle	5' regularly swept, dedicated bike lanes each side using green thermoplastic or colored concrete

Pedestrian Zone

Walkways	10' min. attached colored concrete sidewalk on each side with complementary enhanced paving at intersections and mid-block pedestrian crossings (5' within ROW, 5' dedicated by property owner)
Street Buffer	Trees in grates within the 10' walkway dimension noted above
Furnishings	Bike racks, seating, lighting, planters

Typical Cross Section for a Main Street

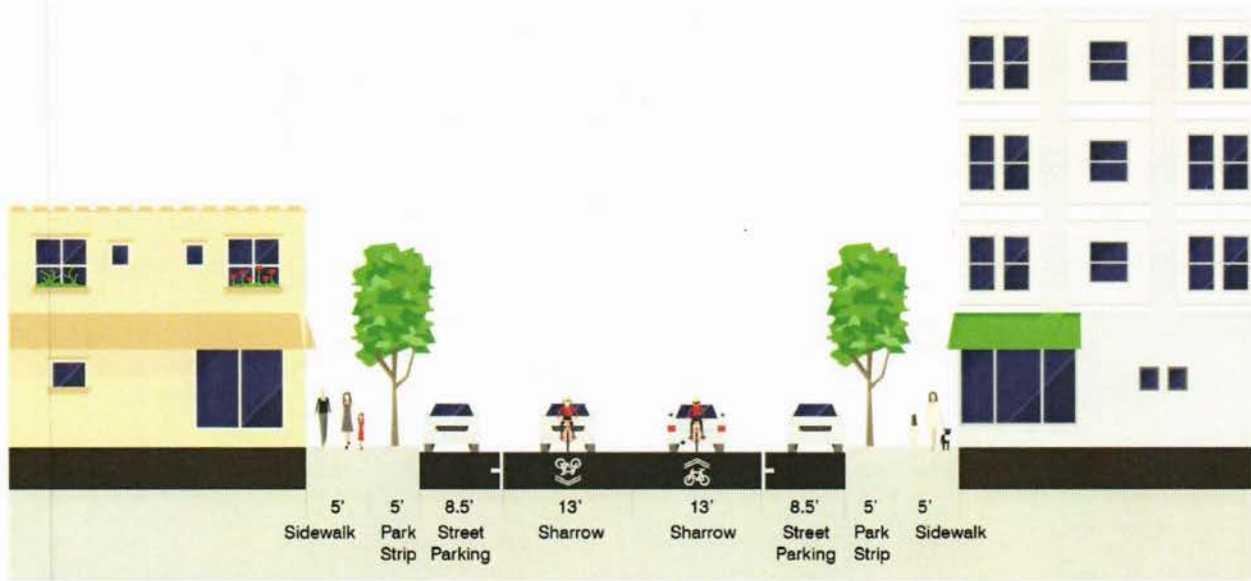


4. Collector Roads— higher capacity roads intended to funnel traffic from neighborhoods within the IOZ or within commercial or office development areas. On major roads and collectors, sidewalks may be eliminated if trail systems are available, with Engineering Department approval, and accessible from the same roads and structures that would otherwise be accessible from a sidewalk. These two restrictions will allow the speed limits to be increased, while maintaining safety, thereby maximizing the developments proximity to the freeway.

Table 5

REQUIREMENTS	
Vehicular Zone	
ROW Width	63'
Travel Lanes	2
Center Turn Lane	None
Lane Width	13'
Center Median	Not permitted
Parking Lanes	8.5' On-street parallel on each side
Bicycle	Shared with travel lanes
Pedestrian Zone	
Walkways	5' min. attached sidewalk on each side
Street Buffer	5' min. landscape area
Furnishings	Bike racks, seating, lighting, planters

Typical Cross Section of a Collector Road

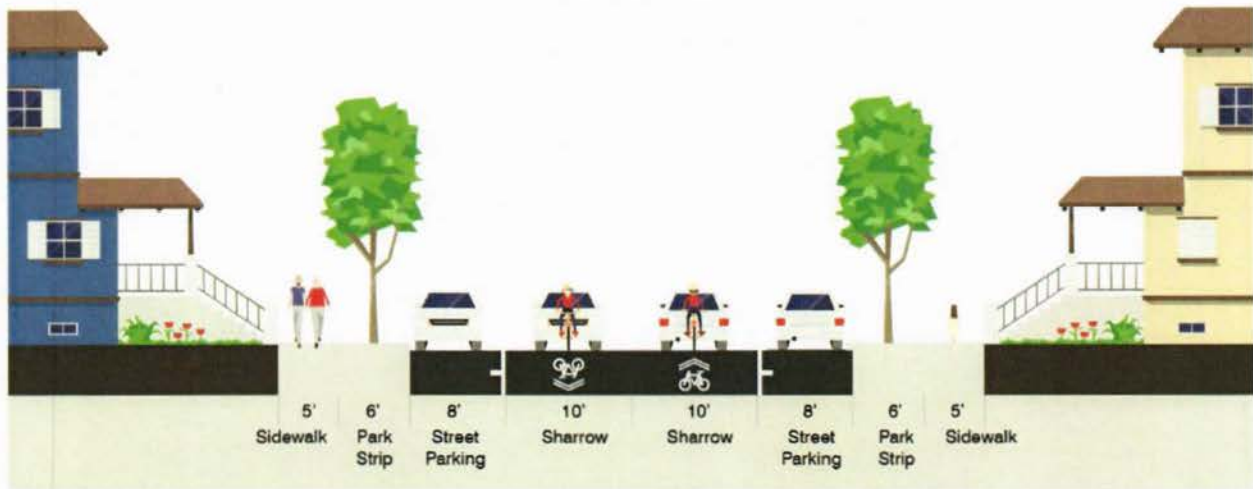


5. Local/Neighborhood streets – smaller, low traffic roads within neighborhoods. Required parking within mixed-use, multifamily and townhome developments will be located off street, but on-street parking is allowed. Sidewalks will be present in areas not serviceable by a trail system.

Table 6

REQUIREMENTS	
Vehicular Zone	
ROW Width	58'
Travel Lanes	2
Center Turn Lane	None
Lane Width	10'
Center Median	Not permitted
Parking Lanes	8' On-street parallel on each side
Bicycle	Shared with travel lanes
Pedestrian Zone	
Walkways	5' min. sidewalk on each side
Street Buffer	6' min. landscaped park strip area
Furnishings	Bike racks

Typical Cross section for Local/Neighborhood streets

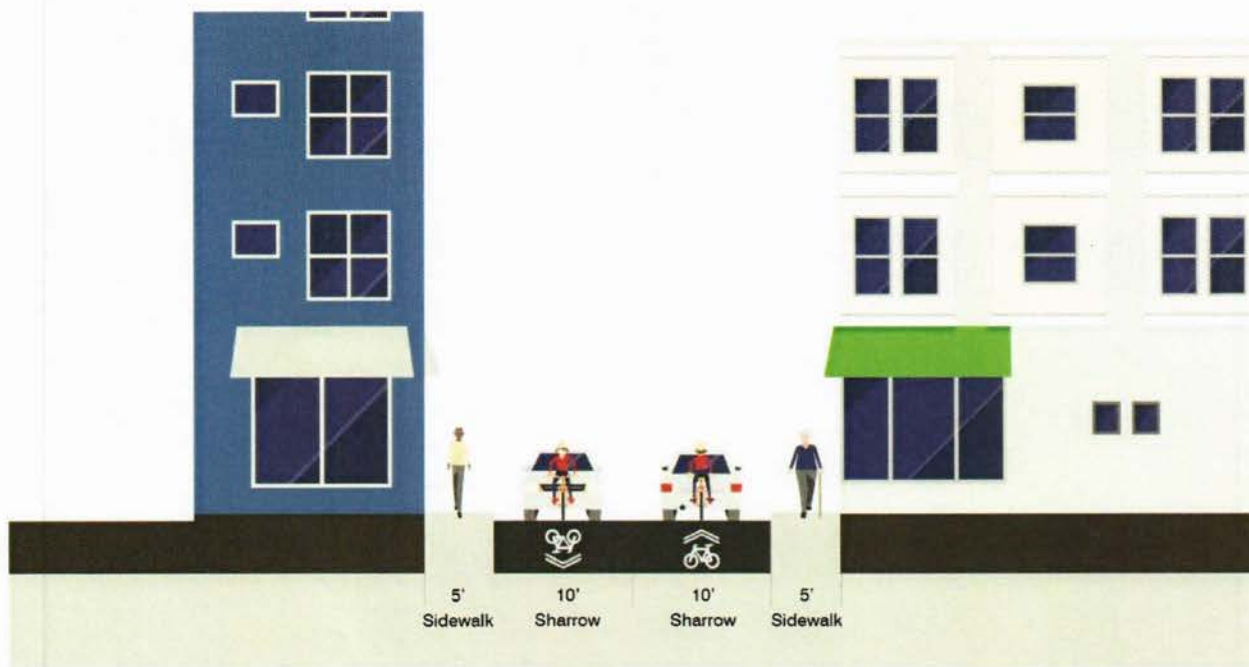


6. Alley – rear property access roads. The cross section is displayed below:

Table 7

REQUIREMENTS	
Vehicular Zone	
ROW Width	30'
Travel Lanes	2
Center Turn Lane	None
Lane Width	10'
Center Median	Not permitted
Parking Lanes	Not permitted
Bicycle Lane	shared
Pedestrian Zone - Shared	
Walkways	5'
Street Buffer	None
Furnishings	None

Typical Cross Section for an Alley



7. A Street Tree Plan is required.
8. A Street Lighting plan is required using dark sky compliant fixtures.
9. Where bus service exists or is anticipated, potential bus shelters should be located on the Final Development Plan and built as part of the construction process.
10. Blocks – except for Peripheral Major Roads, all other roads shall incorporate blocks of no greater length than 500’.
11. Cul-de-sacs – the use of cul-de-sacs shall be minimized to improve connectivity within the development.

3. **LANDSCAPING**

1. Park strips – shall be efficiently irrigated and landscaped with street trees (defined from the IOZ required Street Tree Plan) and live plant material, except in any town center, tree wells and colored concrete or pavers may be used. The landscaping may include xeriscape concepts with up to 50% inert materials. Large continuous areas, which are allowed as long as the the overall percent meets the above requirement, of inert materials, shall not be uniform. Such areas shall be broken up with boulders, different inert materials, etc. Any landscaping/xeriscape plan shall include trees, defined beds of ornamentals, and areas for gathering and activity. No more than 25% of the total landscaped area shall be in turf.
2. Side yards and rear yards – shall be efficiently irrigated and landscaped with a combination of medium size trees (1 per 300 square feet) and turf. Xeriscape is permitted for spaces less than 12’ and such plans shall include trees.
3. Fencing (6’, light proof) is required between areas of different building types and is at the developer’s or property owner’s discretion for other areas.

4. Front yards – shall be efficiently irrigated and landscaped with a combination of trees, shrubs, turf and inert materials. Inert/hardscape materials may constitute up to 50% of the front yard.
5. For any town center, front yards may be hard surface plazas with provisions for seating and shade.
6. Neighborhood defining landscape themes – within each area of similar building types, street trees should help define the neighborhood. A distinctive tree or trees should be used on a block by block basis.
7. Runoff water from hard surfaces shall be directed to the greatest extent possible, into the required landscape areas.



Figure 18 – Bioswale Harvesting Runoff from Parking Lot

4. LIGHTING

1. Street lights – distinctive street lights shall be used to define neighborhoods within a IOZ area. Street lights shall be chosen from the City's list of approved lights. All such lights shall be dark sky compliant and use the most energy efficient fixture that is a reasonable cost, and approved by Public Works.
2. Business and housing lighting – shall be directed downward for dark sky compliance.
3. Parking lot lighting – see Parking V.5. (5)

5. PARKING

1. Parking within any development is encouraged to be in garages, parking lots, parking structures and underground/first floor structured parking. Street parking shall be an exception.
2. Shared parking is allowed, as described on table 8.

Table 8

USES	WEEKDAYS			WEEKENDS		
	Midnight – 7:00 am	7:00 am – 6:00 pm	6:00 pm - Midnight	Midnight – 7:00 am	7:00 am – 6:00 pm	6:00 pm - Midnight
Residential	100%	50%	80%	100%	80%	80%
Retail & Service	5%	100%	80%	5%	100%	80%
Hotel & Inn	100%	65%	100%	100%	65%	100%
Place of Worship	0%	30%	50%	0%	100%	75%
Eating & Drinking Establishment	50%	70%	100%	70%	60%	100%
Office	5%	100%	5%	5%	5%	5%
Theater / Entertainment	5%	30%	100%	5%	80%	100%

3. Landscaped islands – for every 40 spaces a landscaped island shall be constructed. Minimum dimensions shall be 8' by 30'. Each island shall provide access to parking lot run off water and one medium size tree.
4. Parking study – if an applicant desires a reduction/modification in the parking demand standard that is required by City ordinance, a parking study, by a qualified traffic engineer, may be provided at the applicant's expense. The study shall be reviewed by the Zoning Administrator, City Engineer and/or their designee, who may or may not approve a reduction in the required parking.
5. Parking lot lighting – shall be confined to the lot and no light poles shall be located closer than fifteen feet from any property line. No pole shall exceed 25' in height. No lighting pole shall exceed 15' in height within 150' of a residential use. All fixtures shall be dark sky compliant.
6. Parking structures—within a mixed-use, multi-family or townhome development are required to have either full coverage landscaping, walls, gates, beams, etc. surrounding all sides except the ingress/egress points in order to qualify for open space and amenity reductions. For town homes, this parking structure would serve as a place where guests/visitors and additional owner automobiles can be accommodated, to reduce the need to park on the streets. One 220-volt vehicle charging station is required in every parking structure.

6. OPEN SPACE

1. Overall percentage – the overall development shall provide 10% of the land for improved, usable open space. Usable open space means that the space provides a recreational function, beyond simple visual relief. Such landscaped open space shall have a combination of xeric landscaping in places not anticipated to have significant pedestrian traffic or without sufficient drainage and irrigation facilities, and create spaces for people to gather. Plazas, parks and trails are required of all developments in the IOZ.
2. Signature spaces – the creation of signature open spaces that provide a sense of identity to the development, are required. "Signature" means special features such as extra-large play structures, interactive fountains or splash pads, lazy rivers, historical art, development encompassing/easily accessed park/trail systems, and other place defining features.
3. Private open space – within any multi-family, mixed-use or town home portion of the development, 10% usable open space is required. The open space shall include amenities as required in section 4, and shall be counted as part of the overall development's open space requirement.
4. Required Recreational Amenities - Below is a list of possible recreation facilities to be included in the project as part of the 10% open space requirement. The figures shown represent the minimum size a facility must be to receive credit as a recreation facility.
 - a. Sports courts such as Basketball Court - 1,600 sq. ft., Sand Volleyball Court- 3,500 sq. ft., Sports Court - 1,600 sq. ft., Tennis Court - 7,000 sq. ft. / court,
 - b. Swimming Pool - 800 sq. ft., does not include surrounding decks, etc.
 - c. Leisure activity area - putting green, horseshoes, shuffle board, etc.
 - d. Picnic Area - 500 sq. ft., equipped with a pavilion/gazebo and tables, benches, grills and trash receptacles for people to gather, cook, eat, and relax.
 - e. Rooftop common open space – rooftops with over 2000 square feet, including perimeter barriers may be used toward the open space requirement, if such areas include leisure features such as, but not limited to, seating, community gardens, barbeques, shade, etc.
 - f. Community Center - 1,200 sq. ft., includes at least one recreation facility such as table tennis, billiards, weight room, handball courts, library, kitchen, or social area with cinema, etc.
 - g. Lawn area for non-organized sports - 12,000 sq. ft. and at least 60 feet wide. Landscaping must be done in a manner that preserves the openness of the area for such activities.
 - h. Courtyards – including seating, shade, and other amenities of at least 2500 square feet.
 - i. Trails/Path - 1,000 ft. minimum length and 6-foot minimum width. A cleared differentiated low maintenance surface for pedestrians (other than sidewalks) that may or may not be paved, and is used for bicycling, walking, skating, jogging, etc.
 - j. Playground - An active recreational area with a variety of facilities, including equipment for younger children. When adjacent to any parking area, road, or other hazardous place the playground must be fenced with a transparent material.
 - k. Community garden – an area that contains raised, irrigated vegetable garden beds of 2000 square feet or more in size.
 - l. Regional recreation facilities – in an agreement with the City/County provide land for a future regional recreation facility.
 - m. Other - Any facility not listed that is determined by the Zoning Administrator to be appropriate.

5. All multi-family and mixed-use developments with under 50 dwelling units shall include at least one major and one minor amenity from the list below. All multi-family residential and mixed-use developments with 50 to 99 dwelling units shall include at least four amenities from the following list. At least two of the four amenities shall be from the major amenities list. All multi-family residential and mixed-use developments with 100 or more dwelling units shall include six amenities from the following list. At least three of the six shall be from the major amenities list.
6. Any multi-family and mixed-use development that provides parking on the first floor will be required to only have 5% open space, and be allowed to forgo 50% of the above required minimum amenities. Any multi-family, mixed-use development or town home development that provides a separate parking structure will be required to only have 7.5% open space, and be allowed to forgo 25% of the above required minimum amenities (the under 50 dwelling unit category would require only 1 major amenity).

Table 9

MAJOR	MINOR
Swimming Pool	Playground / Tot Lot
Courtyard	Sand Volleyball Court
Community Center	Hot Tub and / or Sauna
Lawn Area	Trail / Path
Rooftop Common Open Space	Basketball Court
Tennis Court	Picnic Area
Community Gardens	Leisure Activity Package
Regional Recreation facility land	Storage Lockers Per Unit
	Bike Storage and Work Space
	Sports Court

7. **SIGNS**

1. Center Identification sign – one center identification pole signs for the Mountain View or Bangerter Highway frontage and one for the east/west cross street is allowed per IOZ area. Such signs shall not exceed 25' in height, 300 square feet in size, include pole covers, and reflect construction colors and materials found in the development. Lighting shall be directed downward either internally or from the top of the sign. A fifteen-foot setback from any street ROW is required. Such signs shall be constructed in a landscaped area.
2. Low profile or monument sign – such signs may be located at least 5' back from the public ROW and used in conjunction with office, commercial, multi-family, civic, and

- mixed-use buildings. One such sign is allowed per frontage and it shall be constructed in a landscaped area. Such signs shall not exceed 5' in height and shall include a base of approximately 25% of the height of the sign. No low-profile sign shall exceed 50 square feet in size and shall be constructed with materials that reflect the adjacent building it serves. If lighting is utilized, it shall be focused downward using internal illumination.
3. Wall signs – may occupy 10% of the front first story face and one additional face, and shall not be lit.
 4. Projecting or blade signs – only in the town center blocks, signs that extend perpendicular to the front façade may be constructed. Such signs shall not exceed 5' in length from the building, shall be located at least 8' above the ground, and shall not exceed 15 square feet in size. Such signs shall not be lit. One such sign per business is allowed.
 5. Signs as part of an awning – allowed as part of the town center commercial area. See 12-3-3 (B) and shall not be used in conjunction with a projecting/blade sign.
 6. Window signs – in conjunction with a commercial, or mixed-use building, up to 50% of a first floor window may be used as a sign. Window signs shall not be illuminated.
 7. Temporary signs – only A Frame signs with weighted bottoms, made of plastic or wood materials are allowed in the town center areas. A frames shall not exceed 8 square feet and may be located in the public ROW between the curb and the property line, but shall retain at least 5' of unimpeded pedestrian access. One A frame sign is allowed per business.
 8. Seasonal or special event banners – one banner per frontage is allowed for each business to advertise grand openings, special seasonal sales or events, for up to 45 days per year. All banners shall be maintained in a non-tattered, non-faded condition and shall not exceed 50 square feet.
 9. Merchandise displays – are allowed within five feet of a building and shall retain unimpeded pedestrian flow area of 5'.
 10. Billboards – no billboards are allowed.

8. SITE DESIGN

1. Views – lower heights should be incorporated into site design in areas adjacent to existing or proposed lower density housing that lies adjacent to the IOZ area.
2. General Height – higher buildings should be located adjacent to the Mountain View and Bangerter Highway corridors to help reduce traffic noise and minimize view limitations.
3. Architecture - 4 sided architecture is required along the Mountain View and Bangerter Highways for any part of the structure visible from the road.
4. Gateway entrances to the IOZ area – major streets entering the project area should incorporate features designed to announce and define the development. Art is suggested.
5. Signature park/open space elements are required for all IOZ projects.
6. Garbage and recycling – where dumpsters are used, they shall be built with 3 sided enclosures and an architecturally compatible gate that reflects the materials of the adjacent building and shall be located at least ten feet from any property line and only in the rear or side yard. Recycling receptacles are required.
7. Solar, geothermal, and electric vehicle incentives – buildings or groupings of buildings that incorporate solar energy production systems may increase the height of the building by one story where solar panels are installed, and are exempt from the non-reflective materials requirement, to accommodate solar installations. If solar cells are located on

carports, the development may encroach on the side and rear yards by 3'. Uses that incorporate an electric charging station, shall be allowed to count that parking space toward their parking requirement.

8. Access between uses – to improve walkability, walkways between uses are encouraged and parking lots shall connect to reduce the need for additional short vehicular trips. Fencing barriers that prevent walkability are prohibited.
9. Where applicable, trail connections are required to the UDOT trail system along the Mountain View Corridor and to adjacent regional trails along the Bangerter Highway and other regional trails.
10. Storm drainage – no front yard storm drainage ponds are allowed. Multi-use parks with storm drainage accommodations are encouraged and will count towards open space requirements. Low impact designs are required to limit the amount of storm water needing to be managed by the City and to return water to the ground.
11. Undergrounding of utilities is required.