

ARTICLE K. WEST FOOTHILL ZONE(WF)

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13-6K-1: PURPOSE:

The purpose of the West Foothill Zone is to create an employment center which allows mixed-use development that promotes light industrial, commercial, office, and multi-family residential uses in a master planned development. It is the intent of this zone is to:

- A. Encourage flexibility in the development of light industrial, commercial, office, and multi-family residential uses.
- B. Facilitate the use of innovative approaches to development, including sustainable development practices.
- C. Encourage a mix of uses in close proximity to each other to promote efficient use of land, increase pedestrian activity and reduce vehicle miles.
- D. Create an area to attract major economic development through a mix of uses, including light industrial, commercial, office and multi-family residential uses, configured to incorporate the many transportation, infrastructure, topographic and location benefits applying to the area of the zone.
- E. Be planned as one development that will compliment a variety of uses.

13-6K-2: ESTABLISHMENT:

- A. The minimum area for a West Foothill Zone shall be five hundred (500) acres, except that the City Council may approve a rezone request to the West Foothill zone for a parcel smaller than five hundred (500) acres if the property is adjacent to an existing WF Zone or if the City Council, in its sole discretion, determines that the surrounding area will not be adversely affected by the granting of such zone classification and that the provisions of this article will be complied with.
- B. Uses allowed in the M-1, PO and BRP zones are allowed in the WF zone. The regulations of the M-1, PO and BRP zones shall not apply; but rather, the regulations of the WF zone shall govern. The WF zone shall include multi-family uses but shall not be considered a residential zone for purpose of any regulations in the West Jordan Code.
- C. Feasibility: Before application is made for a zone change to the West Foothill (WF) Zone, the entity proposing the change shall first meet with the City to review and assess

the feasibility of the change.

- D. Approval Criteria: An application for a zone change to WF Zone shall include a Master Development Plan ("MDP") submitted concurrently with and as part of the application for a zone change. The Master Development Plan shall contain:
 - 1. A survey of the area to be contained in the development;
 - 2. Design Guidelines as detailed in E;
 - 3. Design criteria for all public roads or inclusion of adopted City road standards;
 - 4. Landscaping and irrigation guiding principles; and
 - 5. Plans describing the adequacy of public services, utilities and facilities.
- E. 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. The design guidelines shall contain;
 - 1. Building placement guidelines;
 - 2. Parking and circulation guidelines;
 - 3. Screening and fencing guidelines;
 - 4. Site lighting guidelines;
 - 5. Refuse/recycling collection guidelines;
 - 6. Signage guidelines; and
 - 7. Architecture guidelines.
- F. 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 be attached to and be part of the MDA.
- G. Ownership at Time of Application: Each planned West Foothill (WF) development 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.
- H. Conditions of Approval: The City Council may impose conditions on the approval of the MDP in order to ensure that:
 - 1. The applicant has the financial capability to carry out the proposed project;
 - 2. The development will be planned as one integrated land use rather than as an aggregation of individual and unrelated buildings, uses or developments;
 - 3. The development will accomplish the purpose and intent of this article; and
 - 4. Development phasing can operate independently without relying on a subsequent phase.
- I. Expiration of Master Development Plan:
 - 1. Master Development Plan Expiration: approval of a master development plan shall remain valid for a period of four (4) years upon receiving approval by the City Council. After four (4) years of no activity on the site the master development plan shall become void only by resolution of the City Council. Upon adoption of a resolution of the City Council the master development planned area shall revert back to the previous zone established prior to the master development plan approval. Activity on the site means final approval of a subdivision plat and/or final approval of a site plan, installation of infrastructure improvements, site remediation, mass grading in preparation for development as approved by the city engineer, on multi-phased development substantial completion of the phases shall ensure the validity of the final development plan; wherein, a phased development may continue and be considered "active" so long as the last

approved phase in the development is not left dormant for more than a four (4) year period.

2. Extension: One (1) 1-year extension may be granted by the Zoning Administrator for master development plan if the applicant/developer provides adequate justification for such an extension.

J. Variations from the approved master development plan:

1. The Zoning Administrator may allow minor variations of an approved master development plan.

2. The applicant/developer shall submit an application and fee and a written request describing the variation to the Zoning Administrator. The request shall specify the exact nature of the variation or modification request, also explaining how the variation will not affect the overall intent and purpose of the approved development plan.

3. The Zoning Administrator may reject any variation request that fails to include required information. The Zoning Administrator is authorized to grant a variation upon a determination that the variation:

a. Is consistent with the intent of this article;

b. Does not increase the overall allowable maximum density as allowed in the WF zone;

c. Does not change an approved preliminary or final site plan; and

d. Does not change an approved preliminary or final subdivision or condominium plat.

4. Significant variations or modifications shall require that the applicant/developer apply for an amendment to the master development plan; wherein, an application, filing fee and resubmittal of all necessary information, per subsection, D through F of this section, shall be required.

5. After a master development plan is approved for an area, a subdivision, site plan, and/or other land use application(s) for a given phase(s) of said area is/are submitted with a variation(s) from the master development plan, the variation(s) may be deemed, as determined by the Zoning Administrator, as a minor variation(s) if all of the following applicable provisions exist:

a. The same uses (residential, commercial, office space, etc.) exist;

b. All footprints, setbacks, heights and other requirements of City ordinances, standards, regulations, etc., are met;

c. The amount or number of improvements and amenities, if any, is the same or more; and

d. All other similar measurable criteria and design standards are the same or more or "better", as determined by the Zoning Administrator, in the application(s) compared to the approved master development plan, subdivision or site plan.

13-6K-3: PERMITTED AND CONDITIONAL USES:

A. In addition to the uses listed in this section all permitted and conditional uses allowed in the M-1, PO and BRP zones are allowed in the WF zone:

Automated car wash;

Bank or financial institution;

Business service;
Car wash;
Construction sales and service;
Daycare, general;
Daycare, limited;
Dwelling, multi-family;
Funeral home;
Health and fitness facility;
Hotel or motel;
Laundry and dry cleaning, limited;
Medical service (excluding blood banks);
Motor vehicle sales and service, new;
Motor vehicle sales and service, used;
Office, except pawnshop and bail bond services;
Preschool;
Personal care service;
Personal instruction service;
Pet groomer;
Printing and copying, limited;
Protective service;
Reception center;
Recreation and entertainment, indoor;
Recreation and entertainment, outdoor;
Restaurant, fast food (general and limited);
Restaurant, general;
Retail, general;
Utility, minor;
Adult daycare, general;
Adult daycare, limited;
Club;
Cultural service;

Secondhand store;

Veterinarian.

13-6K-4: MULTI-FAMILY HOUSING DEVELOPMENT:

The area allowed for any multi-family housing within the WF zone shall not exceed ten percent (10%) of the overall area of the zone. The housing in the WF zone shall not be deed restricted. The minimum density within any area placed to a multi-family use shall be thirty (30) dwelling units per acre up to a maximum of sixty (60) dwelling units per acre. Residential density shall be affixed to an area within the WF zone through preliminary site plan or preliminary subdivision approval. The following additional requirements shall apply to development of multi-family dwellings:

- A. Residential Exterior Materials and Design. The exteriors of multi-family dwellings shall comply with the exterior material and design requirements of the approved design guidelines.
- B. Amenities shall be installed based on the overall unit count. Amenities shall be provided as defined in subsections B1 through B7 of this section. More than one amenity may be provided from a single category, and there is no requirement to provide amenities from any given category.

Residential Unit Count

0 to 100 - 2 amenities required

101 to 300 - 4 total amenities

301 to 500 - 6 total amenities

501 to 700 - 8 total amenities

701 to 1000 - 10 total amenities

1001 to 1500 - 12 total amenities

Above 1501 - 2 additional amenities for each additional 400 units

1. Active Recreational Facilities: These facilities may include sports courts, tennis courts, pedestrian bridges, community parks, swimming pools, sports fields, playgrounds, bike paths, skate parks, pavilions, community gardens, cemeteries, plazas, public squares, dog parks, and other items deemed similar in nature and intensity as proposed by the developer and approved by staff.
2. Common Buildings or Facilities: Developments which contain buildings or facilities that are constructed for use by the residents or citizens of the community for meetings, indoor recreation, receptions, classes, or other items deemed similar in nature and intensity as proposed by the developer and approved by staff.
3. Civic Sites: Developments which set aside and/or donate property for civic uses including police or fire satellite stations, Municipal buildings, schools, public recreation facilities and other public buildings or facilities, or other items deemed similar in nature and intensity as proposed by staff.
4. Street Beautification: Along all collector streets (as determined by the City) in the development ten foot (10') wide park strips with minimum two inch (2") caliper trees planted twenty-five feet (25') on center along with six foot (6') sidewalks.

Trees species shall be approved by the Urban Forester and may be clustered where needed or other items deemed similar in nature and intensity as proposed by the developer and approved by staff.

5. Pedestrian and Bicycle Enhancements Along All Collector Streets: Pedestrian and bicycle amenities not typically required as part of the street improvements may include, but are not limited to, trails, raised planters, bulb-outs or curb extensions, pedestrian plazas with seating areas and tables, bike lanes/facilities, or other items deemed similar in nature and intensity as proposed by the developer and approved by staff.
6. Water Features: Water features, exclusive of any features provided as part of an entry sign area, such as fountains, streams, ponds, or other similar features that are used commonly and are highly visible, or other items deemed similar in nature and intensity as proposed by the developer and approved by staff.
7. Theme Lighting or Other Theme Design: A theme may be incorporated into the development such as decorative street lights/lamp posts, lighting along walkways or trails, entrance way lighting, and exterior building lighting in addition to the normal street lighting requirements or other design themes unique to the development, or other items deemed similar in nature and intensity as proposed by the developer and approved by staff.

C. Landscaping: All multi-family uses shall comply with the adopted landscaping and irrigation plan guiding principles which shall be reflected in the final site plan approval.

D. Parking and Loading: All multi-family uses shall comply with the provisions governing off street parking in chapter 12 of this title.

E. Signs: All signs in the WF zone shall comply with the adopted design guidelines. Minimum Living Space. The minimum living space requirements of section 13-5B-3 shall not apply to multi-family dwellings in the WF zone.

F. Multi-family development within the WF zone shall not be subject to section 13-8-23, "Annual Cap On Multi-Family Development Applications", of this title. (Ord. 18-37, 11-7-2018)

13-6K-5: COMMERCIAL, OFFICE, INDUSTRIAL/MANUFACTURING DEVELOPMENT STANDARDS:

The area for commercial, office and industrial/manufacturing uses in the WF zone shall be determined with the Master Development Plan approvals. Commercial and office uses shall be located to provide a transition between the multi-family workforce housing areas developed in accordance with this zone and industrial/manufacturing uses. The following additional requirements shall apply to development of commercial, office and industrial/manufacturing uses in the WF zone:

- A. Landscaping: All commercial, office and industrial/manufacturing uses shall comply with the adopted landscaping and irrigation plan guiding principles which shall be reflected in the final site plan approval.

B. Parking and Loading: All commercial, office and industrial/manufacturing uses shall comply with the provisions governing off street parking in chapter 12 of this title. The provisions of section 13-14-3 only concerning loading of freight and vehicles and screening of street facing dock doors shall not apply in the WF zone. All building mounted mechanical equipment shall be screened with integrated architectural features. All ground mounted utility and mechanical equipment, dumpsters, other utility areas shall be constructed below the natural grade and/or completely screened with masonry fencing, with solid metal gates, unless other materials of sufficient durability are determined by the zoning administrator to be more compatible with the development.

C. Signs: All signs in the WF zone shall comply with the adopted design guidelines.

13-6K-6: LOT AND BULK STANDARDS:

A. The following lot and bulk standards shall apply to all industrial/manufacturing, office and commercial development in the WF zone:

1. Minimum Lot Area: No minimum, except as required by parking, access, and landscaping requirements, if any.
2. Minimum Lot Width: No minimum, except as required by parking, access, and circulation requirements, if any.
3. Minimum Front Setback: Ten feet (10').
4. Minimum Corner Side Setback: Ten feet (10').
5. Minimum Interior Side Setback: No minimum rear setback.
6. Maximum Building Height: No maximum building height.
7. Maximum Building Coverage: No requirement, except as may be necessitated by compliance with off street parking, setback, and landscaping requirements.
8. Separation Between Building on the Same Lot: No requirement.
9. Setback from multi-family; 60' on a side adjoining multi-family, plus 2 additional feet for every foot of building height over 30'.

B. The following lot and bulk standards shall apply to all multi-family development in the WF zone:

1. Minimum Lot Area: 5 acres.
2. Minimum Lot Width: Seventy feet (70').

3. Minimum Front Setback: Thirty feet (30').
4. Minimum Corner Side Setback: Thirty feet (30').
5. Minimum Interior Side Setback: Twenty feet (20').
6. Maximum Building Height: No maximum building height.
7. Maximum Building Coverage: No requirement, except as may be necessitated by compliance with off street parking, setback, and landscaping requirements.
8. Separation Between Building on the Same Lot: forty feet (40').
9. Setback from industrial/manufacturing, office, commercial; 60' on adjoining side.