ORDINANCE NO. 2021-06

AN ORDINANCE OF THE CITY OF SOUTH SALT LAKE CITY COUNCIL AMENDING MULTIPLE SECTIONS OF TITLE 17 TO CLARIFY CERTAIN PROVISIONS, AMENDING ERRORS RESULTING FROM THE COMPREHENSIVE RECODIFICATION OF TITLE 17, AMENDING THE CODE TO COMPLY WITH NEW STATE CODE REFERENCES, ADOPTING A NEW TOWNHOME OVERLAY DISTRICT WITHIN TITLE 17, MODIFYING ALL TOWNHOME REFERENCES WITHIN TITLE 17, AND AMENDING THE ZONING MAP TO INCLUDE THE NEWLY ESTABLISHED TOWNHOME OVERLAY DISTRICT.

WHEREAS, the City is authorized by law to enact ordinances establishing regulations for land use; and

WHEREAS, since the January 2020 recodification of Title 17, City staff has identified a list of minor drafting errors or inconsistencies that should be corrected at this time to enhance clarity and transparency in the land use and development process;

WHEREAS, the City has received significant feedback from the community that high quality and well-designed townhome development should be encouraged by revising the current City Code to reduce certain required right of way profiles and more narrowly tailor required development amenities to distinguish townhome development from other multifamily development within the City;

WHEREAS, on____, 2021, the Planning Commission held a legally notified public hearing to consider a proposed zoning map amendment and amendments to ____ chapters of the City's land use regulations to establish a townhome overlay district to facilitate high quality, well-designed townhome projects;

WHEREAS, the Planning Commission found that the proposed townhome overlay district framework would enable a "missing middle" segment of housing within the City and recommended City Council approval;

WHEREAS, the City Council finds that these amendments support the City's General Plan goals for (1) regulating land uses based on compatibility with surrounding uses, residential areas, and economic feasibility, (2) enhancing the quality of life in the City by improving the community's appearance, safety, education, positive outlook, gathering places, and positive momentum, and (3) actively pursuing redevelopment of property;

WHEREAS, the City Council finds that the recommended amendments, revisions, and insertions will facilitate desirable development and use of land within the City and will incentivize a well-designed and well-integrated form of "missing middle" housing in the City;

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

SECTION I: Amend Section 17.01.010 as follows:

17.01.010 - Definitions.

"Active Business" means a business holding a current South Salt Lake City business license.

"Administrative Law Judge" means a person appointed by the Mayor or the Mayor's designee to preside over administrative hearings.

"Adult Day Care" means non-residential daytime care and supervision of three (3) or more functionally impaired adults. Adult Day Care is not Day Treatment or a Homeless Shelter.

"Affected Entity" for the purposes of required notice of public hearings for a General Plan amendment or the adoption or revision of a Land Use Regulation, means a county, municipality, local school district, special service district under Utah Code Annotated (UCA) Title 17D, Chapter 1, Special Service District Act, school district, interlocal cooperation entity established under UCA Title 11, Chapter 13, Interlocal Cooperation Act, specified public utility under UCA Title 10, Chapter 9a, Municipal Land Use, Development, and Management Act, a property Owners' association, or the Utah Department of Transportation, if:

1. The entity's services or facilities are likely to require expansion or significant modification because of an intended Use of land;
2. The entity has filed with the City a copy of the entity's general or long-range plan; or
3. The entity has filed with the City a request for notice during the same calendar year and before the City provides notice to an Affected Entity in compliance with a requirement imposed under the state Land Use Development and Management Act.

“Alcoholic Beverage, Banquet and Catering” means an entity operating under and holding the required Department of Alcoholic Beverage Control license issued in accordance with Utah Code Annotated Title 32B, Chapter 6, Part 6, On-Premise Banquet License, and corresponding City liquor license.

“Alcoholic Beverage, Bar Establishment” means an entity operating under and holding the required Department of Alcoholic Beverage Control license issued in accordance with Utah Code Annotated Title 32B, Chapter 6, Part 4, Bar Establishment License, and corresponding City liquor license.

“Alcoholic Beverage, Beer Recreational” means an entity operating under and holding the required Department of Alcoholic Beverage Control license issued in accordance with Utah Code Annotated Title 32B, Chapter 6, Part 7, On-premise Beer Retailer License, and corresponding City beer license.

“Alcoholic Beverage, Beer Wholesaler” means an entity operating under and holding the required Department of Alcoholic Beverage Control license issued in accordance with Utah Code Annotated Title 32B, Chapter 13, Beer Wholesaling License Act, and corresponding City beer license.

“Alcoholic Beverage, Hotel” means an entity operating under and holding the required Department of Alcoholic Beverage Control license issued in accordance with Utah Code Annotated Title 32B, Chapter 8b, Hotel License Act, and corresponding City liquor license.

“Alcoholic Beverage, Liquor Warehouse” means an entity operating under and holding the required Department of Alcoholic Beverage Control license issued in accordance with Utah Code Annotated Title 32B, Chapter 12, Liquor Warehousing License Act, and corresponding City liquor license.

“Alcoholic Beverage, Local Industry Representative” means an entity operating under and holding the required Department of Alcoholic Beverage Control license issued in accordance with Utah Code Annotated Title 32B, Chapter 11, Part 6, Local Industry Representative License Act, and corresponding City liquor license.

“Alcoholic Beverage, Manufacturer” means an entity operating under and holding the required (a) Department of Alcoholic Beverage Control license issued in accordance with Utah Code Annotated Title 32B:

1. Chapter 11, Part 3, Winery Manufacturing License,
2. Chapter 11, Part 4, Distillery Manufacturing License, or
3. Chapter 11, Part 5, Brewery Manufacturing License; and
4. corresponding City liquor license.

“Alcoholic Beverage, Off-Premise Beer” means an entity operating under and holding the required Department of Alcoholic Beverage Control license issued in accordance with Utah Code Annotated Title 32B, Chapter 7, Off-Premise Beer Retailer Act, and corresponding City beer license, and only as a component of a Convenience Store with Fuel Pumps, General Retail, or Manufacturer Alcoholic Beverage Use.

“Alcoholic Beverage, Package Agency” means an entity other than the state operating a retail liquor location to sell packaged liquor for consumption off the premises of the package agency under (a) an agreement with the Department of Alcoholic Beverage Control, as authorized by the Alcoholic Beverage Control Commission in accordance with Utah Code Annotated Title 32B, Chapter 2, Part 6, Package Agency, and (b) corresponding City liquor license.

“Alcoholic Beverage, Reception Center” means an entity operating under and holding the required Department of Alcoholic Beverage Control license issued in accordance with Utah Code Annotated Title 32B, Chapter 6, Part 9, Reception Center License, and corresponding City liquor license.

“Alcoholic Beverage, Restaurant (Beer Only)” means an entity operating under and holding the required Department of Alcoholic Beverage Control license issued in accordance with Utah Code Annotated Title 32B, Chapter 6, Part 9, Beer-Only Restaurant License, and corresponding City beer license.

“Alcoholic Beverage, Restaurant (Limited Service)” means an entity operating under and holding the required Department of Alcoholic Beverage Control license issued in accordance with Utah Code Annotated Title 32B, Chapter 6, Part 3, Limited-service Restaurant License, and corresponding City liquor license.

“Alcoholic Beverage, Restaurant (Full Service)” means an entity operating under and holding the required Department of Alcoholic Beverage Control license issued in accordance with Utah Code Annotated Title 32B, Chapter 6, Part 2, Full-service Restaurant License, and corresponding City liquor license.

“Alcoholic Beverage, Special Use (Educational)” means an entity operating under and holding the required Department of Alcoholic Beverage Control educational use permit issued in accordance with Utah Code Annotated Title 32B, Chapter 10, Special Use Permit Act, and corresponding City special-use license.

“Alcoholic Beverage, Special Use (Industrial / Manufacturing)” means an entity operating under and holding the required Department of Alcoholic Beverage Control industrial or manufacturing use permit issued in accordance with Utah Code Annotated Title 32B, Chapter 10, Part 4, Industrial or Manufacturing Use Permit, and corresponding City special-use license.

“Alcoholic Beverage, Special Use (Scientific)” means an entity operating under and holding the required Department of Alcoholic Beverage Control scientific use permit issued in accordance with Utah Code Annotated Title 32B, Chapter 10, Special Use Permit Act, and corresponding City special-use license.

“Alcoholic Beverage, Special Use (Religious)” means an entity operating under and holding the required Department of Alcoholic Beverage Control religious wine use permit issued in accordance with Utah Code

Annotated Title 32B, Chapter 10, Part 6, Religious Use of Alcoholic Products, and corresponding City special-use license.

“Alcoholic Beverage, Tavern” means an entity operating under and holding the required Department of Alcoholic Beverage Control license for a tavern, issued in accordance with Utah Code Annotated Title 32B, Chapter 6, Part 7, On-premise Beer Retailer License, and corresponding City beer license.

"Alcoholic Beverage, State Liquor Store" means a facility established by the Alcoholic Beverage Control Commission in accordance with Utah Code Annotated Title 32B, Chapter 2, Part 5, State Store, the for the sale of packaged liquor located on premises owned or leased by the state and operated by a state employee. State Liquor Store does not include any other Alcoholic Beverage Use.

"All-Terrain Vehicle (ATV), Motorcycle, Personal Watercraft (PWC), Snowmobile Sales and Service" means the indoor sale or lease of any motorized off-road vehicle 50 inches or less in overall width, with a dry weight of eight hundred (800) pounds or less, or other similarly sized motorized vehicles, not including automobiles, trucks, trailers, etc. This Use includes the incidental and subordinate service of such motorized off-road vehicles but does not include any outdoor storage or sales.

"Alley" means a paved Right-of-Way that provides secondary vehicular access and is not intended for general traffic circulation.

"Alteration" means any change or rearrangement in the structural parts or design of a Sign, whether by extending on a side, by increasing in area or height or in moving from one location or position to another. Alteration does not include the regular repair or maintenance of a Sign.

“Amusement Device” means any machine, device, or contrivance, not prohibited or declared unlawful by the City or the state of Utah, designed or intended to be operated or used for amusement or the playing of a game upon or in exchange for paying a fee or inserting a coin or token.

"Animal Boarding / Raising (Farm)" means a business primarily engaged in raising or boarding animals for profit on a farm.

"Animal Hospital / Veterinary Office (Small Animal)" means an establishment operated by a licensed veterinarian, at which small or medium-sized farm animals or household pets are treated within a completely enclosed Structure. Animal Hospital or Veterinary Office includes the incidental and subordinate boarding of small animals.

"Animal Kennel/Day Care, Commercial" means a facility where three (3) or more pet animals, owned by another person, are temporarily boarded for pay, trade, barter, commission, or remuneration of any sort. Commercial Animal Kennels do not include zoos, Veterinary Offices, or Animal Hospitals.

"Antenna" means a transmitting or receiving device used in telecommunications that radiates or captures radio signals.

"Antique or Classic Automobile" means an automobile that is at least 25 years old, with enough historical interest to be collectable and worth preserving or restoring rather than scrapping.

"Apiary" means a place where beehives are kept and maintained, where bees are raised primarily for honey.

"Applicant" means a property Owner, or the property Owner's designee, who submits an Application regarding the property Owner's land.

"Application" means a submission required by the City to obtain a Land Use Decision. An Application does not include a Petition to (a) enact, amend, or repeal a Land Use Regulation; or (b) modify the General Plan.

“Architectural Elements” means the unique details and component parts that, together, form the architectural style of a Structure.

"Art Gallery" means a business engaged in the exhibition and sale of artwork. Art Gallery does not include the sale of art supplies or other raw materials used in the creation of artwork.

"Art Studio" means a place where artwork is created. An Art Studio includes, but is not limited to, a place to paint, sculpt and fire clay, or engrave and work metal into artistic forms. An Art Studio does not include a place to practice or perform Performance Art.

"Assisted Living Facility" means a residential facility, licensed by the state of Utah, with a home-like setting that provides an array of coordinated supportive personal, health care services, aides in daily living, social and recreational services, available 24 hours per day, to residents who have been assessed under Utah Department of Health or Department of Human Services regulations to need any of these services. Assisted Living Facilities create service plans for residents based on assessment that include:

1. Specified services of intermittent nursing care;
2. Administration of medication; or
3. Support services promoting the resident's independence and self-sufficiency.

An Assisted Living Facility does not include Adult Daycare or Homeless Shelter.

"ATM, Kiosk, Vending Machine (Self-Service, Interactive, Outdoors)" means any unattended self-service device that performs services upon a required payment or command by the user. Such services include but are not limited to banking or financial functions at a location remote from the controlling Financial Institution; dispensing anything of value including food, beverage, goods, wares, merchandise, or services; or posting of notices or advertisements.

"Auction House" means a Structure or area within a Building used for the public sale of goods, wares, merchandise, livestock, or equipment to the highest bidder.

"Auto, Light Truck, RV, Boat, Trailer Dealerships (Sale, Lease, or Rent)" means a business engaged in the sale, lease, or rental of automobiles, light trucks, vans, RVs, boats, or trailers and includes incidental parking of such vehicles, and warranty repair work and other repair services that is incidental and subordinate to the sale, lease, or rental aspect of the business.

"Auto Auction" means the sale of automobiles though a process in which multiple bidders compete to acquire a vehicle that is ultimately sold to the person offering the highest price.

"Auto Body Repair" means a facility for repairing passenger vehicles, light and medium trucks, and other motor vehicles such as motorcycles, boats, and recreational vehicles. Auto Body Repair includes auto body painting.

"Automotive Restoration" means the process of repairing degraded aspects of Antique or Classic Automobiles to return them to an "authentic" condition.

"Automotive Service and Repair" means a business engaged in the repair, accessorizing, or maintenance of motor vehicles, trailers, or recreational vehicles. Automotive Service and Repair does not include Auto Body Repair or auto dismantling or salvage.

"Automotive Service Station (Non-Mechanical)" means a business that provides routine maintenance (windshield, tire, fluids, etc.) for passenger vehicles, while the customer waits on-site.

"Aviary" means an enclosure specifically constructed to hold live birds in confinement. Aviary does not include Urban Poultry.

"Bail Bonds" means any sole proprietor or entity that: (a) is licensed under Utah Code § 31A-35-404(1) or (2); (b)(i) is the agent of a surety insurer that sells a bail bond in connection with judicial proceedings; (ii)pledges the assets of a letter of credit from a Utah depository institution for a bail bond in connection with judicial proceedings; or (iii) pledges personal or real property, or both, as security for a bail bond in connection with judicial proceedings; and (c) receives or is promised money or other things of value for a service described in Subsection b.

"Bakery, Commercial" means an establishment that makes and sells food products such as bread, cake, or pastries for large-scale distribution and wholesale.

"Bakery, Neighborhood" means an establishment that is no more than 2,000 square feet, primarily serving the surrounding neighborhood, that makes and sells food products such as bread, cake, and pastries.

"Barber Shop / Hair Salon" means a business that primarily provides hair coloring or trimming services for a fee. A Barber Shop / Hair Salon does not include a Day Spa.

"Berm" means an earthen mound designed to provide visual interest on a site, screen undesirable views, reduce noise, or fulfill other similar purposes.

"Billboard" means a Detached Sign that is designed or intended to direct attention to a business, product or service that is not sold, offered, or existing on the property where the Sign is located. A Billboard is an outdoor advertising Structure as defined by state statutes. The following also apply to Billboards:

1. "Nonconforming Billboard" means an existing Billboard that is located in a zoning district or otherwise situated, sized, or constructed in a way that would not be permitted by the provisions of this Title.
2. "Embellishment" means an extension of the Billboard resulting in increased square footage as part of an artistic design to convey a specific message or advertisement.

"Block" means the aggregate of Lots, Parcels, and Right-of-Ways, other than Alleys or lanes, bounded on all sides by Streets.

"Blood / Plasma Donation Center" means a walk-in facility, that is not accessory to a Medical Clinic, where blood and/or plasma is donated or sold, and then distributed for use in medical or other similar products.

"Buffer" means an open space, Landscaped Area, fence, wall, Berm, or any combination thereof used to physically separate or screen one Use or property from another so as to visually shield or block noise, lights, or other nuisances.

"Build-to Standard" means the area of a Lot in which the Primary Façade of the Main Building must be located and is parallel to the Front or Corner Property Line. The Build-To Standard defines the area in which the locations of Building fronts can vary within a specified range.

"Buildable Area" means the area of a Lot—excluding wetlands, steep slopes, and easements— available for construction after the minimum Yard, parking, and open space requirements of this Title have been met.

"Building" means any Structure having a roof supported by columns or walls, for the occupancy or enclosure of persons, animals, or chattel.

“Building, Elevation” means the entire wall surface on one side of a Building, measured as the full horizontal distance of a Façade wall from Grade to the underside of an overhanging eave or cornice.

"Building Height " means the vertical distance of a Structure measured from the average of the midpoint of the two (2) tallest elevations, as measured from adjacent Grade to the highest point of the coping of a flat roof, the deck line of a mansard roof, or the midpoint between ridge and eaves of a sloped roof.

"Building, Historic" means any Building or Structure that is historically or architecturally significant according to the requirements found in Section 17.03.160.

"Building, Main or Primary" means the principal Building, or one of the principal Buildings on a Lot, that contains the Primary Use on the Lot.

"Building Line" means the line circumscribing the Buildable Area of a Lot in a vertical plane that intersects the ground and the heavens.

"Building Permit" means a permit issued by the City’s Community Development Department authorizing Construction Activity on a Property or Lot.

"Carport" means a private garage open on two (2) or more sides.

"Car Wash" means a Building used for washing and cleaning motor vehicles and other light duty equipment

"Child Care" means the provision, day or night, of supplemental parental care, instruction and supervision for a non-related child or children, on a regular basis, and for less than ~~twenty-four~~ 24 hours a day. Child Care does not include babysitting services on a casual, non-recurring nature or in the child’s home, nor cooperative, reciprocal child care by a group of parents in their respective domiciles.

1. “Child Care, In-Home Babysitting” means the provision of child care for eight (8) or fewer children within a Dwelling or within a commercial Building outside of residential zoning districts.

2. “Child Care, Family” means the provision of child care for up to eight (8) children, including the provider’s children who are under the age of ~~eighteen~~ 18, within the provider’s primary residence.

“Child Care Center” means a Building, including outside play areas, used for the provision of Child Care for more than four (4) children for less than ~~twenty-four~~ 24 hours a day, that is not a primary residence.

“City” means South Salt Lake City.

"City Building" means any Building or space within a Building that is owned or operated by the City.

"City Council" means the legislative body of the South Salt Lake City government.

“Clear View Area” means that portion of a Corner Lot lying within a triangular area formed by a diagonal line connecting lines located at the curb line ~~thirty~~ 30 feet (30’) from the projected intersection of such curb lines. Where no curb exists, the Clear View Area shall include that portion of a Corner Lot lying within a triangular area formed by a diagonal line connecting lines located at the Property Line ~~twenty~~ 20 feet (20’) from the intersection of said Property Line. Where Property Lines of adjacent properties extend into the Right-of-Way, the calculations shall be made from the edge of the improved Right-of-Way for a distance of ~~thirty~~ 30 feet (30’).

“Code” means the City of South Salt Lake Municipal Code.

"Collocation" means locating a wireless communications facility on an existing structure, tower, or Building in a manner that precludes the need for that wireless communications facility to be located on a freestanding Structure of its own.

"Commercial Repair Services" means a business primarily engaged in the provision of repair services to individuals, households, and/or other businesses, but excluding automotive and equipment repair.

“Common Wall” means a dividing partition between two (2) adjoining Buildings that is shared by the occupants of each residence or business. Also known as a “party wall.”

"Community Location", for the purposes of compliance with state law regulating Tobacco Specialty Retail establishments, means a:

1. public or private kindergarten, Elementary, middle, junior high, or high School;
2. licensed Child Care facility or Preschool;
3. trade or Technical school;
4. Place of Worship;
5. public Library;
6. public playground;
7. public park;
8. youth center or other space used primarily for youth-oriented activities;
9. public Recreational Center;
10. public arcade; or
11. for a new license issued on or after July 1, 2018, a homeless shelter.

“Compatible” or “Compatibility” means the characteristics of different Uses or designs that integrate with and relate to one another to maintain and/or enhance the context of a surrounding area or neighborhood. Elements affecting Compatibility include, but are not limited to, height, Scale, mass and bulk of Building, pedestrian and vehicular circulation, parking, Landscaping and architecture, topography, environmentally sensitive Areas, and Building patterns.

“Construction Activity” means (a) all grading, excavation, construction, grubbing, mining, or other Development that materially disturbs or changes the natural vegetation, Grade, or existing Structure; or (b) the act of adding an addition to an existing Structure, or the erection of a new principal or Accessory Structure on a Lot or Property.

"Condominium" means the ownership of a single unit in a multi-unit project together with an undivided interest in the common areas and facilities of the property.

“Construction Codes” means the nationally recognized Construction Codes adopted by the state of Utah.

"Contributory Structure" means a Structure that was built within the historic period (~~fifty~~ 50 years or older), retains most of its original appearance without major changes to the structure, is eligible for the National Register because of architectural significance, and is deemed to contribute to the Historic and Landmark district by the Historic and Landmark Commission.

"Convenience Store with Fuel Pumps" means a business that primarily sells petroleum products to consumers as well as incidental and subordinate sales of vehicle-related products, tobacco products, alcohol, food, and/or beverages.

"Courtyard" means an outdoor area enclosed by a Building on at least two (2) sides and open to the sky.

"Coverage" means that percentage of the Parcel or Lot Area covered by the Building. This term can also be referred to as "Building Coverage."

"Crime Prevention Through Environmental Design (CPTED)" means the set of design principles for creating safer built environments by incorporating natural surveillance, access control, territorial reinforcement, a sense of ownership, management, and maintenance.

"Crematory / Embalming Facility" means a business, properly licensed by the state, that is devoted to cremation and/or embalming of the dead, but does not include facilities for burial, internment, body viewing, or funeral services.

"Day Spa" means a business that provides at least four (4) distinct therapeutic and/or personal grooming services—performed by a state licensed barber, cosmetologist, electrologist, esthetician, nail technician, massage therapist, or acupuncturist—and does not provide any service for which a state license is not required.

"Day Treatment Center” means a state licensed outpatient treatment center that provides care to four (4) or more persons who are unrelated to the Owner or provider and have emotional, psychological, physical, or behavioral dysfunctions, impairments, or chemical dependencies for fewer than ~~twenty-four~~ 24 hours a day. A Day Treatment Center does not include Adult Day Care or a Homeless Shelter.

"Dedication/Dedicated" means the intentional transfer of land by the Owner to the City for public Use and/or ownership.

“Density” means the intensity or number of non-residential and Residential Uses expressed in terms of unit equivalents per acre or Lot or units per acre. Density is a function of both the number and type of Dwelling Units and/or non-residential units and the land area.

"Development" means any Building activity or clearing of land as an adjunct of construction.

"Drive Aisle" means the area within a Parking Lot, garage, or Structure providing access to and from Parking Stalls.

"Drive-up Window" means a Building opening, including windows, doors, or mechanical devices, through which the occupants of a motor vehicle receive or obtain a product or service.

"Dry Cleaning / Laundromat" means a business that launders or dry cleans garments, draperies, etc., that are dropped off directly by the customer, or a business where articles are dropped off, sorted, and picked up, but not where laundering or dry cleaning occurs.

"Dwelling" means any Building, or portion thereof, that is used for long-term Residential Use.

"Dwelling, Live/Work" and "Live/Work" means an integrated Dwelling Unit and workspace within the Townhome Overlay Zone, designed to accommodate joint residential occupancy and work activity, and that is occupied and utilized by the person or Family residing in the attached Dwelling Unit. A Live/Work Dwelling incorporates the Residential Use above the attached workspace. A Live/Work Dwelling does not include any workspace used for Massage Therapy.

"Dwelling, Multi-Family" and "Multi-Family" means a Building containing fifty (50) or more independent and individual Dwelling Units, or equivalent residential units, including units that are located one over another.

"Dwelling, Single-Family" and "Single-Family" means a Building containing one Dwelling Unit occupied by one Family that is not attached to any other Dwelling and is surrounded by open space or Yards.

"Dwelling, Townhome" and "Townhome" means a Dwelling Unit, located on its own Lot or a Condominium, that shares one or more Common Walls with one or more Dwelling Units~~, and is accessed through a Front Yard~~. Townhome Dwellings are individually owned and do not share common floor/ceilings with other Dwelling Units. A Townhome Structure may include a ground floor commercial Use below the Dwelling Unit if such commercial Use is both allowed in the base zone and is specifically addressed in an approved Development Agreement.

"Dwelling Unit" means a Building or portion thereof, with sleeping and kitchen facilities for the exclusive Use of up to four (4) unrelated persons or one (1) Family. A Dwelling Unit does not include a Hotel, Motel, Lodge, Nursing Home, or Homeless Shelter.

"Education, After School (Children)" means developmental or educational programs for children that occur outside the typical school day.

"Education, Elementary or Secondary" means any school, that meets state requirements for Elementary or Secondary Education.

"Education, Higher (Public)" means a public institution for higher learning—beyond high school—that grants associate's or bachelor's degrees. Public Higher Education includes accredited Community Colleges that grant Certificates of Completion in business or technical fields.

"Education, Preschool" means a school for the instruction of children prior to entrance into kindergarten.

"Education, Technical" means a secondary or higher education facility, that meets the state requirements for Technical Schools, that primarily teaches skills that prepare students for jobs in a trade. Technical Education includes trade and vocational schools.

"Electronic Cigarette Product" means the same as that term is defined in UCA Section 76-10-101, and as may be amended.

"Electronic Message Center" means a mechanism or device that uses a combination of lights or lighted panels that are controlled electronically to produce words, symbols, or messages that may flash, travel, or scintillate within a given panel area.

"Employment Agency / Temporary Staffing" means a commercial organization, located in an office setting, that finds jobs for people seeking them, finds people to fill jobs that are open, or supplies employees to other businesses on a temporary basis.

"Equestrian Facility" means a commercial horse, donkey, or mule facility consisting of detached Buildings designed and used to care for such animals. An Equestrian Facility includes horse ranches, boarding stables, riding schools, and exhibition facilities.

"Equipment Sales, Service, and Rental (Heavy and Farm)" means a business primarily engaged in the sale or rental of tools, trucks, tractors, construction equipment, agricultural implements, and similar industrial equipment. Equipment Sales, Service, and Rental includes accessory storage, maintenance, and service for such equipment.

"Escort Service" means any person who furnishes or arranges for an escort to accompany another individual for: (a) companionship; and (b)(i) a salary; (ii) a fee; (iii) a commission; (iv) for hire; (v) for profit; or (vi) any amount similar to an amount listed in this Title.

"Façade" means that portion of any exterior elevation of a Structure extending from Grade to the top of the parapet, wall, or eaves, and extending the entire width of the Structure's elevations.

"Façade, Distinctly Different Primary" means a Primary Façade that materially differs from other Primary Façades in the same Subdivision. Distinctly Different Primary Façades do not include mirror images.

"Façade, Primary" means the Façade parallel to the Street the Building derives its Street address from and includes the primary entrance for the Building.

"Family" means (a) one (1) person living alone or two (2) or more persons related by blood, marriage, or adoption, according to the laws of the state of Utah; or (b) a group not to exceed four (4) unrelated persons living together as a single housekeeping unit for which a lawfully located off-Street Parking Stall is provided for each person.

"Farmers Market" means the sale of fresh agricultural products directly to the consumer at an open-air market sponsored by the City of South Salt Lake.

"Final Grading" means the last stage of grading soil or gravel prior to Landscaping, the installation of concrete or bituminous paving, or other required final surfacing material.

"Financial Institution" means the provision of financial or banking services to consumers or clients. Financial Institution does not include a Non-Depository Institution such as: Check Cashing, Title Loan, Payday Loan, Pawnshop, or Precious Metal Recycling.

"Fitness Center" means a commercial establishment providing space within a Building, or a portion thereof, for fitness classes, martial arts classes or competition, dance classes, exercise equipment, game courts, swimming facilities, saunas, showers, and lockers.

"Floor Area" means the sum of the gross horizontal areas of each Story of a Building or Buildings, measured from the exterior faces of the exterior walls or from the centerline of Common Walls. Basements, interior balconies and mezzanines, elevator shafts, stairwells, and enclosed Porches are included in Floor Area. Also referred to as "Gross Floor Area."

"Food Processing (Large-Scale)" means an establishment containing a full commercial kitchen, where food is processed or otherwise prepared for eventual human consumption.

"Food Processing (Small-Scale)" means an establishment containing a full commercial kitchen, where food is processed or otherwise prepared for human consumption, within a facility ~~three thousand~~ 3,000 square feet or less in size.

"Food Truck / Food Trailer " means a fully enclosed food service establishment on a motor vehicle or on a trailer that a motor vehicle pulls to transport and from which a Food Truck Vendor, standing within the frame of the vehicle, prepares, cooks, sells, or serves food or beverages for immediate human consumption.

"Food Truck Park " means three (3) or more Food Trucks or Trailers that congregate at an established private property location to offer food or beverages for sale to the public.

"Food Truck / Food Trailer Vendor" means a person who prepares, sells, cooks, or serves food or beverages for immediate human consumption from a Food Truck or Trailer.

"Frontage" means that portion of a Lot abutting a Right-of-Way that provides access to the Lot and is ordinarily regarded as the front of the Lot.

"Funeral / Mortuary Home" means a state licensed establishment for the storage of dead human bodies prior to autopsy, burial, cremation, or release to survivors. A Funeral / Mortuary Home also includes the arrangement and management of funerals and may include accessory caretaker facilities.

"Garage, Attached" means a Building or Structure, or portion thereof, used or designed to be used for the parking and storage of motor vehicles that shares a Common Wall with the Primary Structure and is incidental and subordinate to the Primary Use.

"Garage, Detached" means a detached Structure that is on the same Lot and incidental and subordinate to a Primary Building or Primary Use, has legal vehicular access from a public Right-of-Way, and is used and designed for the parking and storage of vehicles.

"Garage, Front Loading" means a Building designed and used for parking vehicles, that is accessed from the front of the Building via a public or private Right-of-Way.

"Garage, Rear Loading" means a Building designed and used for parking vehicles, that is accessed from the rear of the Building from a Private Street, Alley, or driveway.

“Good Cause” means providing positive benefits and mitigating negative impacts, determined on a case by case basis to include such things as: providing public amenities and benefits, resolving existing issues and non-conformities, addressing issues related to Density, promoting excellent and sustainable design, utilizing best planning and design practices, preserving the character of the neighborhood and of the City and furthering the health, safety, and welfare of the South Salt Lake community.

"Grade" means (a) the lowest point of elevation of the finished surface of the ground, paving, or sidewalk between the Building and the Property Line; or (b) when the Property Line is more than five (5) feet from the Building, between the Building and a line five (5) feet from the Building.

"Grooming Services (Pets)" means a commercial facility where domestic animals are bathed, clipped, or brushed for the purpose of enhancing their aesthetic value or health.

"Group Home" an establishment that provides residence to individuals with prolonged care needs, is located in a residential area, maintains the residential character of the area, is properly licensed by the state and the City and provides an on-site caregiver for purposes of providing medical and physical assistance due to age and/or disability of the tenant(s). A Group Home does not include a Homeless Shelter or a treatment facility for persons who are actively abusing drugs.

“Guaranty” means a security to ensure completion of work other than public Landscaping and Infrastructure Improvements.

"Hard Surface" means a surface covered with concrete, brick, asphalt, or other Impervious Material.

"Haunted House" means a City licensed business that is advertised to the public as a Haunted House, and for a fee, patrons are directed through a Building, tent, or other similar Structure that contains Halloween-related displays, acts, exhibits, live performances, or other attractions intended to entertain or amuse patrons. A Haunted House does not include a Sexually Oriented Business.

"Historic Building" means any Building listed in the National Register of Historic Places, the Utah State Register of Historic Sites, or designated as a Historic Building by the City Council.

"Historic and Landmark Commission" means the Planning Commission.

"Home Craft Production" means the production of items, materials, or wares, manufactured in a Dwelling or Accessory Structure that does not create an adverse impact on the surrounding neighborhood. Home Craft Production includes but is not limited to: laser engraving, etching and cutting, 3D printing, wood and metal work, jewelry making, textile arts, ceramics, light furniture assembly, and small Cottage Food Production in a Dwelling as defined by the state of Utah and subject to approval by the Salt Lake County Health Department.

"Home Occupation, Category I" means any business carried on entirely within a Dwelling by occupants of such Dwelling that is clearly incidental and secondary to the Residential Use of the Dwelling, has no outside impacts on the neighborhood in which it is located, and does not change the character of the Dwelling or the neighborhood in which it is located.

"Home Occupation, Category II" means any business carried on entirely within a Dwelling by occupants of such Dwelling that is clearly incidental and secondary to the Residential Use of the Dwelling, has no outside impacts on the neighborhood in which it is located, and does not change the character of the Dwelling or the neighborhood in which it is located.

"Homeless Shelter" means a facility that is professionally designed, constructed, and managed to safely provide homeless individuals temporary overnight accommodation, on a site selected by and funded through the Utah Homeless Coordinating Committee, with the concurrence of the housing and community development division of the Department of Workforce Services. A Homeless Shelter is not Adult Day Care or Day Treatment.

"Horticulture / Produce Sales" means the commercial production of fruits, vegetables, flowers, nursery stock, or cultured sod.

"Hospital, Specialty" means a business, licensed by the state of Utah, that meets the state definitions for Rehabilitation, Long-Term Acute Care, Orthopedic, or Critical Access Specialty Hospitals.

"Hotel" means a Building containing ~~fifteen~~ 15 or more sleeping rooms, each accessed from within the Building, for the occupancy of guests on a nightly basis for a fee. A Hotel is not a Homeless Shelter.

"Hotel, Extended-Stay" means a Building containing ~~fifteen~~ 15 or more sleeping rooms, each accessed from within the Building, for the occupancy of guests on a nightly basis for a fee that also contain kitchen facilities for food preparation including but not limited to refrigerators, stoves, and ovens. Extended Stay Hotel does not include a Motel or a Homeless Shelter.

"Impervious Surface" means concrete or asphalt.

“Improvement Completion Assurance” means a cash deposit, or other financially equivalent security to ensure the proper completion of public Landscaping or an Infrastructure Improvement required as a condition precedent to: (a) recording a Subdivision Plat; or (b) Development of a commercial, industrial, Mixed-Use, Condominium, or Multi-Family Dwelling project.

“Improvement Warranty” means an Applicant's unconditional warranty that the Applicant's installed and accepted Landscaping or Infrastructure Improvement: (a) complies with the municipality's written standards for design, materials, and workmanship; and (b) will not fail in any material respect, as a result of poor workmanship or materials, within the Improvement Warranty Period.

“Improvement Warranty Period” means a period: (a) no later than one year after the City’s acceptance of required Landscaping; or (b) no later than one year after the City’s acceptance of required infrastructure, unless the City: (i) determines for Good Cause that a one-year period would be inadequate to protect the public health, safety, and welfare; and (ii) has substantial evidence, on record: (A) of prior poor performance by the Applicant; or (B) that the area upon which the infrastructure will be constructed contains suspect soil and the City has not otherwise required the Applicant to mitigate the suspect soil.

"Impound and Tow Lot" means a Parcel of land or a Structure that is used for the temporary (less than 30 days) storage of motor vehicles awaiting insurance adjustment, transport to a repair shop, or to be claimed by titleholders or their agents. Impound and Tow Lot does not include the permanent storage of motor vehicles.

"Infrastructure Completion Agreement" means an agreement between the City and a property Owner to install improvements secured by a cash deposit or another financial-equivalent approved method, in an amount corresponding to the City's estimate to install required Landscaping and Infrastructure Improvements.

“Infrastructure Improvement” means permanent infrastructure that an Applicant must install: (a) pursuant to published installation and inspection specifications for Public Improvements; and (b) as a condition of: (i) recording a Subdivision Plat; or (ii) Development of a commercial, industrial, Mixed-Use, Condominium, or Multi-Family Dwelling project.

“Jail" means a state licensed facility for judicially required detention or incarceration of people, where inmates and detainees are under 24-hour supervision by professionals, except when on approved leave.

"Juvenile Detention Facility" means a state operated facility, for judicially required detention of delinquent juveniles.

"Landscaping" means the finishing and adornment of unpaved Yard areas. Landscaping includes any combination of living elements such as grass, trees, shrubs, and flowers, that are generally not considered to be weeds or noxious plants. Landscaping may also include rocks, water features, benches, Berms, or other similar structural features that create an attractive and pleasing environment.

"Landscape Plan" means a plan clearly and accurately depicting the proposed location, type, and size of new and existing trees, shrubs, and ground cover to be planted on the site and a complete water efficient irrigation system plan, pursuant to Chapter 17.06 of the Municipal Code.

"Landscaped Area" means the entire Lot or Parcel, less the Building footprint, driveways, non-irrigated portions of Parking Lots, hardscape (such as decks and patios), and other Impervious Surfaces. Water features are included in the meaning of Landscaped Area.

“Land Use Decision” means an administrative decision of a land use authority regarding: (a) a Land Use Permit; (b) an Application; or (c) the enforcement of a Land Use Regulation, Land Use Permit, or Development agreement.

“Land Use Decision, Final” means the written decision of the appeal authority regarding a Land Use Decision.

"Land Use Map" means the map adopted by the City Council identifying the location of all land use districts within the City.

"Land Use Matrix" means the table of land use categories and land use districts located within Chapter 17.03 of the Municipal Code.

“Land Use Permit” means a permit issued by the land use authority.

“Land Use Regulation” means an ordinance, law, map, resolution, specification, fee, or rule, in any provision of the South Salt Lake Municipal Code, that governs the Use or Development of land, including the adoption or amendment of a Land Use Map.

"Lattice Tower" means a self-supporting, multi-sided, open steel frame Structure used to support telecommunications equipment.

"Library" means a public, nonprofit Building constructed to house literary, musical, artistic, or reference materials.

"Lot" means a tract of land described as such in a recorded Subdivision Plat.

"Lot Area" means the total area contained within a Lot, typically expressed in square feet or acres.

"Lot, Corner" means a Lot situated on two (2) or more improved public or Private Streets, the interior angle of such intersection not exceeding 135 degrees (135°).

"Lot Depth" means the minimum distance measured from the Front Property Line to the Rear Property Line of the same Lot.

"Lot, Interior" means a Lot that fronts on a Street, other than a Corner Lot.

“Lot Line” means any line defining the boundaries of a Lot.

“Lot Line Adjustment” means a relocation of a Lot Line boundary between adjoining Lots or Parcels, whether or not the Lots are located in the same Subdivision, in accordance with UCA § 10-9a-608, with the consent of the Owners of record. A Lot Line Adjustment does not authorize the relocation of a boundary line that:

1. creates an additional Lot; or
2. constitutes a Subdivision.

"Lot, Through/Double Frontage" means an Interior Lot with Frontage on two (2) approximately parallel public or private Rights-of-Way, excluding an Alley.

"Low Power Radio Services Facility" means an unmanned Structure which consists of equipment used primarily for the transmission, reception, or transfer of voice or data through radio wave or wireless transmissions.

"Maintenance Facility, Vehicle / Transit" means any Building, premise, or land upon which a unit of government: (a) services or maintains motor vehicles or transit equipment; or (b) stores vehicles or equipment used for servicing off-site facilities or infrastructure.

"Manufactured Home" means a transportable, factory-built Dwelling Unit constructed on or after June 15, 1976, in one or more sections, which: (a) in the traveling mode, is eight feet or more in width or ~~forty~~ 40 feet or more in length, or when erected on site, is at least ~~four hundred~~ 400 ~~or more~~ square feet; and (b) is designed to be used as a Dwelling with a permanent foundation, connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems.

"Manufactured Home Park" means any area or tract of land used or designed to accommodate two (2) or more Manufactured or Mobile Homes, for Dwelling or sleeping purposes, regardless of whether a fee is paid for such accommodation.

“Manufacturing, Major” means the manufacturing, fabrication, processing, or assembly of materials in a raw form in a manner that creates greater than usual amounts of smoke, gas, odor, dust, sound, or other objectionable influences that might be obnoxious to persons conducting business on-site or on an adjacent site. Major Manufacturing does not include any business engaged in manufacturing, processing, or packaging alcohol, pharmaceutical drugs, or any Cannabis product.

"Manufacturing, Minor” means any business engaged in research and development, manufacturing, processing, fabrication, packaging, or assembly of goods that do not create excessive amounts of smoke, gas, odor, dust, sound, or other objectionable influences that might be obnoxious to persons conducting business on site or on an adjacent site. Minor Manufacturing does not include any business engaged in manufacturing, processing, or packaging alcohol, pharmaceutical drugs, or any Cannabis product.

"Massage Therapy" means a business, located within a licensed Medical Office, where state licensed massage therapists, physical therapists, medical doctors, or chiropractors, perform nonmedical and nonsurgical manipulative exercises on the muscle or tissue of the human body for other than cosmetic or beautifying purposes. Massage Therapy does not include Reiki.

“Master Plan” means the Site Plan, elevations, and regulations approved by the City for a specific Master Planned Mixed-Use Development.

"Material, Primary" means any material that occupies at least ~~sixty~~ 60 percent of the exterior Façade(s) of a Building or Structure.

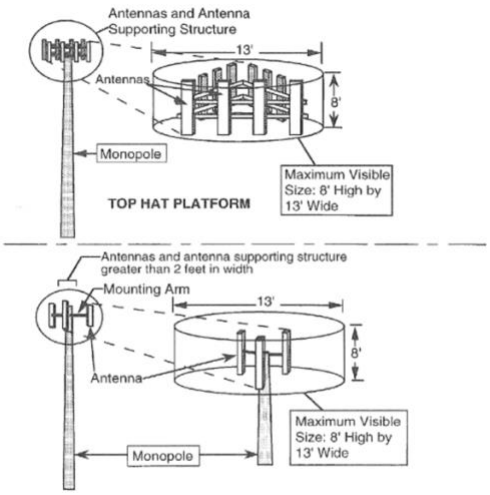
“Material, Secondary” means any material that occupies no more than ~~twenty~~ 20 percent of the exterior Façade(s) of a Building or Structure.

"Mixed-Use” and “Mixed-Use Development" means a Development project that includes a Residential Use combined with one or more of the following Uses: Retail, service, or office; that integrates critical massing of physical and functional components into a coherent plan that promotes walkability through uninterrupted pedestrian connections; and reduces traffic and parking impacts.

"Mobile Home" means a transportable, factory-built Dwelling Unit built prior to June 15, 1976, in accordance with a state mobile home code that existed prior to the HUD code.

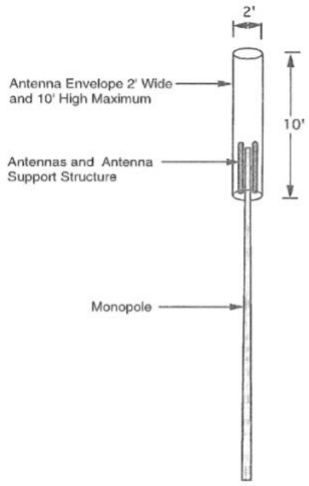
"Monopole" means a single, self-supporting, cylindrical pole that acts as the support Structure for Antennae.

"Monopole, Major" means a Monopole with Antennae or Antenna support Structures, which exceed two feet (2’) in width, but not more than 15 feet in width, and with a maximum vertical length of eight feet (8’), viewed from the same elevation as the Antennae and Antenna support Structure.



MONOPOLE WITH ANTENNAS AND ANTENNA SUPPORT STRUCTURES EXCEEDING 2 FEET IN WIDTH

"Monopole, Minor" means a Monopole with Antennae and Antenna support Structures, which do not exceed two feet (2’) in width and ten feet (10’) in vertical length, viewed from the same elevation as the Antennae and Antenna support Structure.



MONOPOLE WITH ANTENNAS AND ANTENNA SUPPORT STRUCTURE LESS THAN 2 FEET IN WIDTH

"Motel" means a Building or series of Buildings in which temporary, over-night accommodation is offered for a fee, that provides direct independent access to, and adjoining parking for, each rental unit.

“Movie Studio / Sound Stage” means a Building primarily used for motion picture, television, video, sound, computer, and other communications media production, including the construction and use of indoor sets. A Movie Studio or Sound Stage does not include a Sexually Oriented Business.

“Museum” means a Building or group of Buildings that house objects of cultural, historical, artistic, or scientific interest.

“Nature Center” means an establishment designed expressly for and used principally to educate and connect visitors with the natural environment.

"Noncomplying Structure” means a Structure that legally existed before its current land use designation and because of one or more subsequent Land Use Regulation changes, does not conform to Setback, height restrictions, or other regulations, excluding those regulations that govern the Use of land.

"Nonconforming Use" means a Use of land that: (a) legally existed before its current land use designation; (b) has been maintained continuously since the time the Land Use Regulations governing the land changed; and (c) because of one or more subsequent Land Use Regulations changes, does not conform to the regulations that now govern the Use of land.

"Non-Contributory Structure" means a Structure that is not contributing or is ineligible for registry to the Historic and Landmark District, as deemed by the Historic and Landmark Commission, or as a result of a historic survey by a certified architectural historian. Non-Contributory Structure status is typically due to the Structure not being built during the historic period (~~fifty~~ 50 years or older), having major alterations or additions, and/or the Structure no longer retains historic integrity.

"Non-Depository Institution" means a business, other than a Financial Institution, that is registered by the state of Utah pursuant to the Check Cashing and Title Lending Registration Act. Included in Non-Depository Institutions:

1. "Check Cashing Business" means a person or business that, for compensation, engages in cashing a check for consideration or extending a Deferred Deposit Loan. Check Cashing does not include depository institutions, as defined by the state of Utah, Financial Institutions, or a Retail seller engaged primarily in the business of selling goods or services to Retail buyers that cash checks or issue money orders for a minimum flat fee not exceeding one percent of the check or one dollar ($1.00) as a service fee that is incidental to its main purpose or business.
2. "Payday Loan Business" means an establishment providing loans to individuals in exchange for personal checks or assignment of wages as collateral.
3. "Title Loan Business" means an establishment providing short-term loans to individuals in exchange for the title of a motor vehicle, motor home, or other motor vehicle as collateral.
4. "Deferred Deposit Loans" means a business that conducts transactions where a person presents to a check casher a check written on that person's account or provides written or electronic authorization to a check casher to affect a debit from that person's account using an electronic payment and the check casher provides the maker an amount of money that is equal to the face value of the check or the amount of the debit less any fee or interest charged for the transaction and agrees not to cash the check or process the debit until a specific date.

"Nursery, Commercial" means a Business that grows and sells trees, shrubs, flowers, ground cover, and other similar plants. A Commercial Nursery also includes the sale of related products, including fertilizers, mulch, and landscape decoration. A Commercial Nursery does not include growing or selling federally controlled substances.

"Nursing Home" means a long-term, intermediate care/nursing facility, licensed by the state of Utah, for the care of individuals who due to illness, advanced age, disability, or impairment require assistance and/or supervision on a ~~twenty-four~~ 24 hour per day basis. A Nursing Home includes skilled nursing facilities, elderly care facilities, convalescent homes, and rest homes. A Nursing Home does not include: Adult Daycare or a Homeless Shelter.

“Occupiable Space” means an enclosed space in which individuals congregate for amusement, education, habitation, or similar purposes, or in which the occupants are engaged in labor.

"Office, Medical, Dental, Health Care” means a Building, or portion thereof containing, offices and facilities for providing medical, dental, or psychiatric services supervised by a licensed M.D./ D.O., D.C., D.D.S./ D.M.D., N.D./ N.M.D., D.P.T., D.P.M., or O.D for outpatients only. A Medical or Dental Health Care Office does not include overnight care of patients.

"Office, Professional" means a Building or portion thereof that houses firms or organizations providing professional services to individuals and businesses, where a majority of client contact occurs at the office including advertising, accounting, architecture, law, insurance, real estate, investment, engineering, and computer services. A Professional Office does not include technical, medical, dental, or administrative offices.

"Open Space, Common" means an area of land, including Landscaping, outdoor recreation areas, club houses, private roads, and sidewalks, within a Lot or Parcel that is commonly owned and used by the residents and guests of the Development.

"Open Space, Public" means an area of land or water that may be used by the public for passive or active recreation, conservation, Landscaped Areas, preserves of the natural environment, or scenic land.

“Open Space, Usable” means an area of land within a Lot or Parcel, that is intended to be used as outdoor space for the benefit of the Owners or tenants of a Development. Usable Open Space may include Landscaped Areas, shade structures, play equipment, play courts, landscaped plazas, Accessory Structures, and stormwater facilities that function as Usable Open Space. Usable Open Space does not include Setbacks, Buffers, Parking, driveways, or any privately-owned spaces.

"Overlay District" means an area designated on the Land Use Map, where certain additional requirements or Uses are added to a base zoning district.

"Owner" means the property owner of record.

"Owner Occupied Residential Development" means those Developments wherein each Dwelling Unit is Subdivided and recorded with a unique tax Parcel identification number.

"Parcel” means any real property that is not a Lot or Condominium.

“Parcel Boundary Adjustment” means a recorded agreement between the Owners of adjoining Parcels adjusting the mutual boundary, either by deed or by a boundary line agreement in accordance with UCA § 57-1-45, if no additional Parcel is created and:

1. none of the property identified in the agreement is Subdivided Land; or
2. the adjustment is to the boundaries of a single person’s Parcels; and
3. does not mean an adjustment that:
    a. creates an additional Parcel; or
    b. constitutes a Subdivision.

"Park and Ride" means an off-Street Parking Lot or Parking Structure, owned and operated by Utah Transit Authority, the state, or South Salt Lake City, that is designed for parking automobiles, the occupants of which transfer to public transit to continue their travel.

"Park Strip" means the Landscaped Area within a public Right-of-Way located between the back of the Street curb and the sidewalk, or, in the absence of a sidewalk, located between the back of the Street curb and the Property Line.

"Parking Area" means a public or private area, associated with a Building or Structure, that is designed and used for parking motor vehicles. Driveways, Garages, and Parking Lots are Parking Areas.

"Parking Lot" means an off-Street, paved area, used for parking more than four (4) automobiles at one time, that is available for public Use whether free, for compensation, or as an accommodation for clients or customers.

"Parking, Public" means a Parking Area designated for public use.

"Parking, Reciprocal Access” means an off-Street Parking Lot that services two or more commercial properties that share an unobstructed Property Line so that the Parking Areas are accessible to both properties.

"Parking, Shared" means the Development and Use of Parking Areas for joint Use by two (2) or more businesses or residents of adjacent properties.

"Parking Stall" means a designated spot within a Parking Area for parking one motor vehicle, that meets the dimensional requirements of this Title.

"Parking Structure" means a standalone, multi-level Structure designed and used for temporarily parking motor vehicles.

"Pawn Broker" means a person or business that engages in the following activities:

1. loans money on one or more deposits of personal property;
2. deals in the purchase, exchange, or possession of personal property on condition of selling the same property back again to the pledger or depositor;
3. loans or advances money on personal property by taking chattel mortgage security on the property and takes or receives the personal property into his possession, and who sells the unredeemed pledges;
4. deals in the purchase, exchange or sale of used or secondhand merchandise or personal property; or
5. engages in a licensed business enterprise as a Pawnshop.

"Pawnshop" means the physical location or premises where a Pawn Broker conducts business.

"Permanent Supportive Housing" means long term, community-based housing that also provides supportive services for homeless persons with disabilities and enables special needs populations to live as independently as possible in a permanent setting. Permanent Supportive Housing does not include a Homeless Shelter.

“Petitioner” means a Petition to (a) enact, amend, or repeal a Land Use Regulation; or (b) modify the General Plan.

"Pharmacy" means any place where a state licensed pharmacist (a) dispenses drugs, (b) provides pharmaceutical care, or (c) processes or handles drugs for eventual use by a patient. A Pharmacy does not include production of federally regulated substances, nor the sale of Cannabis or Cannabis related products.

“Place of Worship” means a meetinghouse, church, temple, mosque, synagogue, or other permanent Structure used primarily for regular religious worship.

"Plat" means a map or other geographic representation of land or land and Condominium units that a licensed land surveyor prepares in accordance with UCA § 10-9a-603.

“Plat, Final” means a Plat approved by the Planning Commission.

“Plat Amendment” means the combining of existing, properly subdivided Lots into one or more Lots or the amendment of recorded Final Plat notes or other recorded Final Plat elements.

"Porch" means a roofed area, open on three-sides, that is attached to and derives access from a Building.

“Portable Container” means a large, fully enclosed, durable, reusable receptacle that is typically prefabricated for the purpose of transporting or storing freight or other goods and not for human occupancy. Portable Container does not include a waste receptacle, dumpster, or similar container.

"Poultry, Urban" means the keeping of up to six (6) hens on a residential Lot or Parcel, by the Owner of such residential Lot or Parcel, for egg harvesting or companionship, and not for on-site slaughter.

"Precious Metal Recycling" means a business that purchases precious metals from the general public for recycling and refining. Precious Metal Recycling does not include Financial Institutions, a purchaser of precious metals who purchases from a seller seeking a trade-in or allowance, jewelry manufacturers, manufacturers of other items composed in whole or in part of gold, silver, or platinum, or a purchaser of precious metals for his/her own use or ownership and not for resale or refining.

"Printing, Large Scale" means a business specializing in reproduction of written or graphic materials on a custom order basis for individuals or businesses. Large Scale Printing includes photocopy, blueprint, offset printing, publishing, binding, and engraving.

"Property Line" means a boundary line of a Parcel or Lot. See also Lot Line.

"Property Line, Corner" means a boundary of a Lot or Parcel that is approximately perpendicular to the Front Property Line and is directly adjacent to a public Right-of-Way, other than an Alley or railroad.

"Property Line, Front" means the boundary of a Lot or Parcel abutting a Right-of-Way, other than an Alley or lane, from which the required Setback or Build-to Standard is measured.

"Property Line, Rear" means the boundary of a Lot or Parcel that is approximately parallel to the Front Property Line. The Rear Property Line that separates Lots from one another or separates a Lot from an Alley.

"Property Line, Side" means the boundary of a Lot or Parcel that is approximately perpendicular to the Front and Rear Property Lines.

"Protective Housing Facility" means a facility operated, licensed, or contracted by a governmental entity, or operated by a charitable, nonprofit organization, limited to no more than 12 occupants at any one time, that provides temporary, protective housing exclusively to:

1. abused or neglected children awaiting placement in foster care;
2. pregnant or parenting teens;
3. victims of sexual abuse; or
4. victims of domestic abuse.

"Public Improvement" means any Structure, Street, curb, gutter, sidewalk, water or sewer line, storm sewer, public Landscaping, flood control facility, and other similar facility for which the City may ultimately assume responsibility, or which may affect a City improvement.

“Public Utility Easement” means the area on a recorded Plat, map, or other recorded document that is Dedicated to the use and installation of Public Utility Facilities or accessory equipment.

"Public Utility Facility” means any Structure or Building used by a public utility agency to (a) store, distribute, or generate electricity, gas, or telecommunications, and any related equipment, or (b) to capture, pump, or to otherwise engage in all aspects of treating and distributing water or effluent. A Public Utility Facility does not include storage or treatment of solid or hazardous waste.

"Recording Studio" means a Building, or portion thereof, used by a Business primarily engaged in production music, publishing music, or other sound recording services.

"Recreation Center" means an establishment that provides a variety of recreation and fitness activities including activities within a Structure as well as incidental and subordinate outdoor recreational activities on the same Lot.

"Recycling Collection / Drop-Off Facility" means a facility, entirely contained within a Building, that collects recyclable materials for transport to a separate location for processing and recovery. Recyclable materials include glass, plastic, paper, cloth, and other materials collected for recovery and re-use. This definition does not include two (2) or fewer: a) newspaper recycling bins or b) other similar self-serv ice recycling bins that are not staffed by on-site employees.

"Rehabilitation Center" means a facility licensed by the state to provide temporary occupancy and supervision of adults or juveniles to deliver rehabilitation, treatment, or counseling services that are overseen by a state licensed practitioner Rehabilitation Centers provide services related to delinquent behavior, alcohol and drug abuse, conditions resulting from alcohol or drug abuse, sex offenses, sexual abuse, or mental health. A Rehabilitation Center does not include a Homeless Shelter or Transitional Care and Rehabilitation.

"Residential Density" means the average number of Dwelling Units allowed per acre of land in a particular Development.

"Restaurant" means a business in which food is prepared and sold for consumption on the premises.

“Retail” means the sale of goods or services directly to the consumer, that generates point-of-sale sales tax revenues for South Salt Lake City.

"Retail, Accessory" means a business engaged in the selling or rental of goods and/or merchandise. An Accessory Retail business is a maximum of 1,000 square feet and is subordinate and incidental to a Primary Use other than Retail.

"Retail, General" means a business, that occupies a Building greater than 60,000 square feet, that provides goods, including tobacco products and/or alcohol to other businesses in wholesale trade or directly to the consumer. General Retail includes membership warehouse clubs.

"Retail, Neighborhood" means a neighborhood-Scale Retail establishment, that occupies a Building, or portion thereof, less than 60,000 square feet, engaged in the selling of goods or merchandise, but not alcohol or tobacco products, to other businesses in wholesale trade or directly to the consumer.

"Retention Area" means a pond, pool, or basin used for the permanent storage of water runoff.

"Right-of-Way" means a strip of land acquired by reservation, Dedication, prescription, easement, or condemnation that is intended to be occupied by a Street, trail, sidewalk, Park Strip, crosswalk, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer, or other similar uses.

"Roof-Mounted Antenna" means an Antenna or series of individual Antennae mounted on a roof, mechanical room, or penthouse of a Building.

"Scale" means the size of a Building, Structure, Street, sign, or other element compared to the proposed and the existing built environment.

"Screening" means a method of visually shielding or Buffering one abutting or nearby Structure or Use from another by fencing, walls, Berms, or densely planted vegetation.

“Secondhand Merchandise Dealer” means an Owner or operator of a business, that occupies no less than 3,000 square feet, and that: (a) deals in the purchase, exchange, or sale of used or secondhand merchandise or personal property; and (b) is not a Pawn Broker. Secondhand Merchandise Dealer does not include:

1. The Owner or operator of an antique shop;
2. Any class of businesses exempt by administrative rule under Section 13-32a-112.5 (Utah Code Ann.) or its successor;
3. Any person or entity who operates an Auction House, flea market, or vehicle, vessel, and outboard motor dealer as defined in Section 41-1a-102 (Utah Code Ann.) or its successor;
4. The sale of secondhand goods at events commonly known as “garage sales”, “yard sales”, or “estate sales”;
5. The sale or receipt of secondhand books, magazines, or post cards;
6. The sale or receipt of used merchandise donated to recognized nonprofit, religious, or charitable organizations or any school-sponsored association, and for which no compensation is paid;
7. The sale or receipt of secondhand clothing and shoes;
8. Any person offering his own personal property for sale, purchase, consignment, or trade via the Internet;
9. Any person or entity offering the personal property of others for sale, purchase, consignment, or trade via the Internet, when that person or entity does not have, and is not required to have, a local business or occupational license or other authorization for this activity;
10. Any Owner or operator of a Retail business that contracts with other persons or entities to offer those persons’ secondhand goods for sale, purchase, consignment, or trade via the Internet;
11. Any dealer as defined in Section 76-6-1402 (Utah Code Ann.) or its successor, which concerns scrap metal and secondary metals; or
12. The purchase of items in bulk that are:
    a. sold at wholesale in bulk packaging;
    b. sold by a person licensed to conduct business in Utah; and
    c. regularly sold in bulk quantities as a recognized form of sale.

“Setback” means the minimum allowable distance between a Structure and the closest Property Line, edge of curb, or platted public or private Right-of-Way.

"Sexually Oriented Business" means any business defined as such in Chapter 5.01 of the Municipal Code.

"Sign" means any advertising message, announcement, declaration, demonstration, display, illustration, insignia, surface, or space erected or maintained in view of the observer thereof for identification, advertisement, or promotion of the interests of any person, entity, product, or service. A Sign shall also include the structure, supports, lighting system, and any attachments, ornaments, or other features used to draw the attention of observers. A Sign does not include a flag, badge, or ensign of any government or governmental agency erected for and used to identify said government or governmental agency.

"Sign, Abandoned/ Non-Maintained" means any of the following:

1. a Sign that no longer identifies or advertises a current, Active Business located on the property on which the Sign is situated;
2. a Sign for which no legal Owner can be found;
3. Signs for which required licenses have not been maintained for at least one year;

4. a Sign in poor condition displaying peeling paint, rust, and or other evidence of neglect; or
5. Signs considered abandoned or non-maintained as defined by the state of Utah.

"Sign, Animated" means any Sign that uses movement or change of lighting to depict action or to create a special effect or scene (compare with "Flashing Sign").

"Sign Area" means the total area of any Sign, excluding the minimum frame and supports.

"Sign, Attached" means any Sign that is fastened, attached, connected, or supported in whole or in part to a Building or Building component and includes, but is not limited to, the following:

1. awning Signs;
2. canopy Signs;
3. extended Signs;
4. flat Signs;
5. marquee Signs;
6. Roof Signs (allowed only as a special exception);
7. Window Signs; and
8. painted Wall Signs (allowed only as a special exception).

"Sign, Detached" means any Sign not attached to a Building or Building component and supported permanently upon the ground by poles or braces. A Detached Sign may consist of more than one Sign panel, provided all such Sign panels are attached to one common integrated Sign structure. The total area of all such panels may not exceed the maximum allowable Sign Area specified for the location for Detached Signs. Detached Signs include but are not limited to:

1. pole Signs;
2. ground Signs; and
3. low-profile Signs.

"Sign, Directional (Off-Premise)" means a Sign containing no more than a logo, a name, and directions to the institution or business and is located not located on the same property as the institution or business is located.

"Sign, Incidental " means a small Sign, emblem, or decal informing the public of goods, facilities, or services available on the premises. Examples of Incidental Signs include: a credit card Sign, a Sign indicating hours of business, or residential Signs that are limited and temporary in nature such as "Welcome Home" or "It's a Boy!"

"Sign, Nonconforming " means a Sign or a Sign Structure or portion thereof lawfully existing at the time this Title became effective that does not conform to all height, location, placement, construction standards, area, and Yard regulations prescribed in this Title and in the district in which it is located.

"Sign, Roof" means a Sign erected partly or wholly on or over the roof of a Structure, including Detached Signs that rest on or overlap ~~twelve~~ 12 inches or more.

"Sign, Temporary" means and includes any sign, with or without frames, intended to be displayed out of doors for a short period of time and shall be limited to the following:

1. A banner, pennant, valance or advertising display constructed of paper, cloth, canvas, light fabric, cardboard, wall board or other light materials;
2. Balloons;
3. Festoons; and
4. Any Sign not permanently attached to a support or Building as required by this Title.

"Sign, Wall (painted)" means a Sign that is painted on a wall or is painted without a frame or separation from the wall or facing so that it appears to be painted on a wall.

"Sign, Window" means a Sign that is attached to or painted on a window or door or is located within a Building and is visible from the exterior of the Building through a window or door.

"Significant Vegetation" means any large tree of six-inch (6") caliper or greater, grove of five (5) or more smaller trees each of less than six-inch (6") caliper, or clump of oak or maple trees covering an Area of ~~fifty~~ 50 square feet ~~($50ft^2$)~~ as measured to their canopy driplines.

"Site Plan" means a plan that outlines the Use and Development of any tract of land within South Salt Lake City for the purposes of determining compliance with this Code.

"Slaughterhouse / Animal Processing " means any facility where livestock or poultry are slaughtered and prepared for distribution to butcher shops, processing facilities, or Retail sales establishments such as grocery stores. A Slaughterhouse is entirely enclosed with a Building and may include packing, treating, storage, on-site sale of animal by-products, or tanning of animal skins and hides.

"Solar Energy System" means an energy system that converts solar energy to usable thermal, mechanical, chemical, or electrical energy to meet a Structure's energy demands. A Solar Energy System includes systems that are integrated into a Building or Structure, as well as those that are mounted outside of a Building or Structure.

"Specialty Recreational Installation" means a Structure dedicated to the support of one or more outdoor recreational pursuits, and is limited to a yoga, meditation, shade, or picnic pavilion, bicycle-share/rental installation, active nature-play structure, and built trail improvement.

"Storage Facility, Indoor" means a Building used to provide separate, indoor storage areas for individuals or businesses that is designed for direct, private access by the tenant to each unit from an enclosed corridor.

"Storage Facility, Outdoor" means an outdoor equipment yard, depository, stockpiling or storage of materials and products, or contractor's yard. Outdoor Storage Facilities include the storage of items used for non-Retail or industrial trade, merchandise inventory, or bulk materials such as sand, gravel, and other building materials. Outdoor Storage Facilities do not include the outdoor storage of motor vehicles.

"Storage Facility, Warehouse" means a Building that is primarily used for the indoor storage of goods and merchandise and includes a distribution facility. A Storage Warehouse does not include outdoor storage of any kind.

"Story" means the vertical measurement between floors taken from finish floor to finish floor. For the top Story, the vertical measurement is taken from the top finish floor to the top of the wall Plate of the roof.

"Street" means any improved public Right-of-Way for vehicular traffic or any private Right-of-Way Dedicated and improved to City standards that provides Access to property.

"Street, Arterial" means a Street designated in the Master Streets Plan as a controlled-access highway or major Street parkway.

“Street, Cul-de-Sac” and “Cul-de-Sac” means a minor terminal (dead end) Street with a turn- around.

“Street, Freeway” means a Street with fully controlled access designed to link major destination points.

“Street, Local” means a Street that is designated as such in the Master Streets Plan.

“Street, Major Collector” means a Street that is designated as such in the Master Streets Plan.

“Street, Minor Collector” means a Street, that is designated as such in the Master Streets Plan.

"Street, Private" means a Right-of-Way that has been improved to City standards and Dedicated by a recorded Plat as a private access, with the right of public use, to serve specific property.

"Street, Public" means a Right-of-Way that has been Dedicated to the City by Plat, or that the City has acquired by prescriptive right, deed, or other form of legal Dedication.

"Streetscape" means the visual elements of a Street, including paving materials, adjacent space on both sides of the Street, Landscaping, retaining walls, sidewalks, Building Façades, lighting, medians, Street furniture, and signs that, in combination, form the Street's character.

"Structure" means anything constructed or erected that is permanently affixed to the ground in any manner. A Structure includes a Building.

"Structure, Accessory" means a Structure that: (1) is clearly incidental and subordinate to a Primary Building located on the same Lot or Parcel; (2) is operated and maintained under the same ownership as Primary Building and the Primary Use; (3) houses an Accessory Use only; (4) contains no living space; (5) is not attached to a Primary Building; and (6) is at least 200 square feet. Accessory Structures include garages and sheds.

"Structure, Primary" means a Structure that houses the Primary Use associated with the Lot or Parcel.

"Structure, Temporary" means any physical space that is constructed without a foundation or footings, or that contains a hitch, wheels, or trailer base, and can be removed from a location when the designated time period, activity, or Use for which the Structure was erected ceases.

“Subdivided Land” means the land, tract, or Lot described in a properly recorded Subdivision Plat.

"Subdivision" means any land that is divided, re-subdivided, or proposed to be divided into one or more Lots, Parcels, sites, units, plots, or other division of land for the purpose—whether immediate or future—for sale, lease, or Development. A Subdivision includes the division or Development of residential or non-residential zoned land by deed, metes and bounds description, devise and testacy, map, Plat, or other recorded instrument.

"Tailoring Shop" means a business that primarily engages in clothing alteration, clothing repair, and made-to measure clothing or other garments.

"Tattoo Shop / Parlor" means any location, place, area, Structure, or business used for the practice of tattooing or the instruction of tattooing. Tattoo Shop / Parlor does not include businesses that primarily engages in permanent cosmetics application to restore eyebrows or enhance lips or eyelines.

"Theater, Live Performance" means an establishment for the performance of dramatic, dance, music, or other live performances with fixed seating for audiences. Live Performance Theaters do not include Sexually Oriented Businesses or Movie Theaters.

"Theater, Movie" means a Building, or portion thereof, devoted to showing motion pictures for a fee. Movie Theaters include Accessory Uses such as food, beverage, and other concession sales.

"Tobacco Shop" means a tobacco retailer whose business involves the sale of tobacco products and includes the incidental and subordinate sale of related tobacco products. A Tobacco Shop also includes an incidental and subordinate social/lounge room for smoking on the premises. A Tobacco Shop does not include Tobacco Specialty Retail.

"Tobacco Specialty Retail" means a commercial establishment in which:

1. sales of tobacco products, Electronic Cigarette Products, and nicotine products account for more than 35% of the total quarterly gross receipts for the establishment;
2. 20% or more of the public retail floor space is allocated to the offer, display, or storage of tobacco products, Electronic Cigarette Products, or nicotine products;
3. 20% or more of the total shelf space is allocated to the offer, display, or storage of tobacco products, Electronic Cigarette Products, or nicotine products;
    a. the commercial establishment:
       holds itself out as a retail tobacco specialty business; and
    b. causes a reasonable person to believe the commercial establishment is a retail tobacco specialty business;
4. any flavored Electronic Cigarette Product is sold; or
5. the retail space features a self-service display (as that term is defined in UCA Section 76-10-105.1, or any amendment thereto) for tobacco products, Electronic Cigarette Products, or nicotine products.

"Transitional Housing" means a facility that provides free temporary housing to homeless persons for at least 30 days while they obtain work, job skills, or otherwise take steps to stabilize their circumstances. A Transitional Housing facility does not include:

1. A Homeless Shelter;
2. A Dwelling Unit provided to a Family for its exclusive use as part of a transitional housing program for more than 180 days;
3. A Residential Facility for Persons with a Disability;
4. Permanent Supportive Housing; or
5. Assisted Living Facilities.

"Transitional Care and Rehabilitation" means a facility that provides mental health services or drug rehabilitation and treatment to homeless persons.

"Turf Grass" means a variety of grasses—such as Kentucky bluegrass or perennial rye grass—grown to form turf, or lawn, as opposed to tufted ornamental grass.

"Upholstery Shop" means a business that repairs and replaces upholstery for household and office furnishings. Upholstery Shop does not include motor vehicle upholstering or repair.

“Use” means the purpose or purposes for which land or Structures are approved, occupied, maintained, arranged, designed, or intended.

“Use, Accessory” or “Accessory” means a subordinate and incidental Use located upon the same Lot, and in the same zoning district, as the Primary Use or Building.

"Use, Conditional" means a Use that, because of its unique characteristics or potential impact on the City, surrounding neighbors, or adjacent Uses, may not be Compatible in some areas or may be Compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.

“Use, Intensity of” means the maximum number of residential units, commercial patrons, or industrial space within a specified land Area designated for that purpose.

"Use, Primary" means the principal Permitted Use established on a Lot or Parcel.

“Use, Residential” means any Use that is primarily residential in nature, but where the Primary Use is human habitation. Residential Use includes occupancy of a Dwelling as living quarters and all Accessory Uses but does not include Temporary Structures or unaffixed shelter such as tents, containers, railroad cars, vehicles, trailers, or similar units.

"Use, Temporary " means a seasonal business, licensed by the City, that engages in the temporary sale of goods, wares, or merchandise from a tent, vending cart, or other area on property owned or leased by the person, firm, or corporation, such as: firework or Christmas tree stands. Temporary Uses are incidental and subordinate to the Primary Use or Structure existing on the property, and not incompatible with the intent of the district.

"Wall-Mounted Antenna" means an Antenna or series of Antennae mounted to the Façade of a Building or a chimney.

"Whip Antenna" means an Antenna that is cylindrical in shape. Whip Antennae can be directional or omnidirectional and vary in size depending upon the frequency and gain for which they are designed.

"Yard" means the portion of a Lot between a Lot Line and its nearest Setback line.

"Yard, Corner Side" means the Yard space adjacent to a Street that extends from the Front Yard Setback line and the Rear Property Line and between the Corner Side Setback line and the Street Property Line.

"Yard, Front" means the area that includes the full width of the Lot or Parcel extending from the Main Building to any Lot Line abutting a Street, or private right of access. On a vacant Lot or Parcel, the area that includes the full width of the Lot from the depth of the minimum Setback to any Lot Line abutting any Street. A Corner Lot or a Double Frontage Lot has two Front Yards.

"Yard, Rear" means the Yard extending across the full width of the Lot between the Rear Lot Line and the Nearest line or point of the Building. The Rear Yard is that portion of the Yard opposite the Front Yard.

"Yard, Side" means the Yard extending from the Front Yard to the Rear Yard between the Side Lot Line and the nearest line or point of the Building.

SECTION II: Amend Section 17.03.010 as follows:

17.03.010 - Land Use Matrix.

A. Any Use not specifically permitted or conditionally permitted in this Land Use Matrix is prohibited. Only the following Uses are allowed:

  1. Uses indicated by the letter "P" below are Permitted Uses only where designated.

  2. Uses indicated by the letter "C" are Conditional Uses only where designated.

B. All Permitted Uses are subject to the general and specific standards, as applicable, contained in Section 17.04, as well as the regulations of each particular zoning district where permitted.

C. All Conditional Uses are subject to the general and specific standards, as applicable, contained in Section 17.05, as well as the regulations of each particular zoning district ~~where conditional~~.

Land Use Categories	Commercial Corridor	Commercial Neighborhood	Commercial General	TOD and TOD/Core	Mixed Use	Business Park	Professional Office	Flex	Historic and Landmark	Jordan River	School	City Facility	Open Space	R1	Residential Multiple	Crossing MPMU - Anchor Tenant	Crossing MPMU - 2100 S / State St.	Crossing MPMU- Transit District	Riverfront MPMU - Flex/Office	Riverfront MPMU - RM1	Riverfront MPMU - School	Riverfront MPMU - R1	Granite MPMU - Townhome	Granite MPMU - Library	Granite Lofts Townhome	Nature Center Pilot Project	SSLC-PD	TBU	Downtown - Station	Downtown - Greenway	Downtown - Mixed-Use	Downtown - Retail	East Streetcar Nbhd. - State Street Gateway	East Streetcar Nbhd. - North Haven	East Streetcar Nbhd. - 500 East Gateway	Townhome Overlay
Adult Daycare	C		C	C	C																															
Alcoholic Beverage, Banquet and Catering	P	P	P	P	P			P																					P	P	P	P				
Alcoholic Beverage, Bar Establishment	C			C												C	C												C	C	C	C				
Alcoholic Beverage, Beer Recreational	P	P	P	P	P			P								P	P												P	P	P	P				
Alcoholic Beverage, Beer Wholesaler								C																												
Alcoholic Beverage, Hotel	P	P	P	P	P																								P	P	P	P				
Alcoholic Beverage, Liquor Warehouse								C																												
Alcoholic Beverage, Local Industry Representative	P	P	P	P	P	P	P	P	P							P	P	P	P										P	P	P	P				
Alcoholic Beverage, Manufacturer	C			C				C																					C	C	C	C				
Alcoholic Beverage, Off-Premise Beer	P	P	P	P	P			P								P	P												P	P	P	P				
Alcoholic Beverage, Package Agency	P		P	P	P			P								P	P												P	P	P	P				
Alcoholic Beverage, Reception Center																																				
Alcoholic Beverage, Restaurant (Beer Only)	P	P	P	P	P			P									P												P	P	P	P	P	P	P	
Alcoholic Beverage, Restaurant (Limited Service)	P	P	P	P	P			P									P												P	P	P	P	P	P	P	
Alcoholic Beverage, Restaurant (Full Service)	P	P	P	P	P			P									P												P	P	P	P	P	P	P	
Alcoholic Beverage, Special Use (Educational)	P			P				P																					P	P	P	P	P	P	P	
Alcoholic Beverage, Special Use (Industrial / Manufacturing)			P					P											P										P	P	P	P				
Alcoholic Beverage, Special Use (Scientific)	P		P	P				P											P										P	P	P	P				
Alcoholic Beverage, Special Use (Religious)	P	P	P	P	P	P	P	P	P					P	P														P	P	P	P	P	P	P	
Alcoholic Beverage, Tavern	C			C												C	C												C	C	C	C				
Alcoholic Beverage, State Liquor Store	C			C				C									C												C	C	C	C	C	C	C	
All-Terrain Vehicle (ATV), Motorcycle, Personal Watercraft (PWC), Snowmobile Sales and Service	P		P					P																							P	P				
Amusement Device																																				
Animal Hospital / Veterinary Office (Small Animal)	P		P	P	P			P									P		P										P	P	P	P				
Animal Kennel / Day Care, Commercial	C		C	C	C			C																												
Animal Kennel / Day Care, Commercial (Indoor Only)																													C	C	C	C	C	C	C	
Antenna, Lattice Tower								C		C		C																								
Antenna Mounted on City-Owned Structure	P							P		P		P	P																							
Antenna, Roof-Mounted	P							P		C		P	C	C	C																					
Antenna, Wall-Mounted	P							P		C		P	C	C	P																					
Apiary										P				P																						
Art Gallery	P	P	P	P	P		P	P	P			P					P		P										P	P	P	P	P	P	P	
Art Studio	P	P	P	P	P		P	P	P			P					P		P										P	P	P	P	P	P	P	
Assisted Living Facility	C	C		C	C										C														C	C	C	C	C	C	C	
ATM, Kiosk, Vending Machine (Self-Service, Interactive, Outdoors)	P	P	P	P	P	P	P	P				P					P												P	P	P	P	P	P	P	
Auction House																																				
Auto, Light Truck, RV, Boat, Trailer Dealerships (Sale, Lease, or Rent)	C		C					C																												
Auto Auction																																				
Auto Body Repair								P																												
Automotive Restoration			P					P																												
Automotive Service and Repair			P					P																												
Automotive Service Station (Non-Mechanical)			P			P		P																												
Aviary																																				
Bail Bonds																																				
Bakery, Commercial			P					P																					P	P	P	P				
Bakery, Neighborhood	P	P	P	P	P												P	P											P	P	P	P	P	P	P	

Land Use Categories	Commercial Corridor	Commercial Neighborhood	Commercial General	TOD and TOD-Core	Mixed Use	Business Park	Professional Office	Flex	Historic and Landmark	Jordan River	School	City Facility	Open Space	R1	Residential Multiple	Crossing MPMU - Anchor Tenant	Crossing MPMU - 2100 S / State St.	Crossing MPMU- Transit District	Riverfront MPMU - Flex/Office	Riverfront MPMU - RM1	Riverfront MPMU - School	Riverfront MPMU - R1	Granite MPMU - Townhome	Granite MPMU - Library	Granite Lofts Townhome	Nature Center Pilot Project	SSLC-PD	TTBU	Downtown - Station	Downtown - Greenway	Downtown - Mixed Use	Downtown - Retail	East Streetcar Nbhd. - State Street Gateway	Fort Streetcar Nbhd. - North Haven	Fort Streetcar Nbhd. - 500 East Gateway	Townhome Overlay
Barber Shop / Hair Salon	P	P	P	P	P		P										P	P											P	P	P	P	P	P	P	
Blood / Plasma Donation Center																																				
Bowling Alley	P		P	P																									P	P	P	P				
Car Wash	C	C	C	C				C																								C				
Child Care Center	C	C	C	C	C	C											C												C	C	C	C	C	C	C	
City Building												P															P									
City Park												P	P																							
Commercial Repair Services	P	P	P	P		P		P																					P	P	P	P	P	P	P	
Convenience Store with Fuel Pumps	C	C	C	C	C			C																								C				
Crematory / Embalming Facility								C																												
Day Spa	C																C														C	C	C			
Day Treatment Center			C																																	
Drive-Up Window	P	P	P	P	P	P		P									P																			
Dry Cleaning / Laundromat	P	P	P	P	P			P									P												P	P	P	P	P	P	P	
Dwelling, Live / Work			C	C	C																															
Dwelling, Multi-Family	C			C	C										C		C	C		C									C	C	C	C	C	C	C	
Dwelling, Single-Family										P				P	P							P														
Dwelling, Townhome		€		€	€										€		C	C					P		P				€	€	€		€	€	€	P
Education, After School (Children)	C	C	C	C	C		C		C		C	P		C	C						C								C	C	C	C	C	C	C	
Education, Elementary or Secondary											C																									
Education, Higher (Public)											C																									
Education, Preschool	C	C	C	C	C		C		C		C	P		C	C														C	C	C	C	C	C	C	
Education, Technical											C																									
Employment Agency / Temporary Staffing	P		P	P				P																					P	P	P	P	P	P	P	
Equestrian Facility										C																										
Equipment Sales, Service, and Rental (Heavy and Farm)																																				
Escort Service																																				
Farmers Market	C	C	C	C	C				P			P	C																C	C	C	C	C	C	C	
Financial Institution	P		P	P	P	P		P									P												P	P	P	P	P	P	P	
Fitness Center	P	P	P	P	P			P	P			P					P		P										P	P	P	P	P	P	P	
Food Truck / Food Trailer	P	P	P	P	P	P	P	P	P			P		P	P														P	P	P	P	P	P	P	
Food Processing (Large-Scale)								P																												
Food Processing (Small-Scale)	P	P	P	P		P		P																					P	P	P	P				
Food Truck Park	P	P	P	P	P	P	P	P	P																				P	P	P	P	P	P	P	
Funeral / Mortuary Home			C																																	
Grooming Services (Pets)	P	P	P	P	P			P																					P	P	P	P	P	P	P	
Haunted House												P																								
Home Occupation, Category I	P	P	P	P	P		P							P	P		P	P		P		P	P		P				P	P	P	P	P	P	P	
Home Occupation, Category II	C	C		C	C		C							C	C		C	C		C		C	C		C				C	C	C	C	C	C	C	
Homeless Shelter										C																										
Horticulture / Produce Sales		C	C					C	C	C		P																	C	C	C	C	C	C	C	
Hospital, Specialty	C			C																									C	C	C	C				
Hotel	C	C	C	C	C																								C	C	C	C	C	C	C	
Hotel, Extended-Stay																																				
Impound and Tow Lot																																				
Jail																																				
Juvenile Detention Facility																																				
Library												P												P												
Maintenance Facility, Vehicle / Transit																																				
Manufactured Home Park																																				
Manufacturing, Major																																				
Manufacturing, Minor			P					P											P																	
Massage Therapy	C																																			

Land Use Categories	Commercial Corridor	Commercial Neighborhood	Commercial General	TOD and TOD-Core	Mixed Use	Business Park	Professional Office	Flex	Historic and Landmark	Jordan River	School	City Facility	Open Space	R1	Residential Multiple	Crossing MPMU - Anchor Tenant	Crossing MPMU - 2100 S / State St.	Crossing MPMU- Transit District	Riverfront MPMU - Flex/Office	Riverfront MPMU - RM1	Riverfront MPMU - School	Riverfront MPMU - R1	Granite MPMU - Townhome	Granite MPMU - Library	Granite Lofts Townhome	Nature Center Pilot Project	SSLC-PD	TTBU	Downtown - Station	Downtown - Greenway	Downtown - Mixed Use	Downtown - Retail	East Streetcar Nbhd. - State Street Gateway	East Streetcar Nbhd. - North Haven	East Streetcar Nbhd. - 500 East Gateway	Downhome Overlay
Major Monopole exceeding max district Height	C							C		C		C	C																							
Major Monopole not exceeding max district Height	P							P		P		P	P																							
Minor Monopole exceeding max district Height	C							C		C		C	C	C	C																					
Minor Monopole not exceeding max district Height	P							P		P		P		P	P																					
Monopole w/ Structure >15ft. Wide																																				
Motel																																				
Movie Studio / Sound Stage												P																								
Museum	P	P	P	P	P				P			P	C																P	P	P	P	P	P	P	
Nature Center																										P										
Non-Depository Institution																																				
Nursery, Commercial			P					P		P																										
Nursing Home		C		C	C										C														C	C	C	C	C	C	C	
Office, Administrative	P	P	P	P	P	P	P	P	P			P					P	P	P										P	P	P	P	P	P	P	
Office, Medical, Dental, Health Care	P	P	P	P	P	P	P	P				P					P		P										P	P	P	P	P	P	P	
Office, Professional	P	P	P	P	P	P	P	P	P			P					P	P	P										P	P	P	P	P	P	P	
Park and Ride (Structured Parking Only)	C			C																									C							
Parking Structure	P	P	P	P	P			P				P			P														P	P	P	P	P	P	P	
Pawn Shop																																				
Permanent Supportive Housing																																				
Pharmacy	C	C	C	C	C			C									C												C	C	C	C	C	C	C	
Place of Worship	C	C	C	C	C	C	C	C	C					C	C														C	C	C	C	C	C	C	
Portable Container	P	P	P	P	P	P	P	P				P		P	P	P	P	P	P	P		P	P		P	P	P	P								
Poultry, Urban										P				P	P							P														
Precious Metal Recycling																																				
Printing, Large-Scale				P		P		P																					P	P	P	P				
Protective Housing				C																																
Public Utility Facility	C	C	C	C	C	C		C		C		C	C																C	C	C	C	C	C	C	
Recreation Center	C	C	C	C	C	C		C	C			P	C				C												C	C	C	C	C	C	C	
Recycling Collection / Drop-Off Facility																																				
Rehabilitation Center																																				
Restaurant	P	P	P	P	P												P	P											P	P	P	P	P	P	P	
Retail, Accessory	P	P	P	P	P	P		P	P			P					P	P	P										P	P	P	P	P	P	P	
Retail, General	P	P	P	P	P	P		P				P				P	P		P										P	P	P	P				
Retail, Neighborhood	P	P	P	P	P	P		P	P			P					P												P	P	P	P	P	P	P	
Secondhand Merchandise Dealer	P	P		P	P																															
Sexually Oriented Business						C																														
Slaughterhouse / Animal Processing																																				
Storage Facility, Indoor			C					P											P																	
Storage Facility, Outdoor																																				
Storage Facility, Warehouse								P											P																	
Tattoo Shop / Parlor																																				
Temporary Use	C	C	C	C												C	C																			
Theater, Live Performance	C			C								P	P																P	P	P	P				
Theater, Movie	C																												P	P	P	P				
Tobacco Specialty Retail																																				
Transitional Care and Rehabilitation																																				
Transitional Housing																																				
Upholstery Shop / Tailoring Shop	P	P	P	P	P			P																					P	P	P	P	P	P	P	

SECTION III: Revise Section 17.03.030 to remove Townhome references as follows:

17.03.030 - Residential Multiple (RM) district.

A. **Purpose.** The purpose of the Residential Multiple (RM) district is to provide a district where Multi-Family housing may be Developed with varying residential densities.
B. **Uses.** No Building, Structure, Site, or land shall be used or Developed except in accordance with the adopted Land Use Matrix as found in Section 17.03.010.
C. **Standards.**
   1. Minimum Area.
      a. The minimum area of any Lot for Multi-Family Development in this district is two (2) acres.
      ~~b. The minimum area of any Lot for Townhome Development in this district is one (1) acre.~~
      c. The minimum area of any Lot for detached Single-Family residential Development in this district is 6,000 square feet.
   2. Minimum Width. Width regulations are as follows:
      a. The minimum width of any Lot or Parcel ~~intended~~ used for a Multi-Family Development shall be ~~two hundred fifty~~ 250 feet at all points along the length of the property from the Front Property Line to the Rear Property Line.
      b. The minimum width of any new Lot used for Single-Family detached homes is ~~fifty~~ 50 feet at all points along the length of the property from the Front Property Line to the Rear Property Line.
      c. ~~The minimum width of any Lot or Parcel intended for a Townhome Development shall be two hundred fifty (250) feet at all points along the length of the property from the Front Property Line to the Rear Property Line. The minimum width of any Lot or Unit used for Townhomes shall be twenty-two (22) feet at all points along the length of the property from the Front Property Line to the Rear Property Line.~~ The land use authority may decrease the minimum Lot width along the Frontage ~~for~~ of Single-Family residential Parcels ~~when~~ that will be accessed from a Cul-de-Sac.
   3. Maximum Building Height. The maximum Building Height for a Multi-Family Structure is ~~sixty-five~~ 65 feet. ~~The maximum height for a Townhome Structure is thirty-eight (38) feet.~~
   4. Required Setbacks. See Chapter 17.07.
   5. Minimum Number of Units. The minimum number of units for any Multi-Family Development shall be ~~fifty~~ 50 units.
   6. Residential Density. The maximum Density for any Multi-Family residential Development in the RM district shall be ~~twenty-five~~ 25 units per acre.

SECTION IV: Revise Section 17.03.07 to remove Townhome references as follows:

17.03.070 - Commercial Neighborhood (CN) district.

A. **Purpose.** The purpose of the Commercial Neighborhood (CN) district is to provide an area for neighborhood-oriented businesses that support the residential areas surrounding the district.

The district may serve as a Buffer between residential and business/commercial districts. The Commercial Neighborhood district designation is intended for commercial Developments that will not generate high vehicle traffic. It is intended that businesses in this district will both enhance and be Compatible with the surrounding residential neighborhoods through architecture, Development, access, and site design.

B. **Uses.** No Building, Structure, Site, or land shall be used or Developed except in accordance with the adopted Land Use Matrix as found in Section 17.03.010.

C. Standards.

1. Minimum Area. The minimum area of any Lot for Development in this district is one (1) acre.
2. Maximum Building Height. The maximum Building Height for any Structure is based on the Building Form as more completely detailed in Chapter 17.07.
3. Required Setbacks/Build-To Standard. See Chapter 17.07.
4. ~~Townhome Developments shall have a minimum Lot or Parcel size of 250 feet in width along any point. Individual Townhome units shall be a minimum of 22 feet wide along the entire length of the unit.~~

D. **Regulations.** Regulations for a Commercial Neighborhood district are as follows:

1. Time Restrictions. Business activities shall not normally be conducted by any of the Permitted or Conditional Uses allowed in this district before six (6) a.m. or after ten (10) p.m.
2. Parking. Parking shall only be allowed for passenger-type vehicles or light, vans and trucks that do not exceed one ton in capacity, except for the temporary parking of larger vehicles involved in delivering goods in the area while the goods are being loaded and unloaded.
3. Changes of Use. Existing residential Structures or sites may not be used for commercial purposes.

SECTION V: Revise Section 17.03.110 to remove Townhome references.

17.03.110 - Transit Oriented Development (TOD) district.

A. **Purpose.** The purpose of the Transit-Oriented Development (TOD) district is to encourage property Owners to Develop their property using transit-oriented design principles.

B. The TOD district is established:

1. To promote new, well-integrated residential, commercial, office, institutional, and other employment center Development close to TRAX and transit stations;
2. To ensure that new Development takes advantage of Compatible, higher Density, transit friendly, design opportunities in close proximity to transit systems in order to provide options for economic development and diversity;
3. To encourage pedestrian orientation and human Scale in new Development and promote public infrastructure that supports transit Use and Mixed-Use Development;
4. To manage parking and vehicular access utilizing Shared Parking and driveway access to avoid pedestrian conflicts;
5. To promote residential Development that is Compatible with surrounding Uses and that is of sufficient Scale to create functional Mixed-Use neighborhoods near transit; and

6. To encourage, through design, configuration, and mix of Buildings and activities, a pedestrian-oriented environment that provides settings for social interaction and active community life.

C. **Uses.** No Building, Structure, Site, or land shall be used or Developed except in accordance with the adopted Land Use Matrix as found in this Chapter.

D. **Applicability.** A property Owner shall follow the provisions of the Transit-Oriented Development district when Developing or changing the Use of property.

E. **Regulations.** Regulations for the Transit-Oriented Development district are as follows

1. Minimum Area.
   a. The minimum area of any Lot for Multi-Family Development shall be two (2) acres.
   ~~b. The minimum area of any Lot for Townhome Development shall be one (1) acre.~~
2. Minimum Width. Width regulations are as follows:
   a. The minimum width of any Lot for a Multi-Family Development shall be ~~two hundred fifty~~ 250 feet at all points along the length of the property.
   ~~b. Townhome Developments shall be at least 250 feet in width along any point. Individual Townhome units shall be a minimum of 22 feet wide along the entire length of the unit.~~
   c. The land use authority may decrease the minimum Lot width requirement along the Frontage for residential Lots accessed from a Cul-de-Sac.
3. Maximum Building Height. The maximum Building Height for any Structure is based on the Building Form as more completely detailed in Chapter 17.07.
4. Required Setbacks/Build-To Standards are described in Chapter 17.07.
5. Minimum Number of Units. The minimum number of units for any Multi-Family Development shall be ~~fifty~~ 50 units.
6. Residential Density. The maximum Density for any Multi-Family residential Development in the TOD district shall be ~~twenty-five~~ 25 units per acre.
7. All Multi-Family residential Developments in the district shall have a minimum area of 4,000 square-feet of commercial or Retail space on the ground-floor of the Primary Façade.

SECTION VI: Revise Section 17.03.120 to remove Townhome references.

17.03.120 - Transit Oriented Development Core (TOD-C) district.

A. Purpose. The purpose of the Transit-Oriented Development-Core (TOD-C) district is to encourage property Owners adjacent to or near existing transit stations to Develop their property using transit-oriented design principles.

B. The TOD-C district is established:

1. To promote new, well-integrated high-Density residential, commercial, office, institutional and other employment center Development close to TRAX and transit stations;
2. To ensure that new Development takes advantage of Compatible, higher Density, transit friendly, design opportunities in close proximity to transit systems in order to provide options for economic development and diversity;
3. To encourage pedestrian orientation and human Scale in new Development and promote public infrastructure that supports transit Use and Mixed-Use Development;

4. To manage parking and vehicular access utilizing Shared Parking and driveway access, and quality design of drive-through areas, to avoid pedestrian conflicts;
5. To promote residential Development that is Compatible with surrounding Uses and that is of sufficient Scale to create functional Mixed-Use neighborhoods near transit; and
6. To encourage, through design, configuration, and mix of Buildings and activities, a pedestrian-oriented environment that provides settings for social interaction and active community life.

C. Uses. No Building, Structure, Site, or land shall be used or Developed except in accordance with the adopted Land Use Matrix as found in this Chapter.

D. Applicability. A property Owner shall follow the provisions of the TOD-C district when Developing or changing the Use of property.

E. Regulations. Regulations for the district are as follows:

1. Minimum Area.
   - **a.** The minimum area of any Lot for Multi-Family Development shall be two (2) acres.
   - ~~**b.** The minimum area of any Lot for Townhome Development shall be one (1) acre.~~
2. Minimum Width. Width regulations are as follows:
   - **a.** The minimum width of any Lot for a Multi-Family Development shall be ~~two hundred fifty~~ 250 feet at all points along the length of the property.
   - ~~**b.** Townhome Developments shall have a minimum Lot or Parcel size of 250 feet in width along any point. Individual Townhome units shall be a minimum of 22 feet wide along the entire length of the unit.~~
   - **c.** The land use authority may decrease the minimum Lot width requirement along the Frontage for residential Lots accessed from a Cul-de-Sac.
3. Minimum Number of Units. The minimum number of units for any Multi-Family Development shall be ~~fifty~~ 50 units.
4. Maximum Building Height. The maximum Building Height for any Structure is based on the Building Form as more completely detailed in Chapter 17.07.
5. Required Setbacks/Build-To Standards are detailed in Chapter 17.07.
6. All Multi-Family residential Developments in the district shall have a minimum area of 4,000 square-feet of commercial or Retail space on the ground-floor of the Primary Façade.

SECTION VII: Revise Section 17.03.130 to remove Townhome references.

17.03.130 - Mixed-Use district.

A. **Purpose.** The purpose of the Mixed-Use district is to encourage a mixture of Compatible Uses and Structures that will enhance the vitality and diversity of the area. Development should accommodate and respect surrounding land Uses by providing a gradual transition from more intensive Uses to lower Density Residential Uses that are adjacent to a potential Mixed-Use site.

B. **Uses.** No Building, Structure, Site, or land shall be used or Developed except in accordance with the adopted Land Use Matrix as found in this Chapter.

C. **Standards.** Standards for the district are as follows:

1. Minimum Area. The minimum area of any Lot for Multi-Family Development is two (2) acres.

~~a. The minimum area of any Lot for Townhome Development is one (1) acre.~~

2. Minimum Width. Width regulations are as follows:
   a. The minimum width of any Lot for a Multi-Family Development shall be ~~two hundred fifty~~ 250 feet at all points along the length of the property.
   ~~b. Townhome Developments shall have a minimum Lot or Parcel size of 250 feet in width along any point. Individual Townhome units shall be a minimum of 22 feet wide along the entire length of the unit.~~
   c. The land use authority may decrease the minimum Lot width along the Frontage for residential Parcels when accessed from a Cul-de-Sac.
3. Maximum Building Height. The maximum Building Height for any Structure is based on the Building Form as more completely detailed in Chapter 17.07.
4. Required Setbacks/Build-To Standards are detailed in Chapter 17.07.
5. Minimum Number of Units. The minimum number of units for any Multi-Family Development shall be ~~fifty~~ 50 units.
6. Residential Density. The maximum Density for any Multi-Family Development in the district shall be ~~twenty-five~~ 25 units per acre.
7. All Multi-Family residential Developments in the district shall have a minimum area of 4,000 square- feet of commercial or Retail space on the ground-floor of the Primary Façade.

SECTION VIII: SECTION VII: Revise Section 17.03.140 to include all City Rights-of-Way within the City Facility (CF) district.

17.03.140 - City Facility (CF) district.

A. **Purpose.** The purpose of the City Facility district is to regulate the Development of City Uses in a manner that is harmonious with surrounding Uses. Such Uses are intended to be Compatible with the existing Scale and intensity of the neighborhood and to enhance the character of the neighborhood.
B. **Uses.** No Building, Structure, Site, or land shall be used or Developed except in accordance with the adopted Land Use Matrix as found in this Chapter.
C. **Scope.** The City Facility district includes all property designated as CF on the official zoning map, as well as all dedicated public streets and Rights-of-Way.
D. **Regulations.** Regulations for the district are as follows:
   1. Maximum Building Height. The maximum Building Height for any Structure is based on the Building Form as more completely detailed in Chapter 17.07.
   2. Required Setbacks/Build-To Standards are detailed in Chapter 17.07.

SECTION IX: Remove all Townhome references from the East Streetcar Neighborhood Form Based Code.

See Exhibit A.

SECTION X: Remove all Townhome references from the Downtown South Salt Lake Neighborhood Form Based Code and Design Standards.

See Exhibit B.

SECTION XI: Add new Section 17.03.270 to create the Townhome Overlay District, as follows:

17.03.270 - Townhome Overlay District.

- **A. Purpose.** The Townhome Overlay District provides Development standards to facilitate the Development of well-designed Townhome communities.
- **B. Uses.** No Building, Structure, Site, or land shall be used or Developed except in accordance with the adopted Land Use Matrix as found in this Chapter.
- **C. Standards.** Standards for Townhome Development within the district are as follows:
  1. Minimum Area. The minimum area for Townhome Project Development is one (1) contiguous acre.
  2. Minimum Width. The minimum width of any Lot or Parcel for a Townhome Project Development is 128 feet at all points along the length of the property.
  3. Maximum Building Height. The maximum Building Height for any Structure is based on the Traditional 2 Story Townhome Building Form, Traditional 3 Story Townhome Building Form, Live/Work Townhome Building Form, and Urban Style Townhome Building Form, as applicable, and more completely detailed in Chapter 17.07.
  4. Required Setbacks/Build-To Standards are detailed in Chapter 17.07.
  5. The minimum width of each Dwelling Unit and each commercial storefront, as applicable, within the District is 22 feet.
  6. Each Townhome Development shall be subdivided into individual lots for each Dwelling Unit or into individual condominium units for each Dwelling Unit, Commercial Unit, Common Area, and Limited Common Area.
  7. Each rezone to the Townhome Overlay District shall be preceded by an executed Development Agreement among the Applicant, Property Owner, Developer, and the City detailing the specific Applicant, Property Owner, and Developer commitments to the City including project design, community management that respects important attributes of home ownership, and Development.

SECTION XII: Revise Section 17.04.020M as follows:

17.04.020M - Wireless Communications Facilities. All commercial and low power radio services and facilities, such as "cellular" or "PCS" (personal communications system) communications and paging systems shall comply with the following criteria:

1. Site Location Priorities. Except as otherwise provided in this Subsection, all wireless communication facilities shall be subject to the provisions of Table below.

   a. Providers of wireless telecommunications services will first seek to locate facilities on existing City structures, such as Buildings, communication towers, water tanks and

smokestacks; provided, however, that if existing structures owned by the City are not available, or do not meet the system design needs of the provider, as determined by the provider, or would impose excessive costs in comparison to other alternatives, providers will then attempt to locate their facilities on privately owned structures, such as Buildings, communication towers, water tanks or smokestacks.

b. If providers are unable to locate on existing structures, and a Monopole is necessary, providers will first seek to locate their Monopoles on City-owned property; provided, however, that if City property is unavailable, or does not meet the system design needs of the provider, as determined by the provider, or would impose excessive costs in comparison to other alternatives, providers will then seek to lease property for the Monopole from a private property Owner.

c. To encourage the location of wireless facilities on City-owned Structures and property and privately-owned existing Structures, wireless telecommunication facilities are Permitted Uses in all districts of the City if the land or existing Structures are owned or leased by the City. Except in low Density residential districts, facilities located on any existing Structure are also an allowed Use.

d. Wireless providers will agree to locate their facilities on City-owned or leased property only when the provider and government entity agree on the terms and conditions of the Site lease, including fair and reasonable compensation for the Use of the property. If no agreement can be reached, the provider will locate its facilities on privately owned property.

2. Regulations. The following shall apply to all wireless communication facilities:

a. In addition to the regulations provided in this Section, all low power radio services facilities shall comply with all other ordinances of the City, and with all applicable regulations of the Federal Communications Commission and the Federal Aviation Administration. All facilities shall be subject to design review standards of this Title.

b. Low power radio services facilities are characterized by the type or location of the Antenna structure. There are five general types of such Antenna structure: wall-mounted Antennae; Roof-Mounted Antennae; Monopoles with Antennae and Antenna support Structure less than two feet in width; Monopoles with Antennae and Antenna support Structure greater than two feet in width; and Lattice Towers. If an Antenna Structure is allowed in a designated zoning district under the Land Use Matrix either as a Permitted or ~~as a~~ Conditional Use, the minimum standards for the installation of each type of Antenna are as follows:

i. Wall-Mounted Antenna.

a) Wall-mounted Antennae may not extend above the wall line of the Building or extend more than four (4) feet horizontally from the face of the Building.

b) Antennae, equipment and the supporting Structure shall be painted to match the color of the Building or Structure or the background against which they are most commonly seen. Antennae and the supporting Structure on a

Building shall be architecturally Compatible with the Building. Whip Antennae are not allowed on a wall-mounted Antenna Structure.

c) Antennae mounted directly on existing parapet walls, penthouses or mechanical equipment rooms are considered a wall-mounted Antenna if no portion of the Antenna extends above the roof line of the Building.

ii. Wall-Mounted Antennae.

a) Roof-Mounted Antennae shall be constructed, painted or fully screened to match as closely as possible the color and texture of the Building and wall on which it is mounted.

b) Roof-Mounted Antennae may be mounted on the top of existing penthouses or mechanical equipment rooms if the Antennae and Antenna support structures are enclosed or visually screened from view. The Screening Structures may not extend more than eight (8) feet above the existing roof line of the penthouse or mechanical equipment room.

c) Antennae not mounted on a penthouse or mechanical equipment room shall be mounted at least five (5) feet back from the exterior wall of the Building. The maximum height of an Antenna mounted between five (5) and ten (10) feet back from the exterior wall shall be directly proportional to the Setback distance and may not exceed ten (10) feet above the roof line of the Building. Antennae shall be mounted at least five (5) feet behind any parapet wall. The maximum height of an Antenna mounted between five (5) and ten (10) feet behind a parapet wall shall be directly proportional to the Setback distance and may not exceed a height of ten (10) feet above the top of the parapet wall. An Antenna may not extend more than ~~fifteen~~ 15 feet above the roof line of the Building itself except as allowed as a Conditional Use. Similarly, a Roof-Mounted Antenna may not extend above the roof line of a penthouse or mechanical equipment room except as allowed as a Conditional Use.

iii. Monopoles. The height of a Monopole with Antennae and Antenna support Structure/s shall not exceed the lesser of the maximum Building Height for the tallest Structure allowed in the District, up to 60' in height.

a) ~~Monopole with Antennae and Antenna Support Structure less than two (2) feet in width.~~ A Monopole within one hundred fifty (150) feet of a residential district, is a separately regulated Conditional Use.

~~The entire Antenna Structure mounted on a Monopole may not exceed two (2) feet in width. The maximum height of this Antenna may not exceed ten (10) feet in Height.~~

~~A Monopole described in this Subsection may not be located in or within one hundred fifty (150) feet of a residential district, except as allowed under a Conditional Use permit.~~

~~**iv.** Monopole with Antennae and Antenna Support Structure greater than two (2) feet in width.~~

~~**a)** The maximum visible width of Antennae and Antenna mounting structures on a Monopole may not exceed eight (8) feet in height or fifteen (15) feet in width as viewed looking directly at the Monopole at same elevation as the Antennae and Antenna mounting structure.~~

~~**b)** A Monopole classified under this Subsection may not be located in or within one hundred fifty (150) feet of a residential district, except as allowed under a Conditional Use permit.~~

v. Lattice Towers. Except as provided in this Subsection, Lattice Towers may not be located within ~~three hundred thirty~~ 330 feet of a residential district.

a) A Lattice Tower maybe located closer than ~~three hundred thirty~~ 330 feet from a residential district if the Planning Commission finds that the tower's apparent height would not exceed the apparent height of any public utility pole, wire, cable, or similar Structure located in the same vicinity as the proposed tower, when viewed from a height of six (6) feet at the nearest adjacent residential district boundary.

b) Lattice Towers may not exceed a height equal to ~~ninety~~ 90 percent of the tower's distance from nearest adjacent residential district boundary, and in any case the height may not exceed ~~one hundred fifty~~ 150 feet.

c. Location on Parcel. ~~Generally,~~ Monopoles and Lattice Towers shall ~~should~~ be located only in the Rear Yard area of the affected Lot or Parcel, though a different location may be approved by the Planning Commission in compelling circumstances, but only to prevent a violation of federal law and to carry out the intent and purpose of these regulations. These Structures may not be located in a required Landscaped Area, Buffer area, or required Parking Area.

d. Area Limitations for Wall- and Roof-Mounted Antennae. A combination of both roof- and wall-mounted Antennae are allowed on a Building. Except as allowed under a Conditional Use permit, the total area for all wall- and Roof-Mounted Antennae and supporting structures combined shall not exceed the lesser of ~~sixty~~ 60 square feet or five (5) percent of each exterior wall of the Building. The total area is the sum of the area of each individual Antenna face and the visible portion of the supporting Structure as viewed when looking directly at the face of the Building. The total area for a Roof-Mounted Antenna shall apply to the closest exterior wall.

e. Height Regulation—Monopoles with Antennae. The height of Monopoles with Antennae and Antenna support Structures is restricted ~~or regulated according to Table~~ to the maximum Building Height of the tallest permitted Structure of the District.

f. Wall- and Roof-Mounted Antennae on Noncomplying Buildings that Exceed the Maximum Building Height Limit of the Zoning District. Wall-mounted Antennae which otherwise are permitted or approved under this Chapter may be mounted on noncomplying Buildings that exceed the maximum Building Height ~~limit~~ of the zoning district in which they are located. Roof-Mounted Antennae which are mounted on a Noncomplying Structure above the maximum Building Height ~~limit~~ of the zoning district require Conditional Use approval.

SECTION XIII: Revise Section 17.04.030N as follows

17.04.030N - Wireless Communication Facilities.

1. In addition to the existing Conditional Use standards, the following factors shall be considered by the Planning Commission:

a. Compatibility of the proposed Structure with the height and mass of existing adjacent Buildings and utility Structures;

b. Whether Collocation of the Antenna on other existing structures in the same vicinity with such Uses as other towers, Buildings, utility poles and similar Structures is possible, and practical, as demonstrated by the Applicant, without significantly affecting the Antenna transmission or reception;

c. The location of the Antenna in relation to existing vegetation, topography, and Buildings to optimize visual Screening;

d. Whether the spacing between Monopoles creates detrimental impact on adjacent properties;

e. The willingness of the Applicant to allow Collocation on its facility in the future for a reasonable compensation, as provided in sub (1)(b) of this Subsection.

2. The Planning Commission may~~, as a condition for approval, impose a~~ require~~ment~~ that the Structure be designed and engineered to reasonably allow Collocation by a subsequent provider of low power radio communication services, if Collocation is feasible and consistent with sound engineering principles. Nothing herein shall be construed to deny the Owner of such a Structure from the right to receive reasonable compensation from that subsequent collocating provider for the Use of the structure.

3. Accessory Buildings for Antenna Structures. Accessory Buildings to Antenna Structures must comply with the required Setback, height and Landscaping requirements of the zoning district in which they are located. Monopoles shall be fenced with a six-foot chain-link fence and the climbing pegs removed from the lower ~~twenty~~ 20 feet of the Monopole.

4. Abandoned Facilities. The Community Development Department is empowered to require an abandoned low power radio services Antenna be removed from the Building or premises when that Antenna has not been put into use by the Owner, the person having control, or the person receiving the benefit of the Structure within ~~thirty~~ 30 calendar days after notice is given to the Owner, the person registered with the City as having control, or the person last known to the City to receive the primary benefit of the Structure. Notices required by this Section may be given by personal service, or by certified mail addressed to the person's last known address.

5. Where Allowed. A low power radio service facility, which is not otherwise classified in this Section, ~~shall be considered as~~ is a Conditional Use as outlined herein. A Conditional Use permit for a Monopole may be granted in a residential district only if the Planning Commission finds that:

   a. The Monopole Antenna otherwise meets the requirements of Subsection (D) and does not exceed ~~sixty~~ 60 feet in height;

   b. The Antenna tower will be placed on a Parcel occupied by a non-Residential Use, such as a school, church, or other non-Residential Use that is a legally conforming structure in that residential district;

   c. The Antenna tower will be located no closer than ~~one hundred fifty~~ 150 feet from the nearest residential structure; and

   d. The Antenna and supporting Structure will be disguised as, or otherwise integrated with, a light pole, Billboard, utility Structure or similarly Compatible and useful Structure located on the Parcel in a way that minimizes and mitigates the visual impact of the Antenna.

6. Controlling Chapter. Notwithstanding the various descriptions of land uses listed in the ordinances of the City relative to communication facilities, and the manner in which those various Uses are listed as Permitted or Conditional Uses in the respective chapters of this Title, the provisions of this Section and the ~~accompanying Wireless Communication Facility chart in Chapter 17.04~~ Land Use Matrix shall prevail in governing the placement of wireless communication facilities, low power radio services facilities, and appurtenant facilities in the City, including the designation of Permitted and Conditional Uses in the various land-use districts.

SECTION XIV: Revise Section 17.06.130 as follows:

17.06.130 - Residential parking requirements and regulations.

A. **Vehicles must be parked on a Hard Surface.** All areas used for parking shall be paved with a Hard Surface of concrete or asphalt material.

B. **Trailer and recreational vehicle parking surface.** All ~~approved~~ areas for parking trailers and recreational vehicles shall be accessed from an approved driveway, incorporated into the original

development design, and shall be paved with a Hard Surface of concrete or asphalt material. Townhome developments shall not incorporate trailer or recreational vehicle parking.

C. **Commercial vehicle parking.** The following vehicles are prohibited from parking in an R-1 land Use district, except for commercial vehicles making or receiving deliveries or vehicles engaged in active permitted Development activities:

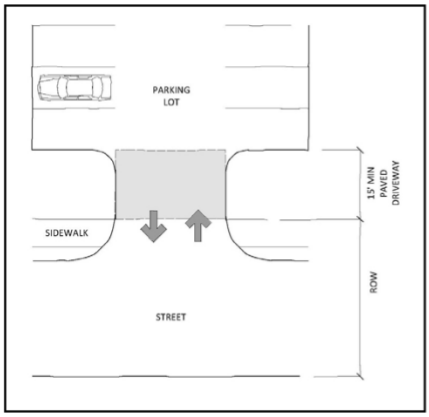
1. Commercial truck, trailer, or construction vehicle exceeding one ton in capacity.
2. Truck-tractor.
3. Semi-trailer.

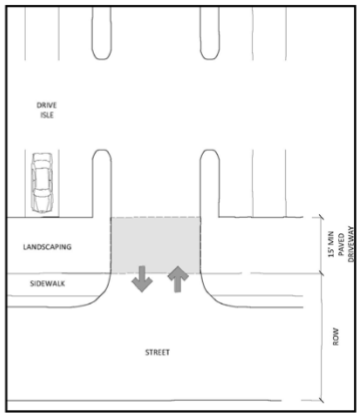
SECTION XV: Revise Section 17.06.150 as follows:

17.06.150 - Access management.

I. **Ingress and egress for non-residential Development.**

1. All Parking Areas shall be designed to provide ingress and egress from a Public Street. Development shall not include parking that would require that a vehicle back onto a Right-of-Way.
2. All off-Street Parking Lots shall have access to a Public Street by means of a paved driveway.
3. There shall be a minimum of ~~fifteen~~ 15 feet of driveway length between the public Right-of-Way and the nearest Parking Stall, with no parking allowed within this area.
4. Parking Stalls located at the end of a dead-end Drive Aisle shall have a minimum of a five-foot (5') back-up area.





5. Parking Lots shall be designed to include the necessary dimensions and circulation for the on-site maneuvering of fire and refuse trucks as determined by the City Engineer and the Fire Marshal. Fire access shall be continuously maintained for all driveway access and Parking Areas

6. As a condition of issuance of each Building Permit, any unused or abandoned drive approaches or portions thereof shall be restored to the original curb and gutter section by the removal of the drive approach and replacement of improvements required for the applicable road profile (i.e. curb, gutter, Park Strip, Landscaping, sidewalk, etc.) designated in this Chapter and the Streets Master Plan.

J. Ingress/Egress, Driveway Access and separation.

1. **Residential driveways. Single Family Residential Driveways Located on Local Streets.**

   a. Each Parcel shall have one permitted driveway with a maximum width of ~~twenty~~ 20 feet as measured at the flare of the driveway. A second driveway may be allowed for a residence located on a Corner Lot to access a garage or Carport Parking Area in the rear yard.

   b. Circular driveways may be allowed in required Front Yard area, along with a second drive leading from the circular driveway to a garage or Carport. Such driveways shall not exceed than ~~twelve~~ 12 feet in width. To qualify for a circular driveway:

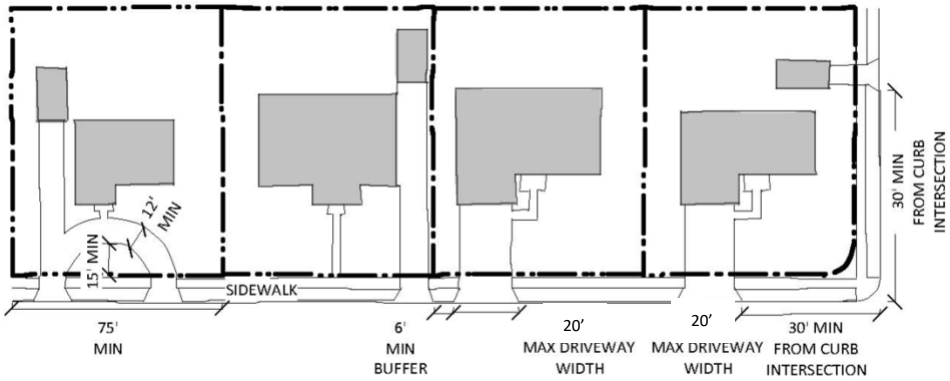
      i. a Lot shall be a minimum of ~~seventy-five~~ 75 feet in width;

      ii. the Owner shall maintain approved Landscaping at least ~~fifteen~~ 15 feet in depth from the Front Property Line to the closest edge of the drive.

   c. Driveways on neighboring Lots shall be separated by a minimum of six feet (6'), as measured at the flare of the adjacent driveways.

   d. For Corner Lots, no driveway shall be located closer than ~~thirty~~ 30 feet from on another at the point of curb intersections.

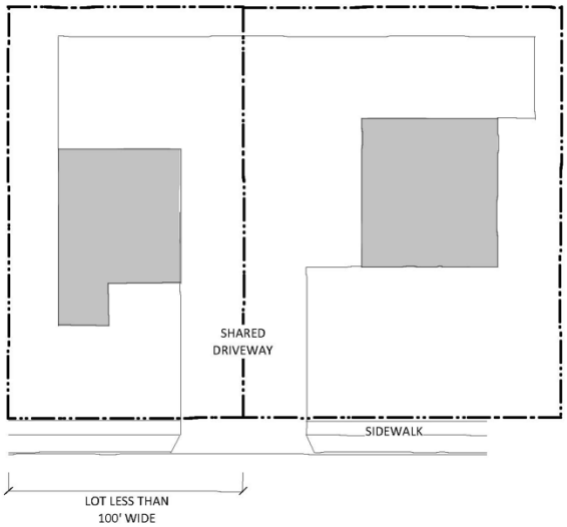
   e. Clear View Areas shall be unobstructed as depicted below:



2. **Townhome Unit Project Driveway Access.** Vehicular access for Townhome Units shall be rear loaded, either from an Internal Primary Access Road, where the Unit fronts on a Street identified in the City's Streets Master Plan, or from a Secondary Internal Access Road, where the Unit Fronts on an Internal Primary Access Road or on significant, platted Open Space.

3. **Multi-Family, commercial and industrial driveways.**

   a. Lots with fewer than ~~one hundred~~ 100 feet of Frontage on Arterial or Collector Streets shall have only one approach. The maximum approach width is 30 feet. Shared common drive approaches are encouraged in order to reduce the number of entrances on the Street and to support efficient travel of vehicles.



   b. Lots that have Frontage greater than ~~one hundred feet~~ 100 feet may have one additional drive approach every 200 feet. Drive approaches shall not be greater than 30 feet ~~(30')~~ in width, as measured from the flares on each approach.

   c. Driveways adjacent to intersections on Corner Lots shall meet the following minimum distance requirements as measured from the flare of the drive approach to the point of the corner intersection.

      i. Major/Minor Arterial: ~~One hundred~~ 100 feet.

      ii. Major Collector: ~~One hundred~~ 100 feet.

      iii. Minor Collector: ~~Fifty~~ 50 feet.

   d. Driveways on abutting commercial Lots shall be separated a minimum of ~~twenty~~ 20 feet and no driveway shall be located closer to a Property Line than seven (7) feet unless jointly shared (by recorded easement) by adjoining properties.

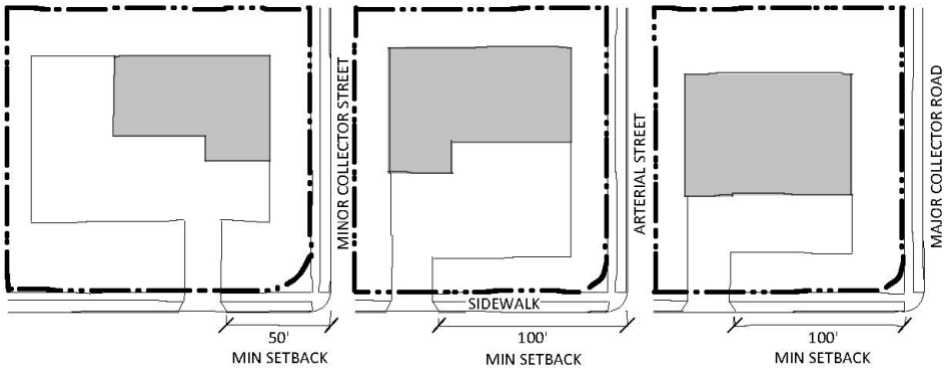
   e. The City Engineer or designee may approve a modification to the separation requirements from an intersection based upon a site visit and review of relevant factors, including, but not limited to:

      i. Safety.

      ii. Alternative access points and potential for reciprocal or shared accesses.

      iii. Sight lines.

      iv. Impact on traffic flow.



4. The following shall be considered when reviewing driveway access points:

- **a.** the movement of vehicular traffic;
- **b.** Public Improvements;
- **c.** alternative access points and shared access; and
- **d.** Clear View Area regulations and safety.

SECTION XVI: Revise Section 17.06.160 as follows:

17.06.160 - Parking Stall requirements.

A. Parking requirements for specific Uses. Off-Street parking shall be provided for Uses as indicated in the following matrix.

1. Uses Not Specifically Listed. Parking requirements for Permitted or Conditional Uses not specifically listed in the following matrix shall be provided in the same ratio as the Use most closely approximating the characteristics of the unlisted Use, as determined by the Community Development Director.

2. Employee parking for Uses with an employee component shall be determined using the maximum number of employees working on the largest shift.

3. Uses located in the Transit Oriented Development district and Commercial Neighborhood district that have a bicycle parking requirement shall provide 1 bicycle parking space per every 15 vehicle Parking Stalls. This requirement supersedes those ratios established in the matrix below.

4. Matrix of Parking Requirements by Use. Uses are grouped into categories that have similar parking requirements. The following matrix indicates the required parking for Uses in the City:

Parking Requirements by Use		
Land Use	**Number of Stalls Required**	**Number of Public Bicycle parking spaces Required**
Adult Daycare; Child Care Center	1 stall per 5 guests, plus unloading area	N/A
Alcoholic Beverage – Bar Establishment; Alcoholic Beverage – Tavern	3.5 stalls per 1,000 square feet	N/A
Art Studio (Light Industry)	1 stall per 500 square feet	1 per 50 stalls
Assisted Living Facility; Nursing Home	.50 stalls per bedroom plus 1 stall per employee	1 per 15 bedrooms for visitors
Auto Body Repair; Automotive Restoration; Automotive Service and Repair; Automotive Service Station (Non-Mechanical)	1 stall per employee, 1 stall per 200 square feet of office, and 1 stall per 500 square feet of shop area	N/A
Auto, Light Truck, RV, Boat, Trailer Dealership (Sale, Lease, or Rent); All-Terrain Vehicle (ATV), Motorcycle, Personal Watercraft (PWC), Snowmobile Sales and Service	1 stall for every 20 vehicles displayed with a maximum of 15 stalls. A minimum of three employee Parking Stalls provided. Off-Street customer and employee Parking Stalls shall be identified.	N/A
Bakery, Commercial; Manufacturing; Alcoholic Beverage – Manufacturer	1 stall per employee	1 per 50 stalls
Barber Shop / Hair Salon; Day Spa	1 stall per 250 square feet	1 per 15 stalls
Bowling Alley	2 stalls per lane	1 per 50 stalls
Crematory / Embalming Facility; Funeral / Mortuary Home	1 stall per 100 square feet of assembly area plus one per employee	N/A

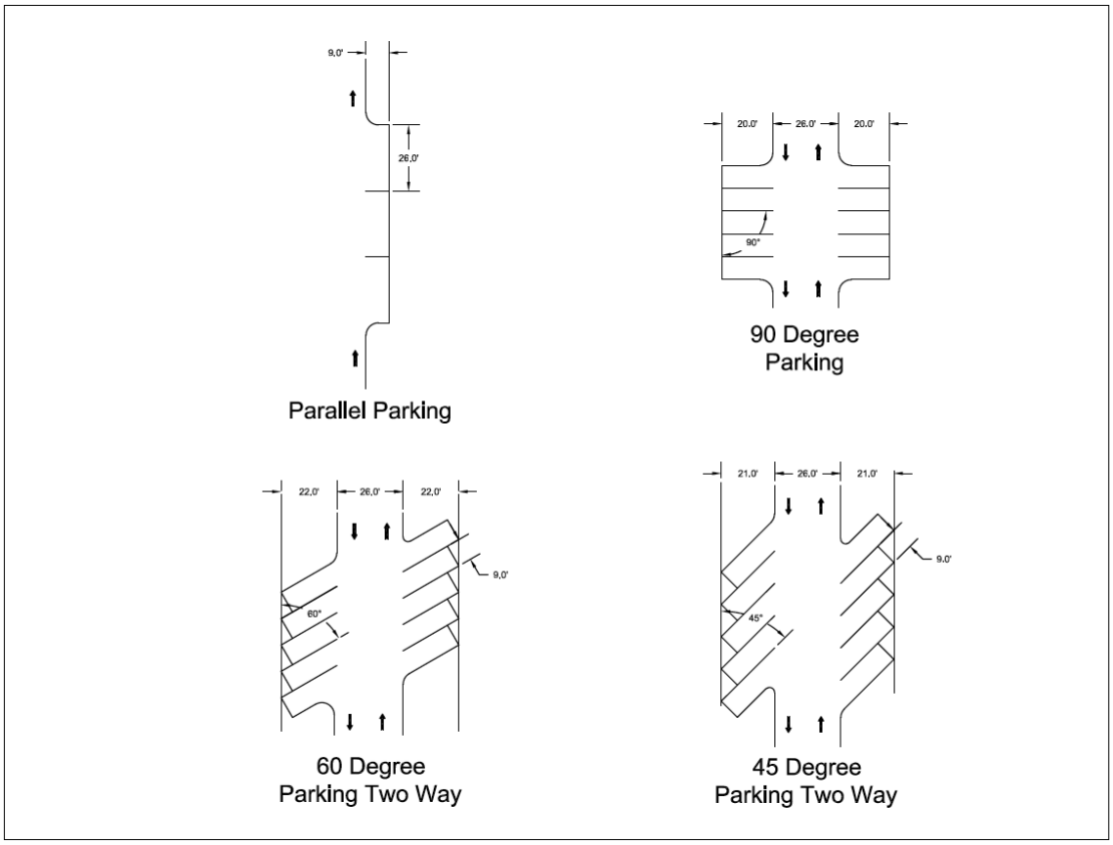
Dwelling, Multi-Family; ~~Dwelling, Townhome~~	.5 stalls guest parking per unit; 1.2 stalls per unit in TOD-C district Development; 1.5 stalls per studio or one-bedroom unit; 2 stalls per ~~duplex or~~ two-bedroom unit; 2.5 stalls per three+ bedroom unit	1 per 15 units for visitor and .25 secure spaces per unit
Dwelling, Single-Family	2 stalls per Dwelling Unit, with at least 1 stall located in an enclosed garage	N/A
Dwelling, Townhome	2 stalls per Dwelling Unit, with both stalls located side by side in an enclosed garage; .5 stalls guest parking per Dwelling Unit; 3 spaces per 1000 square feet of ground floor commercial space/workspace for Live/Work configuration	Space for bicycle storage within each Unit is required as well as common area bicycle storage to accommodate one bicycle attributable ~~to attribute~~ to each of 20% of the Project units
Education, Elementary or Secondary	1 stall per teacher and staff, plus 1 additional stall per every 2 classrooms for elementary or middles schools or plus 1 additional stall for every 10 students for high schools	1 per 25 stalls
Education, Higher (Public); Education, Technical	1 stall for every 3 classroom seats	1 per 25 stalls
Fitness Center	1 per 5 students plus 1 per employee; 1 stall per 300 square feet for Recreation Centers; 1 stall per 100 square feet for dance halls	1 per 15 stalls; 1 per 25 stalls for dance halls
Homeless Shelter	.25 stalls per bed plus 1 stall per employee	
Hospital, Specialty	1 stall per every 2 beds	1 per 50 stalls
Hotel	1 stall per unit plus 1 stall per 200 square feet of office, meeting, assembly, conference or banquet stall	1 per 50 stalls

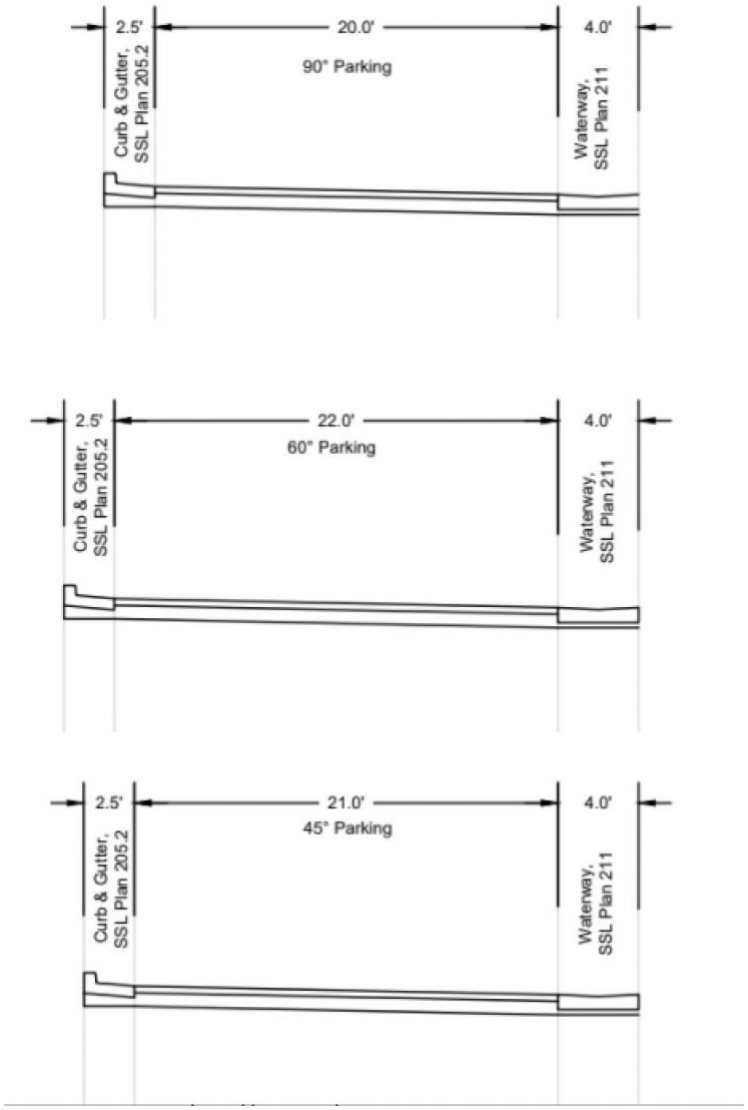
Laundromat	1 stall per 3 machines	1 per 15 stalls
Library	4 stalls per 1,000 square feet	1 per 25 stalls
Medical, Dental, Health Care Office; Massage Therapy	5 stalls per 1,000 square feet	1 per 25 stalls
Museum	2 stalls per 1,000 annual visitors	1 per 25 stalls
Nature Center	2 stalls per 1,000 annual visitors	1 per 25 stalls
Office, Professional	4 stalls per 1,000 square feet (5.0); for data processing or telemarketing Uses, 1 stall per employee	1 per 20 stalls (or 1 per 25 employees for data processing or telemarketing Uses)
Place of Worship	1 stall for every 4 seats in the Place of Worship	1 per 25 stalls
Restaurant (fast-food)	1 stall per 100 square feet of Floor Area	1 per 20 stalls
Restaurant (sit-down)	1 stall per 3 seats plus .50 stall per employee	1 per 25 stalls
Retail; Alcoholic Beverage – Package Agency	4 stalls per 1,000 square feet	1 per 15 stalls
Storage Facility, Warehouse; Alcoholic Beverage – Beer Wholesaler; Alcoholic Beverage – Liquor Warehouse	1 stall per 1,000 square feet	1 per 50 stalls
Storage Facility, Indoor	1 stall per employee, 2 stalls per caretaker, 3 stalls conveniently located at the registration area	1 per 50 stalls
Temporary Use	1 stall for every 3 patrons to the event	N/A
Theater, Movie; Theater, Live Performance	1 stall for every 3 seats	1 per 30 stalls

B. Parking Stall Configuration. The minimum Parking Stall and Drive Aisle configurations are provided in the following table and illustration.

Parking Stall Dimension Table *					
Angle of Parking	Stall Width	Stall Depth	Curb Length Per Vehicle	Minimum Drive Aisle Width (One Way)	Minimum Drive Aisle Width (Two Way)
Parallel along the curb - 0 degree	9 ft.	26 ft.	26 ft.	12 ft.	24 ft.
45 degree	9 ft.	21 ft.	9 ft.	15 ft.	26 ft.
60 degree	9 ft.	22 ft.	9 ft.	18 ft.	26 ft.
90 degree	9 ft.	20 ft.	9 ft.	24 ft.	26 ft.

*Drive Aisle widths may be increased when required by the City Fire Marshal or City Engineer.





C. Vehicle stacking capacity in drive-thru lanes. The following table shall be used when determining stacking capacity for the following drive-thru Uses:

Vehicle Stacking Capacity in Drive-Thru Lanes		
Use	**Minimum Stack**	**Measured From**
Automated teller machine (ATM)	3 per machine	Teller machine
Car Wash	3 per lane	Wash bay entrance
Dry cleaner	2 per lane	Drive-up Window

Financial Institution with teller lane	3 per lane	Teller or Drive-up Window
Pharmacy	3 per lane	Drive-up Window
Restaurant with drive-thru	5 per lane	Order box

~~**K. Tandem Parking.** Tandem Parking Stalls shall only be counted as required Parking Stalls where approved by the land use authority in the following instances~~

~~**1.** Single-Family Dwellings with garages.~~

~~**2.** Multi-Family Dwellings with garages where both stalls are under the same lease agreement.~~

~~**3.** Where valet parking services are approved by the land use authority.~~

D. Transit Oriented Development Modification Plan. The land use authority may approve a modification in the number of off-Street Parking Stalls required for a land use in the Transit Oriented Development – Core district in accordance with the ratios established in this Section. This section may not be applied in a Townhome Overlay District.

1. Residential Parking in the Transit Oriented Development – Core district:

a. All Developments must submit a parking and traffic study performed by a licensed transportation engineer with a detailed description of the proposed Use, hours of operation, and anticipated parking demand.

b. The Applicant must submit evidence that the proposed Development meets two (2) of the following standards:

i. the Development is located within a quarter (1/4) mile of a light rail station;

ii. the Development is designed to be walkable and is located in an area of the City where pedestrian connectivity has been established;

iii. the Development provides a car or van pool program;

iv. the Development provides secure bike parking facilities; or

v. the Development provides transit subsidies to tenants and employees.

c. Site Plan Approval Required. If the Applicant complies with Section 17.06.160(E)(1)(b), a Site Plan demonstrating parking quantities, design, and layout shall be submitted to the Community Development Department and must comply with all applicable standards contained this Chapter with the following exception:

i. The standard requirement for residential parking is 1.5 stalls per unit.

ii. The land use authority may consider increases or reductions to standards outlined in the accompanying table. The maximum decrease from any standard parking rate for a Residential Use shall be 20%.

iii. Dedicated visitor parking. Developers shall clearly indicate the location of dedicated visitor parking through directional signage, marked stalls, or other means to be determined in Site Plan review.

d. The following table provides all eligible parking rate reductions available in the TOD and TOD-Core district:

Eligible Parking Rate Reductions	
Amenity	**Recommended Reduction (Stalls/Unit)**
Car share (limit 1 car/100 units)	0.05
Unbundled parking (100% of units)	0.1
Bike share	0.05
Bike lockers/storage	0.05
Development supplied transit passes to 100% of units	0.15
Senior housing	0.2
Student housing (< .25 miles from campus)	0.1

2. Commercial Parking.

a. Commercial Use transit-oriented Developments may receive up to a ~~twenty percent~~ 20% reduction in parking when located within the Transit Oriented Development-Core District. A Development must comply with at least two (2) additional requirements below to qualify for the parking reductions:

i. Shared Parking. The Development consists of two (2) or more land Uses that have different parking patterns and peak parking demand hours. Regulations for Shared Parking can be followed as found in Subsection (F) of this Section except for the following additional provisions:

a) In Mixed-Use Developments, no one Use may consist of less than ~~twenty percent~~ 20% of the Building square footage; and

b) Mixed-Use Buildings must be comprised of at least 50% Residential Use.

ii. Transit passes are provided to 100% of employees at the Development.

iii. Provisions are made for long term bicycle storage for residential tenants or business employees. Long term storage shall consist of facilities such as lockers, indoor Parking Areas, or other secure areas designated for parking.

iv. Alternative proposals approved by the land use authority that will encourage and provide for increased transit ridership.

E. Excessive parking. Commercial Developments shall not have parking in excess of that required by this Chapter, without prior written approval of the land use authority. If more Parking Stalls are requested, written justification of the specific need for more Parking Stalls than the provisions of this Chapter allow may be required. The land use authority may require a parking and/or traffic impact analysis by a licensed traffic engineer when the request exceeds ~~twenty~~ 20 stalls or an increase of ten percent.

F. Shared Parking. Flexibility through Shared Parking may be allowed when two (2) or more Uses within the same Project, with access to the same Parking Stalls, have different parking patterns and peak parking demand hours. These Uses shall be able to use the same off-Street Parking Areas throughout the day to reduce the total demand for Parking Stalls. The following schedule of Shared Parking is provided to indicate how Shared Parking for certain Uses might be used to reduce the total parking required. This provision does not apply to Townhome Developments. ~~Refer to the appendix for an illustrative Shared Parking table.~~

Schedule of Shared Parking						
General Use Classification	Weekday			Weekend [1]		
	Midnight - 7:00 a.m.	7:00 a.m. - 6:00 p.m.	6:00 p.m. - Midnight	Midnight - 7:00 a.m.	7:00 a.m. - 6:00 p.m.	6:00 p.m. - Midnight
Residential	100%	50%	80%	100%	75%	75%
Office	5%	100%	20%	5%	20%	10%
Retail/ Commercial [2]	5%	80%	100%	5%	100%	90%
Hotel	100%	65%	100%	100%	65%	100%
Light industrial	10%	100%	10%	10%	50%	10%
Entertainment [3]	10%	50%	100%	10%	50%	100%

Places of worship	5%	30%	50%	5%	100%	75%
Community centers	5%	75%	85%	5%	100%	100%

[1] For Shared Parking purposes, weekend shall begin on Friday at 6:00 p.m.

[2] Provision shall be made between shared Uses for typical design day for commercial Uses to ensure sufficient parking.

[3] Percentage of Shared Parking reduction for entertainment Uses may be increased by the land use authority depending on the intensity of the Use and Compatibility with Shared Parking uses.

1. To qualify for approval of Shared Parking, Applications shall contain the following:

a. Proof that all uses subject to the Shared Parking Application are within the same Project;

b. Location and identity of each Use that will share the Parking Area;

c. Total parking requirement for each Use;

d. The projected hours of operation of each Use and the hours during which the peak parking demand will be experienced;

e. The number of proposed Parking Stalls;

f. A Site Plan showing that the furthest Parking Stall is no greater than ~~three hundred~~ 300 feet from the nearest entrance of each Use intended to share the parking;

g. A Site Plan showing that the proposed Shared Parking Area will comply with all standards required by this Chapter for Parking Area Development;

h. A Pedestrian circulation plan that shows connections and walkways between Parking Areas and land Uses; and

i. No one single Use may be less than ten percent (10%) of the overall Building square footage.

2. Other Uses. If one or more of the land Uses intended to share parking facilities does not conform to the general land use classifications in the Shared Parking matrix, an Applicant may submit data to specify the principal operating hours of the uses. The land use authority may also take this information into account in determining the appropriate Shared Parking accommodation, if any, for such Uses.

3. Shared Parking Among Lots Under Different Ownership. When a Shared Parking reduction is to be applied to Uses on several Lots under different ownership, the following shall be provided:

a. A plan that provides for deed restrictions to ensure the parking and uses cannot be separated without a change in occupancy and a deed release from the City ~~interconnected Lots~~;

b. Recorded easements that provide, at a minimum, for:

i. Cross-access for both vehicles and pedestrians among the Parking Areas and connections;

ii. Allocation of maintenance responsibilities;

c. Parking for all Uses shall be located within ~~three hundred~~ 300 feet from the nearest entrance of each Use intended to share the parking.

d. Shared Parking among Lots under different ownership may be approved by the land use authority following submittal of a parking Development plan Application and compliance with the provisions detailed above.

SECTION XVII: Revise Subsection 17.06.300 as follows:

17.06.300 – LANDSCAPING.

A. Purpose. The purpose of this Chapter is to outline Landscaping requirements that establish minimum standards to:

1. Improve the City's image and identity;

2. Increase the Compatibility of adjacent Uses and minimize the harmful impacts of noise, dust, debris, and light pollution;

3. Enhance the visual appearance of Streetscapes;

4. Encourage innovation and design;

5. Establish opportunities for sustainable storm water management;

6. Encourage water conservation;

7. Support a diversity of plants suited to local conditions; and

8. Sustain and improve the City's urban forest.

B. Applicability. This Chapter applies to all new Development and Structure additions.

1. Wherever Landscaped Areas are required by this Chapter, a Landscape Plan shall be submitted to the City.

2. A Landscape Plan is required for any Application for a Building Permit or certificate of occupancy. A Building Permit will not be issued without submission and City approval of a Landscape Plan.

3. The Landscaped Areas as required by this Section shall be installed on property where Landscaped Areas are not in place or are non-conforming when:

a. New construction occurs on undeveloped, vacant, or cleared property.

b. A Conditional Use permit is issued, or a change of Use occurs. The land use authority shall make installation of Landscaping a condition of approval.

c. A Building Permit is issued for any addition, expansion, or intensification of any property other than an existing Single-Family home that increases the Floor Area of a Building and/or the parking requirement by ~~fifty~~ 50 percent or more.

d. A Building Permit is issued for any addition to a Single-Family residence that increases the Floor Area of the residence by ~~seventy-five~~ 75 percent or more. This standard does not apply to expansion or addition of accessory Buildings on residential properties.

e. A change of Use occurs.

f. A Parking Area is expanded by ~~fifteen~~ 15 percent, or a minimum of seven stalls.

g. An existing property is re-landscaped.

4. Public parks, recreation facilities, and open spaces in any district are exempt from the provisions of this Chapter.

C. Modification. Existing Structures shall comply with the standards contained in this Chapter, to the maximum extent possible.

D. General Landscape Requirements.

1. At a minimum, Landscaping is required in all Yard areas, along the perimeter of Parking Areas, in front of Buildings, and in the Front Setback of any improved property not used for parking, driveways, walkways, or approved display areas.

2. General Design Standards.

a. Landscape Plans shall be prepared and approved based on design standards in this Chapter and other applicable City requirements.

b. Tree and Shrub Requirements.

i. Not less than ~~seventy-five~~ 75 percent of the trees specified on the Landscape Plan shall be water conserving species.

ii. Deciduous and ornamental trees shall have a minimum two-inch caliper trunk size at the time of installation.

iii. Evergreen trees shall have a minimum height of six feet at the time of installation. Evergreens shall be incorporated into a Site where a Buffer is required between adjacent Uses or busy roadways.

iv. Shrubs shall have a minimum height or spread of ~~eighteen~~ 18 inches at the time of installation, depending on the plant's natural growth habit (after two years of growth). Plants in five-gallon containers will generally comply with this standard.

v. Existing trees that are non-invasive and not noxious and that are preserved and incorporated into the Landscape Plan shall be credited toward the minimum number of trees required by this Chapter. Trees must be in healthy condition and free of injury to receive this credit. Any credited tree

that is not preserved or is significantly damaged during construction shall be removed and replaced with four trees, each with a minimum caliper of four inches. Tree replacement shall conform to the tree and shrub requirements.

c. Plant and Turf Grass Requirements.

i. Annual and perennial plants shall be installed from transplants, and not seeded on site.

ii. Only water conserving varieties of Turf Grass shall be used in South Salt Lake.

iii. Turf Grass may be seeded on site.

iv. Turf Grass shall comprise no more than ~~eighty~~ 80% of the total Landscaped Area for all properties other than Single-Family residential.

v. Turf Grass shall comprise at least 80% ~~percent~~ of the total Landscaped Area of a Single-Family residential Lot or Parcel, but not more than ~~ninety~~ 90%.

vi. Turf Grass shall provide cover 100% of the seeded or sodded area within one year.

d. Mulch and Decorative Rock Requirements.

i. Landscaped Areas may include mulch and decorative rock in accordance with Park Strip requirements and specific Use requirements specified in this Chapter.

ii. If ornamental gravel is utilized, it must be contained within durable borders or edging.

e. Swales and Detention or Retention Basins.

i. Swales and detention or retention basins required for storm water management shall be landscaped with suitable trees, shrubs, groundcover, perennials, or other Landscaping materials, and/or decorative paving. Swales may not be used in the Setbacks of Townhome Developments.

ii. Plants shall cover at least ~~seventy-five percent~~ 75% of the area of the swale or detention or retention basin.

iii. Swales located along a Right-of-Way shall not be deeper that 1.5 feet.

f. Berming is prohibited.

g. Irrigation. Permanent irrigation systems are required wherever Landscaping is required by this Chapter.

h. Clear View Requirements. All landscape elements are subject to the Clear View Area requirements.

E. Landscape Plan Requirements.

1. Content of Landscape Plan. All Landscape Plans submitted for approval shall be drawn in accordance with the South Salt Lake Community Development Department's plan submittal requirements. The Landscape Plan shall include:

    a. The location and dimensions of all existing and proposed Structures, Property Lines, easements, planting areas, Buffers, Parking Lots, driveways, roadways and Rights of Way, sidewalks, bicycle paths, freestanding signs, waste enclosures, bicycle parking areas, fences, walls, ground level utility equipment, recreational facilities, and any other freestanding Structure.

    b. The location, spacing, quantity, size, and common and botanical names of all proposed plants.

    c. The location, size, and common and botanical names of all existing trees and other plants on the property and in the Park Strip, either to be retained or removed.

    d. Existing and proposed grading of the site at one-foot contour intervals including any proposed landscaped Berms.

    e. Elevations for fences and retaining walls proposed for location on the site.

    f. Elevations, cross sections, and other details as determined necessary by the land use authority.

    g. The irrigation plan, drawn on a separate sheet.

    h. Summary data indicating the area of the site in the following classifications:

        i. Total area and percentage of the site in Landscaped Area.

        ii. Total area and percentage of the site in Turf Grasses.

        iii. Total area and percentage of the site in water-efficient plant species at mature growth.

2. Landscape Maintenance Standards.

    a. Responsibility. The property Owner shall be responsible for the maintenance, irrigation, repair and replacement of all plants, turf, trees, and Landscaping materials required in this Chapter. The property Owner shall also keep their property free of uncontrolled weed and volunteer plant growth.

    b. Landscaping Materials. Landscaping shall be maintained in good condition in a healthy, neat, and orderly appearance. Plants and trees that are dead or dying shall be removed and replaced. Landscaped Areas shall be regularly irrigated, mowed and pruned as needed, be kept free of weeds, dead plants, garbage, and debris.

    c. Pruning Required. Trees, hedges, shrubs, and plants near public sidewalks and roads shall be pruned and maintained so that the public Right-of-Way is unobstructed. Shade trees or other plantings that project over any sidewalk shall be maintained clear of all branches between the ground and a height of seven (7) feet for that portion of the plant located over the sidewalk. Shade trees and plantings that project over any Street or access road shall be maintained free of any plant material extending over the Street to a height of ~~fourteen~~ 14 feet from the Grade of the Street or access road.

d. Irrigation Systems. Irrigation systems shall be maintained in good operating condition to promote the conservation of water.

4. Landscape Requirements for Park Strips.

a. Intent. The intent of the Park Strip Landscaping standards is to enhance the aesthetics of City Streets, to increase safety along roadways, to prohibit materials that may cause harm or injury to pedestrians and vehicles, to provide safe and convenient access across Park Strips to and from parking and pedestrian access, to allow access for repair and maintenance of public utilities, and to uphold Clear View Area requirements.

b. Applicability. Park Strip standards apply to all properties in the City, including vacant Lots that have curbs and/or gutters along Street Frontages. Owners of property on Streets that lack curb and gutter are not required to maintain formal Landscaping within the public Right-of-Way, unless new curb and gutter is required as new Development occurs.

c. Installation. All Park Strips shall be landscaped and continuously maintained by the abutting property Owner. For permits involving new construction or a change of Use, Park Strip Landscaping shall be shown on the required Landscape Plan.

d. Park Strip Design Standards Table:

Street Profile	Park Strip Width	Paving Materials	Inorganic Materials	% Allowed	Planting Materials	Min. Live Plant Material Coverage	Street Trees
Urban Corridor (excluding Downtown and Townhome Overlay) 2100 South 2700 South 3300 South 3900 South 700 East 300 West ~~State Street~~ Main Street	Less than 3'		Mulch, gravel, stone, and concrete	100	Hardy groundcover *	75% coverage	Street trees not allowed
	3' to 5'		Mulch, gravel, and stone	100	Groundcover Annual or perennial plants	75% coverage	30' interval 2" caliper minimum
	More than 5'		Mulch, gravel, and stone	100	Groundcover Annual or perennial plants	75% coverage	30' interval 2" caliper minimum tree grates or tree wells with decorative gravel are required **

Street Profile	Park Strip Width	Paving Materials	Inorganic Materials	% Allowed	Planting Materials	Min. Live Plant Material Coverage	Street Trees
State Street and City Streets within Townhome Overlay and Downtown Districts	10' landscape zone measured from back of curb (trees, raised planters, pedestrian oriented street lighting, street furniture)	Brick or Concrete	Concrete	100%			Medium sized Street trees spaced every 25 feet within large, permanent, raised planters or within well-designed concrete cutouts, with permanent tree grates.
Other Residential	Less than 2'		Concrete, gravel, stone, and mulch	100%	Groundcover Annual or perennial plants	75%	Street trees not encouraged.

					Turf		
	2' to 3'		Gravel, stone, and mulch	100%	Groundcover Annual or perennial plants Turf	75%	Street trees not encouraged.
	More than 3'		Gravel, stone, and mulch	100%	Groundcover Annual or perennial plants Turf	75%	30' interval 2" caliper minimum

Street Profile	Park Strip Width	Paving Materials	Inorganic Materials	% Allowed	Planting Materials	Min. Live Plant Material Coverage %	Street Trees
Commercial or Flex	Less than 2'	Pavers - brick, stone, or concrete	Gravel, stone, and mulch	100%	Groundcover Annual or perennial plants	75%	Street trees not encouraged
	2' to 3'	Pavers - brick, stone, or concrete	Gravel, stone, and mulch	100%	Groundcover Annual or perennial plants	75%	Street trees not encouraged
	More than 3'		Gravel, stone, and mulch	100%	Groundcover Annual or perennial plants Turf	75%	30' interval 2" caliper minimum tree grates or tree wells with decorative gravel are required**

* Hardy groundcover my be any type of groundcover that is capable of withstanding snow and heat.

** Tree grates or tree wells shall be a minimum of five feet in radius measured from the center of the tree trunk.

F. Landscape Requirements Along Urban Corridor Streets:

1. Applicability. The Landscaping standards in this Section shall be required for all properties with Frontage along State Street, 2100 South, 3300 South, 3900 South, 900 West, 300 West, 700 East, and Main Street.

2. Design Standards: 2100 South, 3300 South, 3900 South, 900 West, 300 West, 700 East, and Main Street (excluding Downtown and Townhome Overlay District).

   a. Area. Installation of a minimum of ~~fifteen~~ 15 feet of Landscaping along the entire length of the property between the back of the sidewalk along the urban corridor Street and any fence, Parking Area, or Structure on the Site is required.

   b. Prohibited Uses and Activities. Parking, display, sales, storage, Structures, or temporary signage are not allowed in the Landscaped Areas.

   c. Approved access driveways and walkways are allowed to cross the landscape area.

   d. Outdoor seating areas up to ~~three hundred~~ 300 square feet in area for Restaurants and similar public Uses are allowed in the landscape areas.

   e. Live plant material coverage of at least 75%.

   f. A minimum of one tree is required for every ~~one thousand~~ 1,000 square feet of Landscaped Area.

3. Design Standards: State Street, Downtown, and Townhome Overlay Urban Landscape Area.

   a. Area. Installation of a minimum width of 15 feet of concrete sidewalk and street landscaping (measured from back of curb) along the entire length of the property between the back of the curb along dedicated Streets to any fence, Parking Area, or Structure on the Site is required.

   b. Prohibited Uses and Activities. Parking, display, sales, storage, Structures (other than required raised planters), or temporary signage are not allowed in the Landscaped Areas.

   c. Approved Local Access Roads and walkways are allowed to cross the urban landscape area.

G. Landscape Requirements for Parking Lots.

1. Intent. Landscaping is required for Parking Areas in order to break up large expanses of pavement, to provide relief from reflected glare and heat, to guide vehicular and pedestrian traffic, and to efficiently and sustainably retain storm water.

2. Applicability. All Hard-Surfaced Parking Areas, including those for vehicle sales, with ~~fourteen~~ 14 or more Parking Stalls shall provide Landscaping in accordance with the provisions of this Section. Smaller Parking Areas shall not be required to provide Landscaping other than Landscaping required for Park Strips, Buffers, and front yards.

3. Parking Lot Landscaping Standards.

   a. General Requirements.

i. Site Plan Required.

ii. All Landscaping shall meet Clear View Area requirements.

iii. Landscaped Areas shall be protected by concrete vertical curbs. Curbs shall be designed to allow storm water to enter the Landscaped Area. Where such curbs serve as a wheel stop for Parking Stalls, not less than ~~thirty-six~~ 36 inches shall be provided in the planting area as overhang clearance for tree locations.

iv. Pedestrian paths in Parking Lots, with the exception of crosswalks, shall be bordered by landscaped Park Strips with a minimum width of three feet, in accordance with the commercial or industrial Park Strip standards of this Chapter.

b. Interior Landscaping.

i. Area. Not less than five percent (5%) of the interior of a Parking Area shall be devoted to Landscaping.

ii. Interior Landscaping Design Standards.

a) Interior Parking Lot Landscaping islands shall separate every seven (7) Parking Stalls.

b) Interior Parking Lot Landscaping areas shall be a minimum of ~~one hundred twenty~~ 120 square feet in area and shall be a minimum of three feet in width, as measured from back of curb to back of curb

c) Landscape islands with Shade Trees. Shade trees shall be provided at no less than one tree per seven Parking Stalls. Tree wells shall be a minimum of five feet in radius measured from the center of the tree trunk

iii. Perimeter Landscaping. Where a Parking Lot is located within a required yard area or within ~~twenty~~ 20 feet of a Lot Line, perimeter Landscaping shall be required along the perimeter of the Parking Lot. Perimeter Landscaping must be at least seven (7) feet in width, as measured from the back of the Parking Lot curb.

H. Landscape Requirements for Buffers.

1. Intent. Buffers are used to mitigate the transition between Development types and incompatible Uses.

2. Applicability. All Buffers required by other sections in this Code shall be landscaped.

3. Buffer Design Standards. Landscape Buffers shall be reserved for planting and fencing. No parking, driveways, or Accessory Structure shall be permitted, unless specifically authorized through the Site Plan review process. Landscape Buffers may be located within required Setbacks. Where both landscape Buffers and Parking Lot Landscaping is required the more restrictive shall apply.

4. ~~a minimum of~~ At least one tree shall be planted for each ~~four hundred~~ 400 square feet of the landscaped Buffer shall be planted.

I. Specific Landscape Standards.

1. Design Standards.

a. Single-Family Buildings.

i. Front yard and corner side yard Landscaped Areas required to be landscaped shall be landscaped with suitable trees, shrubs, groundcovers, perennials, or other Landscaping materials. Plants, not including tree canopies, shall cover at least ~~seventy-five percent~~ 75% of the front and/or corner side yard area at maturity.

ii. Each front yard shall contain at least two (2) trees.

iii. Water features, landscape boulders, decorative rocks, gravel, and organic mulch are permitted but shall not be considered a substitute for plants.

b. Multi-Family Developments.

i. Landscaped Areas. Yards, Setbacks, Park Strips, required Buffers, required open space, and Parking Areas shall be landscaped as required in this Chapter. Landscaping shall be used to screen ground level utility equipment from view of Streets, sidewalks, or walkways to the greatest extent possible.

ii. Plant Coverage. All required Landscaped Areas shall be landscaped with suitable trees, shrubs, groundcovers, perennials, or other Landscaping materials. Plants, not including tree canopies, shall cover at least ~~seventy-five percent~~ 75% of required Landscaped Areas.

iii. Site Trees. A minimum of two (2) trees per ~~one thousand~~ 1,000 square feet of Landscaped Area is required, in addition to requirements for Yards, Setbacks, Park Strips, required Buffers, and Parking Areas described in this Chapter.

iv. Water features, landscape boulders, decorative rocks, gravel, and organic mulch are permitted but shall not be considered a substitute for plants.

v. If ornamental gravel is utilized, it must be contained within durable borders or landscaped edging.

c. Townhome Developments.

i. Landscaped Areas. Yards, Setbacks, Park Strips, required Buffers, required Common Open Space, Usable Open Space, and Parking Areas shall be landscaped as required in this Chapter. Landscaping shall be used to screen ground level utility equipment from view of Streets, sidewalks, or walkways to the greatest extent possible.

ii. Plant Coverage. All required Landscaped Areas shall be landscaped with suitable trees, shrubs, groundcovers, perennials, or other Landscaping materials. Plants, not including tree canopies, shall cover at least ~~seventy-five percent~~ 75% of required Landscaped Areas.

iii. Site Trees. Trees are required every 20 feet in all Setback and Buffer areas, both sides of the Local Access street, in addition to requirements for Yards, Open Space, and Parking Areas described in this Chapter.

d. Commercial and Flex.

i. Landscaped Areas. Landscaped Areas shall comprise not less than ~~fifteen~~ 15 percent of a commercial or professional office site. Landscape requirements for Buffers, Parking Areas, Park Strips, and additional Landscaping along urban corridor Streets as required in this Chapter may be included as part of the overall site requirement. Landscaping shall be used to screen ground level utility equipment from view of Streets, sidewalks, or walkways to the greatest extent possible.

ii. Plant Coverage. All required Landscaped Areas shall be landscaped with suitable trees, shrubs, groundcovers, perennials, or other Landscaping materials. Live plants, not including tree canopies, shall cover at least ~~seventy five percent~~ 75% of required Landscaped Areas.

iii. Site Trees. A minimum of two (2) trees per ~~one thousand~~ 1,000 square feet of Landscaped Area is required, in addition to requirements for Yards, Setbacks, Park Strips, required Buffers, and Parking Areas described in this Chapter.

iv. Water features, landscape boulders, decorative rocks, gravel, and organic mulch are permitted but shall not be considered a substitute for plants. Landscape boulders shall only be allowed as a focal feature or may be used as a protective device from vehicle traffic.

v. If ornamental gravel is utilized, it must be contained within durable borders and arranged in a decorative pattern that incorporates varying sizes, types, or colors of gravel.

SECTION XVIII: Revise Chapter 17.07 as follows:

17.07.010 Applicability. In addition to all applicable Construction Codes and the South Salt Lake Lighting Master Plan, the following design standards shall apply to:

A. all new Structures;

B. any Change of Use, addition, expansion, remodel, or intensification of the Use of any property that increases or modifies the Floor Area of a Building or Use by 50% or more; and

C. all Noncomplying Structures that are a part of any Development identified in Subsection B.

17.07.020 Building Form by Land Use District.

A. Building Forms. Only Building forms designated by the letter A in the following matrix are allowed in each district. All other Building forms are prohibited.

	Single-Family	Townhome	Garden-Style Multi-Family	Urban-Style Multi-Family	Single-Story Commercial	Civic	Office	Large Format Commercial	Flex	Accessory Structure to Non-Res. Building
Commercial Corridor				A	A	A	A	A		A
Commercial Neighborhood		~~A~~			A	A				A
Commercial General					A	A	A			A
TOD & TOD-Core		~~A~~		A	A	A	A	A	A	A
Mixed-Use		~~A~~	A	A	A	A	A	A		A
Townhome Overlay		~~A~~								
Business Park					A		A		A	A
Professional Office					A	A	A			A
Flex					A	A	A	A	A	A
Historic						A				A
Jordan River	A									
City Facility						A				A
Open Space										
R1	A					A				A
Residential Multiple	A	~~A~~	A	A		A				A
Riverfront Flex/Office									A	A
Riverfront R1	A									
Riverfront RM1			A							
Riverfront School						A				A
Crossing MPMU - Anchor Tenant								A		A
Crossing MPMU - 2100 S/ State St.				A						A
Crossing MPMU - Transit District					A		A	A		A
Downtown*		~~A~~		A	A	A	A	A		A
East Streetcar**		~~A~~		A	A	A				A
Granite Library						A				A
Granite Townhome		A								
Granite Lofts		A								

*Excludes Station District
** See East Streetcar MPMU

B. Building Form Does Not Determine Land Use. Regardless of Building form, all Uses carried on within a Building shall be limited to the Permitted Uses in the land use district in which the Building is located.

17.07.030 Development Standards. In addition to the Subdivision and platting requirements contained elsewhere in this Title, the following Development standards apply to all Structures:

A. Yard Areas. All Development shall comply with the Setbacks, both for each Building and for the Project perimeter, designated for each district. All Yard areas shall be free of any Structure and shall not be used for parking, unless otherwise provided herein.

1. **Setbacks.**

	Front Yard	Corner Side Frontage Yard	Side Yard	Side Yard Combined	Rear yard	Project Perimeter	Building Separation
Commercial Corridor	10'	10'	0	0	0		
Commercial Neighborhood	10'	10'	5'	12'	0		
Commercial General	10'	10'	0	0	0		
TOD & TOD-Core	5'	5'	0	0	0		
Mixed-Use	5'	5'	5'	12'	20'		
Business Park	15'	10'	0	0	0		
Professional Office	10'	10'	5'	12'	20'		
Flex	10'	10'	0	0	0		
Historic and Landmark	15'	15'	15'	30'	15'		
Jordan River	30'	10'	20'	40'	20'		
School	25'	25'	25'	50'	25'		
City Facility	15'	10'	0	0	0		
R1	20'	12'	5'	12'	20'		
Townhome Overlay	10'	10'				10' to SF; 8' to non-SF	20' between abutting facades, 45' on street radius
Residential Multiple	20'	10'	5'	12'	20'		
Riverfront MPMU - Flex/Office	20'	5'	5'	10'	25'		
Riverfront MPMU - R1	20'	10'	5'	10'	20'		
Riverfront MPMU - RM1	10'	10'	10'	20'	20'		
Riverfront MPMU – School	20'	20'	20'	40'	20'		
Crossing MPMU - Anchor Tenant	*	*	*	*	*		
Crossing MPMU - 2100 S./State St.	*	*	*	*	*		
Crossing MPMU – Transit	*	*	*	*	*		
Downtown	*	*	*	*	*		
East Streetcar	*	*	*	*	*		
Granite Lofts Townhome Units 1-5,8-11,14-15,20-23	8'	236ft^2	0	0	12'		
Granite Lofts Townhome Units 6,7,12,13,18,19,24,25	8'	236ft^2	8'	20'	0		
Granite MPMU – Library	*	*	*	*	*		
Granite MPMU – Townhome	*	*	*	*	*		
Nature Center Pilot Project	*	*	*	*	*		

* See Approved MPMU or Overlay District
** Double Frontage Lots shall two (2) Front Yards and no Rear Yard.

2. **Yard Requirements and Qualifications**.

   a. Outdoor Storage is prohibited in all Yard areas, off-Street Parking Areas, maneuvering and loading areas, and site Landscaping.

   b. All Front and Corner Side Yard areas shall be landscaped according to the landscape standards established in this Title.

   c. Yard areas shall not be used for parking, except for driveways or garages as required by this Title.

   d. Fences, Courtyards, and patios are permitted in certain Yard areas in specific districts, provided they meet requirements established elsewhere in this Title.

B. Build-to Standards. All Structures shall conform to the following Build-to Standards, as applicable:

Build-to Standard	Commercial Corridor	Commercial Neighborhood	Commercial General	TOD & TOD-Core	Mixed-Use	Business Park	Professional Office	Flex	Jordan River	City Facility	R1	Townhome Overlay	Residential Multiple	Riverfront Flex/Office	Riverfront R1	Riverfront RM1	Riverfront School	The Crossing Anchor Tenant	The Crossing 2100 S./State Street Frontage	The Crossing Transit	Downtown	East Streetcar	Granite Lofts Units 6,7,12,13,18,19,24,25	Granite Library	SSLC-PD
Min – In Feet	10	10	10	5	5	15	10	10	20	15	20	***	20	20	20	10	20	*	*	*	*	*	0	10	**
Max – In Feet	25	20	20	15	30	20	20	25	30	20	25	***	30	25	N/A	15	40	*	*	*	*	*	5	30	**

* See Approved MPMU

** See Approved SSLC-PD Accessory Structure siting regulations

***Equal to required perimeter setback

A Structure may encroach into the Front Yard to comply with a Build-to Standard.

C. Architectural Elements and Mechanical Equipment into Yard Areas.

1. All architectural elements and mechanical equipment must be confined within the Building Lot or designated Building pad.
2. Permitted projections of Architectural Elements and mechanical equipment into Yard areas shall comply with the Clear View requirements established in this Title.
3. Architectural elements and mechanical equipment, specified below, may project into required Yard areas according to the standards established in the following table.

Element	Front and Corner Side Yard	Side Yard	Rear Yard
Steps, Porches, landings, stoops, and porticos	4 feet	2 feet	4 feet
Decks > 1' above base elevation	4 feet	2 feet	4 feet
Eaves, cornices, and overhangs	2 feet		4 feet
Required overhead weather protection	4 feet		4 feet
Bay windows, cantilevered rooms, and awnings	4 feet	2 feet	4 feet
Balconies	Shall not project into Yard areas.		6 feet

Mechanical equipment and chimneys	Shall not project into Yard areas.	2 feet	4 feet
Exterior staircases as allowed	Shall not project into Yard areas.		4 feet

17.07.040 Crime Prevention through Environmental Design (CPTED). The following principles shall be addressed in the design of all Buildings and Developments:

1. **Natural Surveillance.** Physical design that keeps potential intruders under the perception of continual watch, such as view to Streets, driveways, and Parking Lots, and visual permeability in architecture, lighting, and Landscaping.

2. **Natural Access Control.** Physical design that guides the mobility of people, decreases crime opportunity, and increases perception of risk to potential offenders.

3. **Territorial Enforcement.** Physical design that encourages users of property to develop ownership over it. Territorial Enforcement includes Developing space with an easily discernable purpose, using symbolic barriers such as low-lying fences and walls, Landscaping and signage, eliminating ambiguous spaces, encouraging easy maintenance, and discouraging crime.

4. **Landscaping Standards.** Shrubs shall be a maximum height of two (2) to three (3) feet and trees shall have a ground clearance of seven (7) feet above walkways and sidewalks.

5. **Public Safety.** In order to encourage public safety solid windowless walls shall not be permitted adjacent to Streets, pedestrian areas, and open space.

6. **Maintenance and Management.** Proper maintenance and management of a site and Building discourages criminal activity. Site maintenance to keep grounds and Building clean and orderly, and where indicated, public access management plan. Public access management plans shall address strategies: (1) to limit public WIFI access outdoors during evening hours; (2) to avoid single-user restrooms; (3) to control or eliminate exterior electrical outlets; (4) for strategic irrigation to prevent overnight camping; (5) for scheduling activities in common areas; and (6) for site lighting to discourage criminal activity.

7. **Lighting.** Lighting consistent with the design standards in the lighting character district identified in the South Salt Lake Lighting Master Plan, or the nearest lighting character district to any proposed Development that is not within an area identified as a lighting character district.

17.07.050 General Design Review Considerations. In addition to the specific design standards required for each Building form all Development shall comply with the following:

A. General

All Development shall:

1. minimize the impacts of Development on utility facilities including water, sewer, storm drainage, power, gas, and communications;

2. incorporate CPTED principles in Building design, site layout, and Landscaping design;

3. integrate permitted signage into architectural and site design; and

4. design patios, Accessory Structures, awnings, and other appurtenances to blend with the design of the Primary Buildings and site.

B. Façades.

1. All Buildings shall be designed with all Façades using similar quality materials and percentage of windows.

2. Primary Façade. All Buildings shall have at least one Primary Façade. The Primary Façade shall contain at least one primary entrance. Buildings on Corner Lots shall locate the Primary Façade on the corner closest to the adjacent Street intersection.

3. Every man-door shall have overhead weather protection at least four-feet in depth.

C. Height Transition. Any Building located within 100 feet an R-1 district, as measured from the closest Property Line, shall be subject to the following height transition requirements:

1. beginning at the Setback of the subject property abutting the R-1 district the maximum Building Height shall be ~~thirty-five feet~~ 35 feet measured from Grade to the peak of the roof or, for flat roofed structures, from Grade to the top of the parapet;

2. an additional one (1) vertical foot of Building Height for every two (2) horizontal feet of distance from the subject property Setback abutting the adjacent R-1 district may be added to achieve the lesser of the maximum district height or the maximum Building form height;

3. this Building Height transition requirement shall end 100 feet (100') from the abutting R-1 district; and

D. Traffic Safety and Congestion. All Development shall design and locate on a Site Plan all:

1. vehicular and pedestrian entrances, exits, drives, and walkways;

2. off-Street parking;

3. loading and service areas;

4. circulation patterns within the Development;

5. connections to abutting and nearby sites; and

6. site lighting

to minimize the impacts of the Development on traffic safety and congestion in the surrounding neighborhood.

E. Building and Site Layout. All Developments shall:

1. minimize Structure silhouette and massing, site location, elevations, and impacts on abutting and nearby Buildings;

2. ensure Compatibility of Building Façades with abutting and nearby Buildings in terms of height, color, materials, Primary Façades, placement of windows, rooflines and roof pitches, and the arrangement of Buildings on approved Development Lot(s);

3. design energy efficient Structures through the use of energy efficient building materials, passive solar designs or Solar Energy Systems, and Landscaping; and

4. use durable, high quality building materials.

F. Roofs. All roof vents, pipes, Antennae, satellite dishes, and other roof penetrations and equipment, except chimneys, shall be located on the rear Façade or configured to have a minimum visual impact as seen from any adjacent Street.

G. Fencing and Clear View Regulations.

1. Fences.

   a. All fences shall meet the Clear View Area requirements contained in this Title.

   b. All fences shall be maintained in a state of good repair.

   c. All Fences and retaining walls shall meet applicable building code requirements and shall meet or exceed City engineering standards.

   d. Development of all fences over six feet (6’) and any retaining wall require a Building Permit.

   e. Retaining Walls. Where a retaining wall protects a cut below or a fill above the natural Grade and abuts a Boundary Line, such retaining wall may be topped by a fence, wall, or hedge of the same height that would otherwise be permitted at the location, as measured from the Grade of the higher side ground level.

f. Barbed Wire. Fences containing strands of barbed wire, including all forms of security wire, shall be prohibited in all districts, except that barbed or security wire shall be permitted as a security fence on Jail property.

g. Electrified Fences. Electrified fences shall be prohibited in all districts, except that electrified fences shall be permitted as a security fence on Jail property. This provision does not prohibit an "invisible" fence (wired or wireless) to contain canines with a collar receiver.

h. Vacant Lots and Parcels. Vacant Lots and Parcels shall be fenced with a six-foot (6') temporary security fence.

i. All Development shall ensure that the location, height, and materials of walls and fences are Compatible with abutting and nearby Development and the character of the neighborhood, and shall completely conceal storage areas, utility installations, waste containers, or other Uses that are required to be screened from view by the standards in this Title.

j. Exceptions.

i. The height and location requirements contained in this Section shall not limit state imposed fencing requirements for public utility installations, public schools, or other public Buildings.

ii. Specialty fences requiring greater heights than allowed in this Title, such as tennis courts or basketball backstops may be allowed, subject to the following conditions:

a) they do not create a hazard, nuisance, or violation of other ordinances; and

b) the Applicant has submitted the signed approval of all property Owners whose property abuts the Applicant's property.

2. Clear View Regulations.

a. On Corner Lots, no obstruction to view will be permitted on that portion of the Lot defined as the Clear View Area.

b. No view-obstructing fence, wall, hedge or planting exceeding four feet (4') in height above the level of the sidewalk shall be located in the triangular area bounded by lines drawn from a point on the centerline of any driveway, set back ~~fifteen feet~~ 15 feet from the Front Property Line to points on the Property Line at the Street in front of the property ~~ten~~fifteen feet (15') on either side of the driveway.

c. Shade trees may be located or maintained in the Clear View Area in excess of the permitted height, provided the Clear View Area shall be clear of all obstruction between (1) the ground and ~~fourteen feet~~ 14 feet in height above all public Right-of-Ways; or (2) the ground and six feet (6') in height above any private property.

H. Permanent Structures and Occupiable Space.

1. All Structures and Occupiable Space shall be permanently affixed to a foundation and of permanent construction without a chassis, hitch, wheels, or other features that would make the Structure mobile.

2. Prefabricated or relocatable Structures or Occupiable Space shall conform to one of the Building forms and accompanying design standards established in this Code.

3. Prefabricated or relocatable Structures or Occupiable Space shall be permanently affixed to a foundation, in compliance with the International Building Code.

I. Loading and Service Areas. Loading and service areas shall be configured to avoid disruption of primary vehicular access and circulation on the site and shall be separated from customer parking, pedestrian areas, and main Drive Aisles.

J. Waste Containers and Enclosures.

1. Waste container enclosures are required ~~to be constructed~~ for all new non-residential, Multi-Family, or Townhome Development, redevelopment, improvement, or construction ~~in the City~~.

2. All waste container enclosures shall be constructed according to the requirements of this Title.

3. All waste containers shall be located at the rear of ~~the~~ each Building, in the service area, or in another properly fenced and screened area approved by the land use authority.

4. All waste containers shall be located so they are not visible from a public Right-of-Way.

5. Height. Waste container enclosures shall ~~have a~~ be constructed to a height ~~twelve inches~~ 12" above the highest part of the waste container that the waste container enclosure will house. Waste container enclosures shall not be less than six feet (6') in height, including gates.

6. Materials and Construction Methods. Waste container enclosures shall have walls constructed of finished masonry units (block or brick), decorative pre-cast concrete, metal, or a combination of these materials. The materials and colors used for all waste container enclosures shall be Compatible with the materials used on the Primary Building.

a. Masonry and Brick Walls**.** All exterior Façades of waste container enclosures shall be constructed with finished block, brick, or split-faced blocks installed according to industry standards. All masonry walls shall have a permanent block or pre-cast end cap to prevent deterioration from climate exposure.

b. Concrete Walls. Pre-cast or poured concrete walls shall have a decorative textured finish. Pre-cast walls shall be installed according to industry standards.

c. Metal Enclosures.

i. Exterior walls of any metal waste container enclosure shall be constructed of at a minimum, ~~sixteen~~ 16-gauge metal cladding.

ii. Attachments of cladding to structural frame shall not exceed ~~thirty-two~~ 32 inches (32”) center-to-center in either direction.

iii. All structural posts, and their foundations, shall be adequately sized to support the walls and gates and shall be spaced at a maximum of six feet (6’) center-to-center.

iv. Structural frame members shall have a minimum steel thickness of ~~three-sixteenths~~ 3/16th of an inch (3/16”) and consists of structural tubing, angle iron.

v. Corrugated roofing or other metal roofing materials are prohibited.

7. Gates. All enclosures shall have service access gates.

a. All gates shall be constructed with a sturdy metal frame.

b. Gate posts shall be embedded on the outside of the enclosure to limit damage when the waste container is removed from the enclosure.

c. All gates shall be constructed with commercial grade hinges, poles, and hasps.

d. Waste container enclosures with gates that swing out from the dumpster shall be set back from the Property Line a distance at least equal to the width of the gate.

e. Gates shall be closed except during scheduled collection periods.

f. Vinyl or chain link gates are prohibited.

8. Pads.

a. All waste container enclosures and waste containers shall be placed on poured concrete or any existing hardened paving system.

b. New pads shall be a minimum thickness of six inches (6”) using 3,500 psi steel-reinforced concrete. If subgrade conditions are poor, the minimum thickness increases to eight inches (8”).

c. All pads shall have an interior drain or shall have a maximum two percent (2%) grade for water to drain from the enclosure.

d. When an enclosure is constructed as part of new construction there shall be a minimum ten-foot (10’) apron with a minimum ~~twelve-inch~~ 12-inch thickened edge.

9. Bollards and Wheel Stops. The corners of all waste container enclosures, where the gate hinges are attached, shall be protected with colored bollards to prevent vehicles from driving into the enclosure. Each waste container enclosure shall have bollard or pre-cast concrete curb wheel stops attached to the slab to keep the waste container from hitting the back of the enclosure.

10. Location. All waste containers and enclosures shall be located on major drives within Developments to provide adequate circulation of waste collection vehicles. Waste container enclosures shall be located so that waste collection vehicles can pull in front of the enclosure, empty, and reset the container without physically removing the container from the enclosure. Waste Containers in Townhome Developments shall be located within 150 feet of each Townhome building and shall be hidden from public view.

11. Maintenance. Waste container enclosures shall be maintained in good condition and appearance at all times.

a. Screening materials shall be replaced immediately when found to be in disrepair.

b. Gates and latches shall remain in place and shall be kept fully operable.

c. Gates shall be closed except during scheduled collection periods.

d. Waste container enclosure pads and access drives shall be repaired or rebuilt whenever the pavement Structure deteriorates.

e. Graffiti shall be removed immediately.

K. Utilities. All utility lines shall be underground in designated easements.

1. Underground utility lines serving multi-Building Developments shall be placed within Drive Aisles or fire lanes.

2. No pipe, conduit, cable, water line, gas, sewage, drainage, or any other energy or service equipment shall be installed permanently above ground, except for backflow devices.

3. Gas meters, electric service meter panels, transformers, and other utility equipment shall be grouped together and shall be painted to match the adjacent Building wall.

L. Solar Energy Systems. All Solar Energy Systems shall comply with the following standards:

1. Solar Energy Systems that do not comply with the following standards are prohibited.

2. Solar Energy Systems in the Historic and Landmark district shall be subject to additional standards found in Chapter 17.03.

3. Panels shall be constructed of non-glare glass with an aluminum frame or equal or better quality.

4. All Solar Energy Systems shall minimize visual impacts on the surrounding neighborhood by preserving natural vegetation, Screening adjoining properties, or other appropriate measures.

5. Setback and Location.

   a. Building-mounted systems shall be mounted only on lawfully permitted Structures.

   b. Free-standing Solar Energy Systems are subject to the Accessory Structure design standards in this Chapter.

   c. Free-standing Solar Energy System shall not extend into the Yard area.

6. Roof-Mounted Systems. The following design standards apply to all roof mounted Solar Energy Systems:

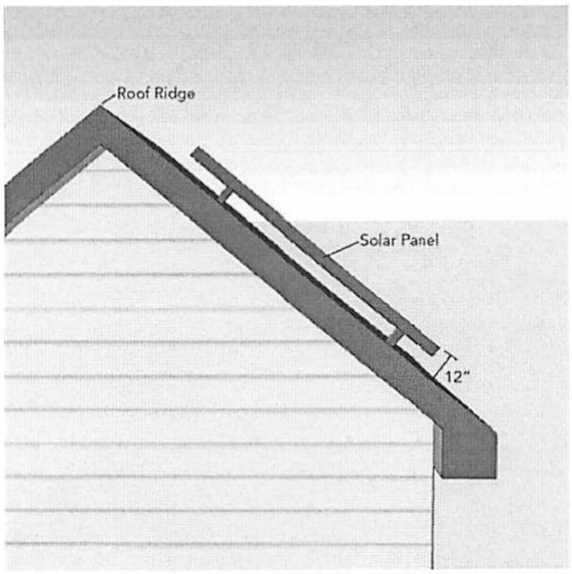
   a. All Solar Energy Systems shall meet all design review, Screening, and visibility requirements found elsewhere in this Chapter.

   b. Pitched Roofs.

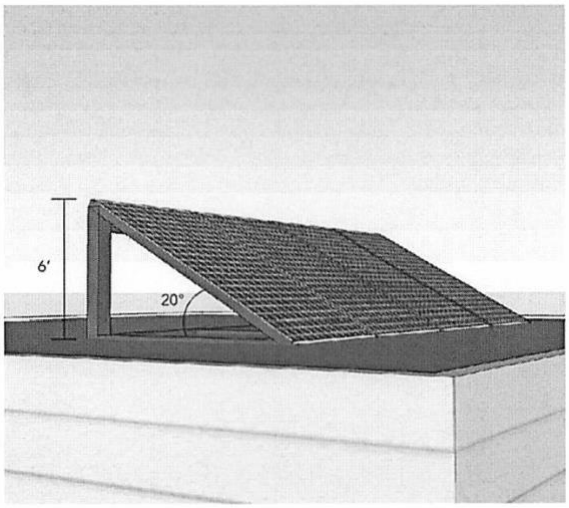
      i. Solar Energy Systems that face the Front Yard shall be mounted a maximum ~~twelve inches~~ 12 inches from the roof, as measured from the roof surface and the highest edge or surface of the system.

      ii. No Solar Energy System shall extend past the roof ridge, roof bottom, or side edges of the roof.

iii. Solar Energy Systems that face the Front Yard or a public Right-of-Way shall be installed at the same angles and contour as the roof on which they are installed.



c. Flat Roof. Solar Energy Systems installed on flat roofs shall only extend up to six feet (6') above the roof and shall be placed at a maximum ~~twenty-degree~~ 20° angle.



7. Design.

a. Solar Energy Systems shall be designed to blend into the architecture of the Building upon which it is mounted and the surrounding neighborhood.

b. Solar Energy Systems shall be screened from view from public Rights-of-Way through use of one or more of the following methods:

i. parapet wall;

ii. setback from the roof edge; or

iii. Architectural Elements attached to the Building.

17.07.060 General Design Standards for Residential Buildings/Development. In addition to the general design standards contained in 17.07.050 the following design standards apply to all residential Building forms:

A. Frontage and Orientation.

1. Single-Building Developments. Single-Building Developments shall front on a Street.

2. Multi-Building Developments (excluding Townhome Developments). All multi-Building Developments shall be oriented so that the Primary Façade of each Building faces toward the following, listed in priority order:

a. public Street;

b. perimeter Street;

c. primary internal Street;

d. park or other Common Open Space; and

e. secondary internal Street.

3. Townhome Developments. All Townhome Developments shall be oriented so that the Primary Façade of each Building faces toward the following, listed in priority order:

a. Public Street;

b. perimeter Street;

c. primary internal Street; and

d. park or other approved Common Open Space.

B. Windows and Doors.

1. Windows are required on the Primary Façade of all Buildings.

2. Windows on the Primary Façade shall have a minimum transparency of ~~70 percent~~ 70%.

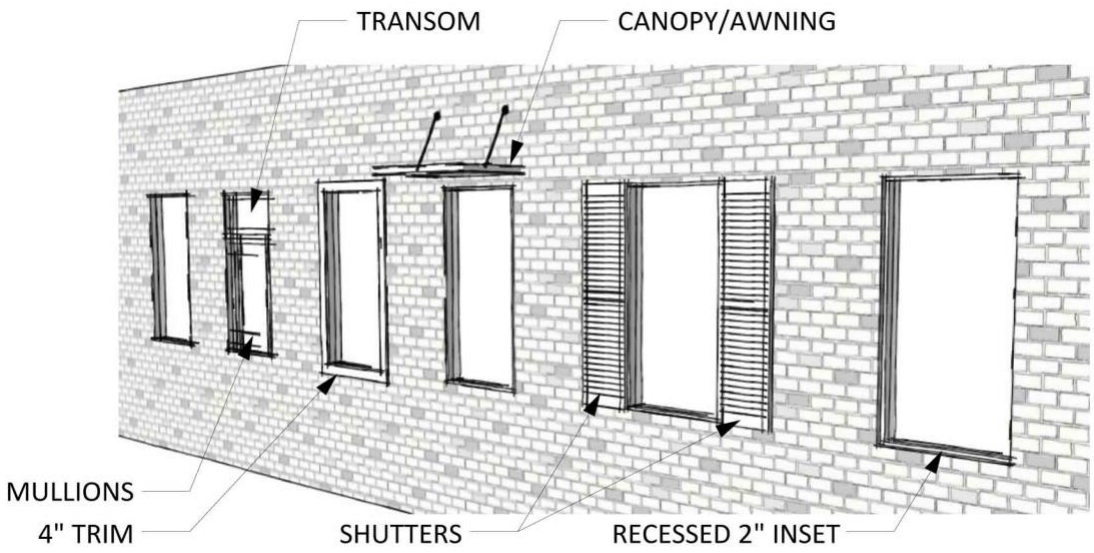
3. All windows on the Primary Façade shall incorporate at least two (2) of the following features:

   a. mullions and/or transoms;

   b. trim or molding at least four inches (4”) in width;

   c. canopies, shutters, or awnings proportional to window size; or

   d. recessed insets from the Primary Façade by at least two inches (2”).



C. Materials.

1. Primary Materials. All Buildings shall use one of the following materials on at least 60% of each Façade:

   ~~a. cementitious fiber board;~~

   b. brick;

   c. wood;

   d. stone; or

   e. Hardie-board or equivalent material.

   ~~f. EIFS.~~

2. Secondary Materials. No Building shall use the following materials on more than 20% of any Façade:

a. stucco;

b. corrugated metal siding;

c. split-faced masonry block;

d. exposed smooth-finish concrete block; or

e. architectural metal panels.

f. Cementous fiber board

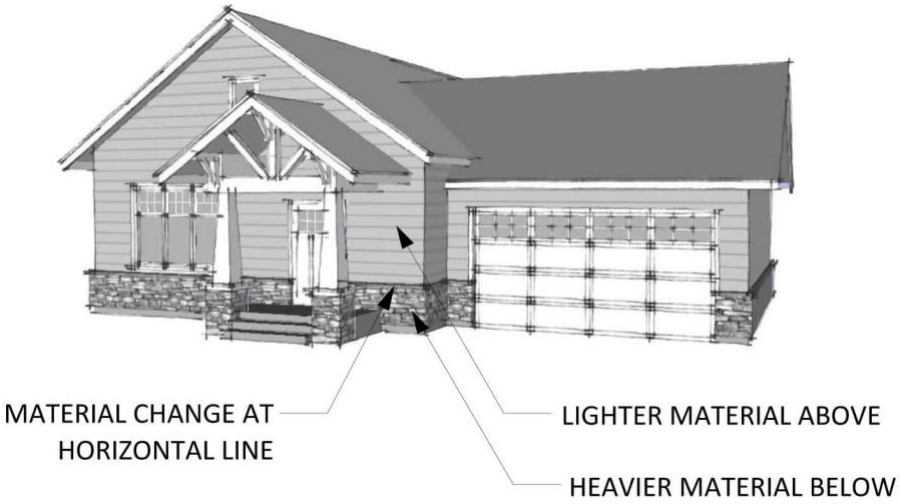
g. EIFS

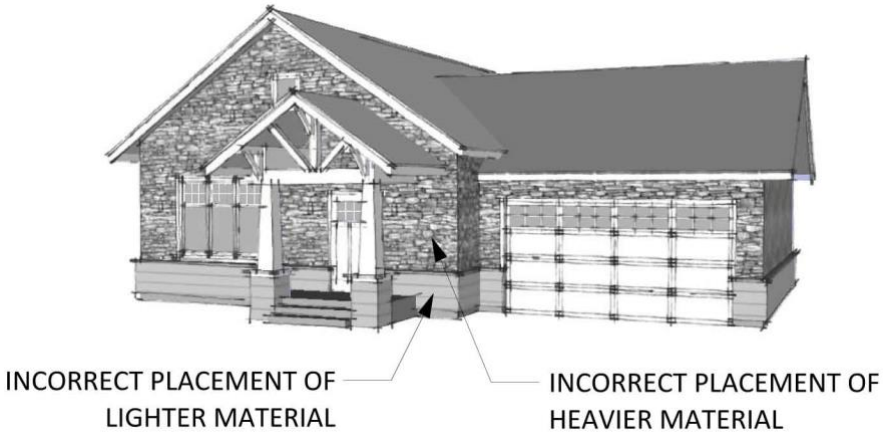
3. Prohibited Materials. No Building shall use vinyl or aluminum siding on any Façade.

4. Roofs. All roofs shall be clad in asphalt shingles, wood shingles, standing seam metal, or a material of equivalent quality and durability.

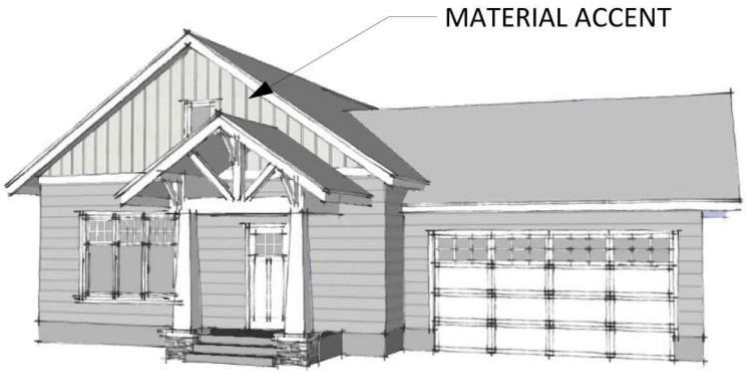
5. Arrangement.

a. Where two or more materials are proposed to be combined on a Façade, the heavier and more massive material shall be located below the lighter material.





c. All material changes shall occur along a horizontal line or where two forms meet; material changes may occur as accents around windows, doors, cornices, at corners, or as a repetitive pattern.



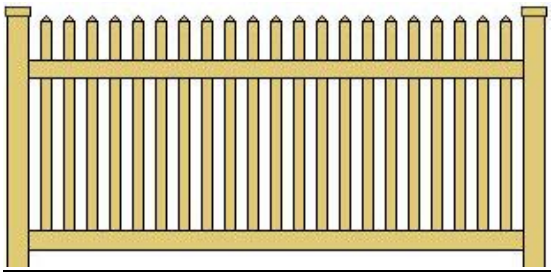
d. Primary Façade materials and/ or colors shall not change within two feet (2’) of Building corners and shall continue along any Façade visible from a Street or

pedestrian Right-of-Way. Materials may change where side or rear wings meet the main body of a Building. Primary Façade materials used on Buildings on Corner Lots shall extend the full length of the sides visible from a Street or pedestrian Right-of-Way.

D. Compatibility. New Building forms shall be Compatible with the existing neighborhood.

E. Fencing.

1. Fences in Front Yards shall not exceed four feet (4') in height.
2. Fences in Corner Side Yards shall not exceed six feet (6') in height.
3. Fences in Rear Yards shall not exceed six feet (6') in height.
4. Fences may extend to the back of sidewalks, where permitted.
5. A straight classic vinyl picket fence is allowed:



6. Other Vinyl fences and all Chain link fences are prohibited.

17.07.070 Single-Family Building Form. In addition to the standards contained in 17.07.050 and 17.07.060, the following design standards apply to all Single-Family Buildings.

A. Orientation. All Buildings shall front on a Public Street.

B. Primary Façade. Any Primary Façade of ~~thirty feet~~ 30 feet or more shall incorporate wall offsets in the form of projections or recesses. Required offsets shall have a minimum depth of two feet (2').

C. Building Height.

1. The maximum height for any Building shall be ~~thirty-five feet~~ 35 feet measured from Grade to the peak of the roof or, for flat roofed Buildings, from Grade to the top of the parapet.

2. Buildings on Lots that abut existing single-Story residential Buildings in existing R1, RM, or Jordan River districts shall have a maximum height of 30 feet.

D. Materials. Additional permitted Primary Materials include:

1. wood clapboard; or

2. wood board and batten.

E. Garages. All Buildings shall include a garage. The following garage standards shall apply:

1. Garages shall not visually or architecturally dominate the Primary Façade of the Primary Building.

2. Garages shall not comprise more than ~~fifty percent~~ 50% of the Primary Façade.

3. Garages that comprise between ~~forty percent~~ 40% and ~~fifty percent~~ 50% of the Primary Façade shall be recessed from the Primary Façade by at least four feet (4').

4. Garages that comprise less than ~~forty percent~~ 40% of the Primary Façade may be flush with the Primary Façade.

5. Garages that comprise no more than ~~thirty percent~~ (30%) of the Primary Façade may protrude from the Primary Façade but shall not protrude more than eight feet (8'). All Buildings with garages protruding more than four feet (4') from the Primary Façade shall include a Porch or covered landing that extends at least six feet (6') from the plane of the living space.

6. All garages protruding four feet (4') or more from the Primary Façade shall have garage doors with windows.

7. Garages with more than two bays or with doors greater than ~~sixteen feet~~ 16 feet wide shall be located on the rear Façade or shall be Side-Loaded.

8. Side-Loaded Garages. All Buildings with side-loaded garages shall incorporate a portico, arbor, trellis, or other element to emphasize the primary entrance on the Primary Façade.

9. All garages must contain at least three (3) of the following design features:

    a. single carriage house garage doors with windows;

    b. garage doors that include windows and are painted to match the main or accent color of the Dwelling;

    c. ornamental light fixtures flanking the doors;

    d. arbor or trellis;

    e. columns flanking doors and/or an eyebrow overhand;

    f. portico;

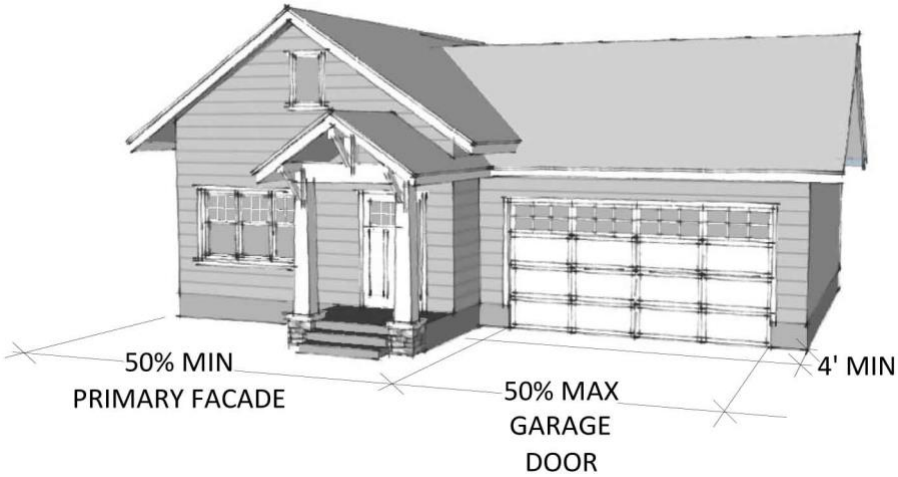
    g. dormers;

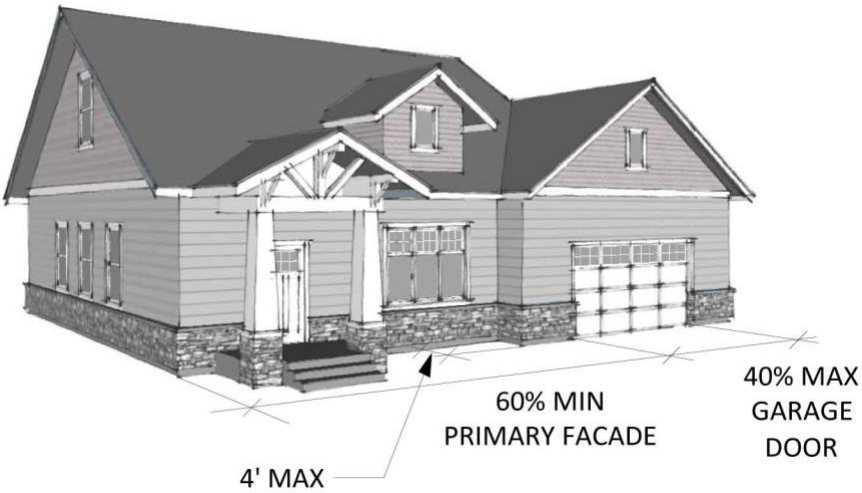
    h. twelve-inch overhangs over garage doors;

    i. eaves with exposed rafters with a minimum six-inch (6") projection from the front plane; or

    j. roof line changes.

10. Carports are not permitted.





F. Roofs and Overhangs. Roofs and overhangs shall comply with the following standards:

1. Pitched roofs covering the main body of the Building shall be hip style, shed style, mansard, or shall have symmetrical gables.

2. Shed roofs shall maintain a minimum pitch of 2:12 and all other roofs covering the main body shall maintain a minimum roof pitch of 6:12.

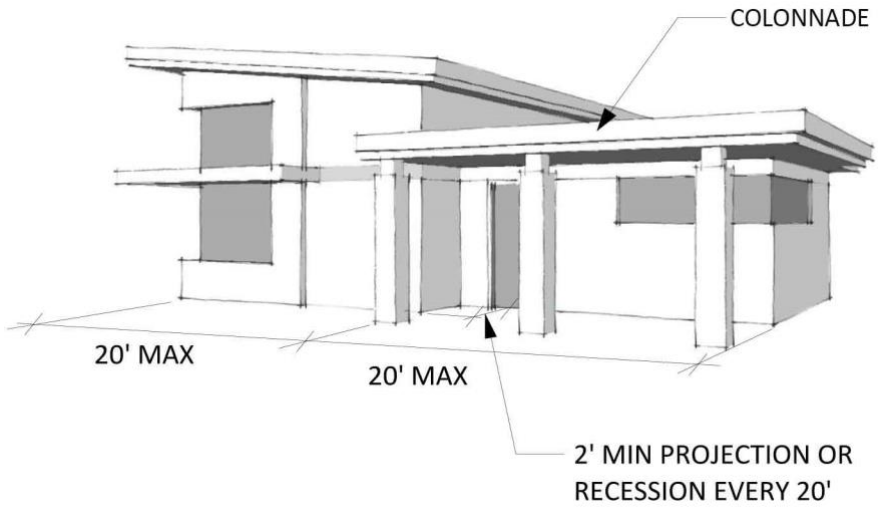
3. Overhanging eaves may expose rafters. Flush eaves shall be finished with profiled molding or gutters.

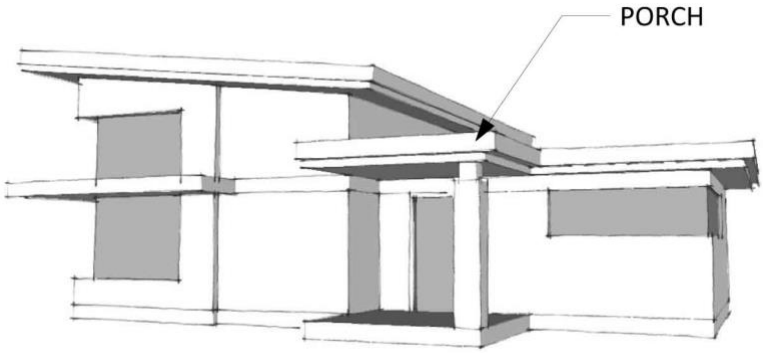
4. Flat Roofs. All flat roofs shall require a minimum two-foot (2') parapet wall. All flat roofs shall also include two (2) of the following:

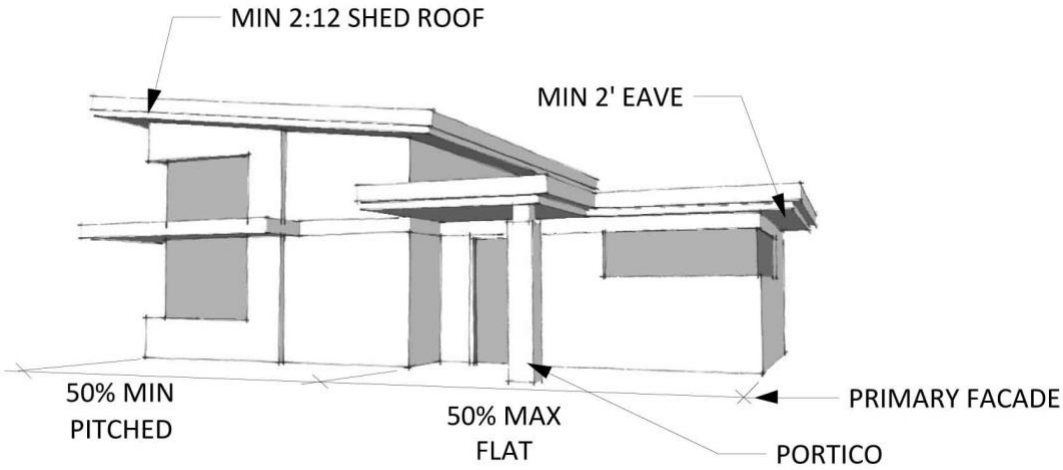
    a. gables, shed roofs, or pitched roof elements covering at least ~~fifty percent~~ 50% of the length of the Primary Façade;

    b. a Porch, portico, or colonnade located along the Primary Façade of the Building, emphasizing the front door; or

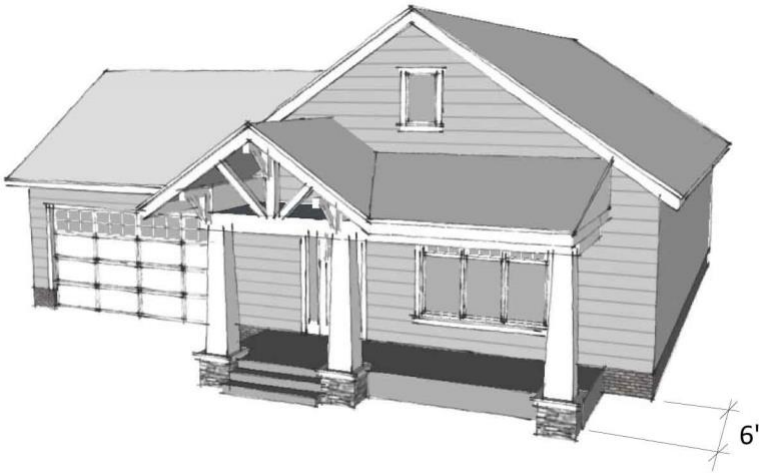
    c. additional two-foot (2') projections or recesses in the Façade plane every 20 feet.







G. Porches. All Buildings shall have a covered Porch that is the prominent Architectural Element of the Primary Façade and that is least six feet (6') deep.



H. Accessory Structures. Accessory Structures shall be built in the same architectural style with a similar roofline and exterior materials as the Primary Building. The following standards shall apply to all Accessory Structures:

1. Building Requirements.

a. Accessory Structures shall not exceed one Story and shall total no more than ~~seven hundred~~ 700 square feet.

b. Accessory Structures shall be clad in similar materials and shall be a similar color as the Primary Building.

c. Accessory Structures shall only be accessed at Grade.

d. Windows are permitted on Accessory Structures. Façades of Accessory Structures facing abutting properties shall have the heads or upper casings of windows no higher than eight feet (8') above Grade of the Structure. Greenhouses and Structures with clerestory windows that are at least eight feet (8') above Grade are exempt from this requirement.

e. Accessory structures shall not be connected to sewer service. All other utilities for Accessory Structures shall be accessed from the Primary Building.

2. Setbacks.

a. Accessory Structures shall be located behind the Primary Structure.

b. Accessory Structures shall be separated from the Primary Building by at least ten feet (10').

c. Accessory Structures shall be located at least two feet (2') from any Property Line.

3. Height. Accessory Structures may not exceed ~~twenty~~ 20 feet ~~(20')~~ in height. Accessory Structures shall have a maximum first floor height of ~~fourteen feet~~ 14 feet measured from Grade to ceiling. Pitched roofs may extend to ~~twenty feet~~ 20 feet.

4. Carports. The following requirements apply to all Carports.

   a. Carports are only permitted for existing Single-Family Buildings.

   b. Carports shall have a maximum height of 14 feet and shall only house one car.

   c. Carports must be placed on a properly located Hard-Surfaced driveway.

   d. Carports must be permanently affixed to the ground with a proper foundation and footings.

I. **Solar Energy Systems.** In addition to the requirements found in 17.07.050, all Solar Energy Systems installed on Single-Family Buildings with flat roofs shall have a maximum height of three feet (3') above the roof and shall be placed at a maximum ~~twenty-degree~~ 20° angle. All Solar Energy Systems shall meet all design review, Screening, and visibility requirements found elsewhere in this Chapter.

J. **Architectural Variability.**

1. Developments with three to ten (3-10) units shall have a minimum of three (3) Distinctly Different Primary Façade variations.

2. Developments with greater than ten units shall add one additional Distinctly Different Primary Façade variation for each additional ten (10) units.

3. Mirror images of the same Primary Façade are not Distinctly Different Primary Façades.

4. Distinctly Different Primary Façades shall utilize at least one of the Required Architectural Variability standards and three (3) of the Optional Architectural Variability standards listed in the following table:

Architectural Variability Table:

Required Architectural Variability Standards (must choose one)	**Optional Architectural Variability Standards (must choose three)**
The use of different exterior materials or colors	Variation in the width of the Primary Façade by two feet or more

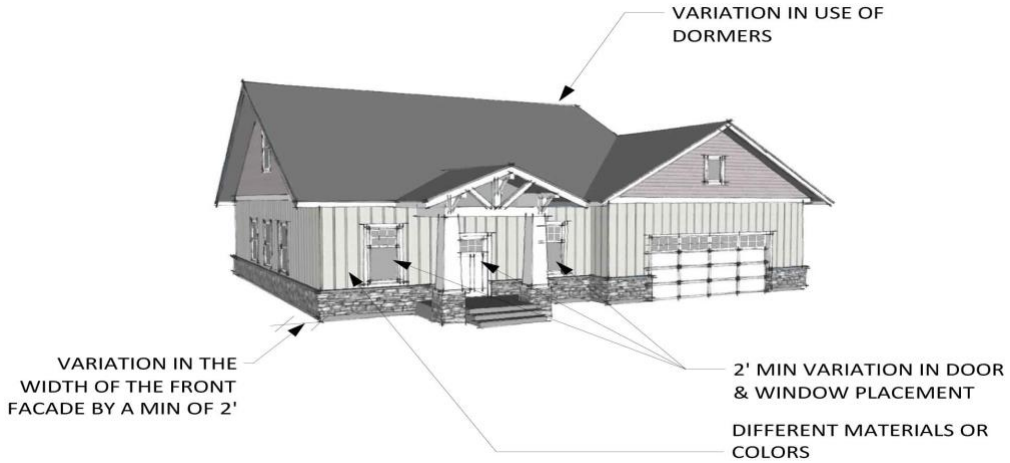
Variation in the location and proportion of front Porches	At least a two-foot horizontal or vertical variation of the placement or size of windows or doors on the Primary Façade
Variation in trim or quoins	Variation in rooflines, pitches, or the use of dormers
	Variation in the location or proportion of garages and garage doors

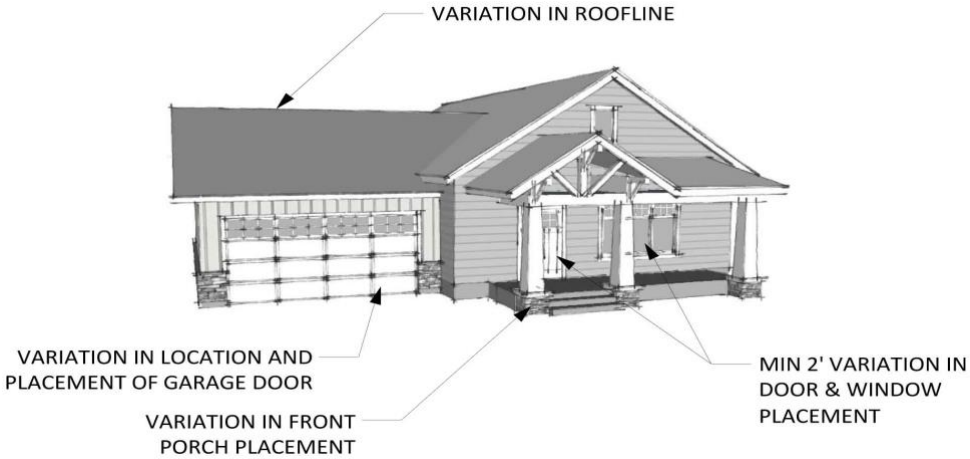
5. No Primary Façade design shall be used:

a. within 3 Lots of the same Primary Façade design;

b. directly across the Street from the same Primary Façade design; or

c. on more than 25% of the Buildings within a single phase of a Development.





17.07.080 Townhome Building Forms/Development. There are four allowed Townhome Building forms. Each Townhome Building form allows for no less than three (3) to and no more than eight (8) attached Dwelling Units (or commercial units in the Urban Style Townhome Building Form) to be located side by side, in a single Building. In addition to the design standards contained in 17.07.050 and 17.07.060, the following design standards apply to all Townhome Buildings.

A. Frontage and Orientation.

1. Single-Building Developments. Single-Building Townhome Developments shall front on a Street.

2. Multi-Building Developments.

a. Traditional multi-Building Townhome Developments shall be oriented so that the Primary Façade of each Building faces toward the following, listed in priority order:

i. public Street;

ii. primary internal Street; and

iii. park or other internal Common Open Space.

b. Urban Style & Live/Work Townhome Buildings shall be oriented so the commercial units and the upper floors of Dwelling Units face toward the following, listed in priority order (with Dwelling Units' primary entrance and vehicular access facing an internal Street):

i. public Street;

ii. primary internal Street; and

iii. park or other internal Common Open Space.

B. Windows and Doors.

1. Windows are required on at least 40% of each Façade of all Buildings.

2. Each Façade of every Building shall display the same level of architectural detail and transparency as the Primary Façade.

3. Windows on the Primary Façade shall have a minimum transparency of 70%.

4. All windows on each Façade of every Building shall incorporate at least two (2) of the following features:

a. mullions and/or transoms;

b. trim or molding at least four inches (4") in width;

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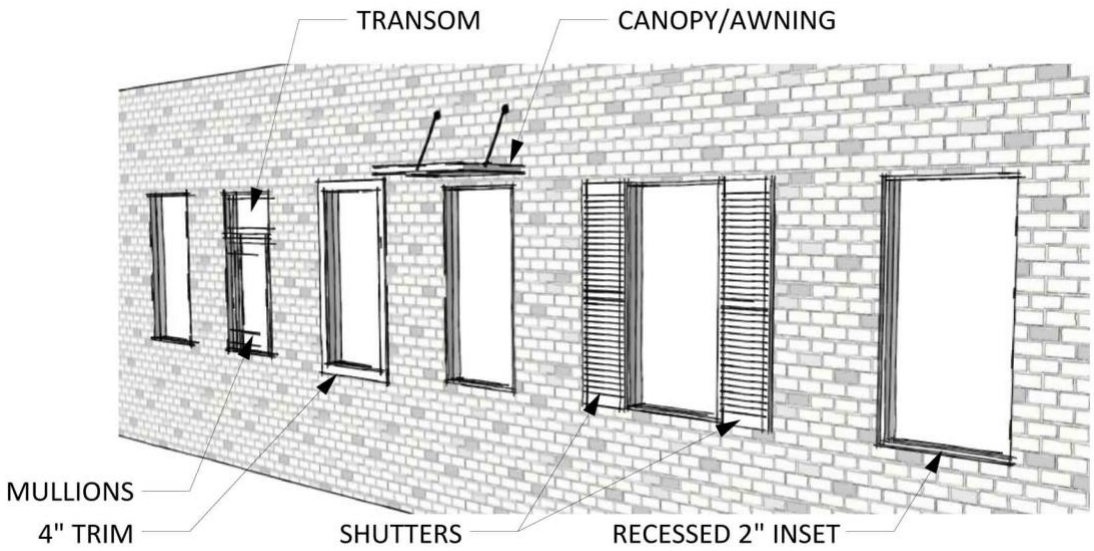
c. canopies, shutters, or awnings proportional to window size; or

d. recessed insets from the Primary Façade of at least two inches (2”).



C. Building Materials.

1. Primary Materials. All Buildings shall use one of the following materials on at least 60% of each Façade:

   a. Brick;

   b. wood clapboard;

   c. wood board and batten;

   d. stone; or

   e. Hardie Board or similar fiber cement siding.

2. Secondary Materials. No Building shall use the following materials on more than 20% of any Façade:

   a. stucco;

   b. corrugated metal siding;

   c. split-faced masonry block;

   d. exposed smooth-finish concrete block;

   e. architectural metal panels;

f. wood; or

g. EIFS.

3. Prohibited Materials. No Building shall use vinyl or aluminum siding on any Façade.

4. Roofs. All roofs shall be clad in asphalt shingles, standing seam metal, or a material of equivalent quality and durability.

5. Arrangement.

a. Where two or more materials are proposed to be combined on a Façade, the heavier and more massive material shall be located below the lighter material.

b. All material changes shall occur along a horizontal line or where two forms meet; material changes may occur as accents around windows, doors, cornices, at corners, or as a repetitive pattern.

c. All materials shall wrap around each Building Façade and shall reflect the same level of architectural detailing on all four Facades of the Building.

d. Primary Façade materials and/ or colors shall not change within two feet (2') of Building corners and shall continue along any Façade visible from a Street or pedestrian Right-of-Way. Materials may change where side or rear wings meet the main body of a Building. Primary Façade materials used on Buildings on Corner Lots shall extend the full length of the sides visible from a Street or pedestrian Right-of-Way.

D. Fencing.

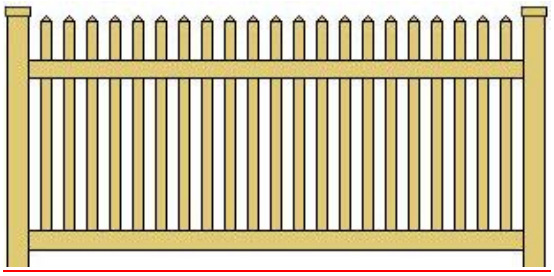
1. Fences in Front Yards shall not exceed four feet (4') in height.

2. Fences in Corner Side Yards shall not exceed six feet (6') in height.

3. Fences in Rear Yards shall not exceed six feet (6') in height.

4. Fences may extend to the back of sidewalks, where permitted.

5. A straight classic vinyl picket fence is allowed:



6. All other Vinyl or Chain link fences are prohibited.

7. Developments that abut single-family developments shall have a six-foot (6') CMU (or similar material) wall for the length of the Townhome Development perimeter that abuts a single-family development, (excluding that length of the single-family Development perimeter that is required for vehicular and pedestrian access).

E. **Façade Offsets.** For each Dwelling Unit, the Building Façade shall incorporate:

1. a horizontal and vertical wall offset in the form of a projection or recess, every 22 feet (or the Unit width if the Unit exceeds the minimum Townhome Unit width) with a minimum depth of six feet (6') and a minimum width of six feet (6'); and

2. at least two of the following:

   a. a change in roofline;

   b. an offset in the Primary Façade of the Dwelling Unit of at least two feet (2'); or

   c. variation in the location and proportion of front Porches.

F. **Building Height.** The Building Height for each Townhome Building form is measured from Grade to the peak of the roof or, for flat-roofed Buildings, from Grade to the top of the roof parapet. The maximum Building Height for each Townhome sub-form is as follows:

1. Urban Style Townhome Building form is 40 feet.

2. Live/Work Townhome Building form is 40 feet.

3. Traditional 2 Story Townhome Building form is 35 feet.

4. Traditional 3 Story Townhome Building form is 40 feet.

G. **Roofs and Overhangs.** Roofs and overhangs shall comply with the following standards:

1. Pitched roofs covering the main body of the Building shall have a minimum 6:12 pitch.

2. Shed roofs shall maintain a minimum pitch of 2:12 and all other roofs covering the main body shall maintain a minimum roof pitch of 6:12.

3. Overhanging eaves may expose rafters. Flush eaves shall be finished with profiled molding or gutters.

4. Flat Roofs.

   a. All flat roofs shall include:

      I. a minimum two-foot (2') parapet wall;

II. at least one significant roofline height variation along the parapet; and

III. outdoor living room amenities developed on at least 50% of the surface area of each unit.

b. All flat roofs shall also include at least two (2) of the following:

I. gables, shed roofs, or pitched roof elements covering at least 50% of the length of the Primary Façade;

II. a Porch, portico, or colonnade located along the Primary Façade of the Building, emphasizing the front door; or

III. additional two-foot (2') projections or recesses in the Façade plane every 20 feet.

H. Porches. Each Unit shall have a covered, weather-protected Porch that is the prominent Architectural Element of its primary entrance Façade, and is least six feet (6') deep

I. Solar Energy Systems. All Solar Energy Systems shall meet all design review, Screening, and visibility requirements found elsewhere in this Chapter.

J. Architectural Variability.

1. Developments with more than three (3) Buildings shall vary the Design of each Building to enhance the architectural appeal of the Project.

2. Mirror images of the same Primary Façade do not count toward the required variation of Façades.

K. Façades.

1. All Dwelling Units shall include at least one primary entrance on the Primary Façade of the Townhome Building. Individual Dwelling Units may have a secondary entrance on the Side or Rear Façade. If the primary entrance of each Commercial unit is on the Primary Façade of an Urban Style Townhome Building the primary entrance of each residential unit within that Building may be located on the Side or Rear Façade of the Building.

2. All details on a single Building, including roof forms, siding materials, windows, doors, and trim shall use a consistent architectural style.

3. All Façades of any Building in a multi-Building Development shall use the same materials, Architectural Elements, and detailing.

4. All Townhome buildings with Live/Work Units, or with ground floor Commercial uses shall comply with the Design Standards for Urban Style Buildings detailed in this Chapter.

L. **Garages.** At a minimum, all Buildings shall include a two-car garage serving each Dwelling Unit.

1. No Garage entrance shall be located on the Primary Façade of the Building.

2. All garage doors must accommodate 2 cars, parked side by side in the garage. No Tandem parking is allowed.

3. All garages must contain at least three (3) of the following design features:

   a. garage doors that include windows and are painted to match the main or accent color of the Dwelling;
   b. ornamental light fixtures flanking the doors;
   c. arbor or trellis;
   d. dormers;
   e. eaves with exposed rafters with a minimum six-inch (6”) projection from the front plane; or
   f. roof line changes.

4. Carports are prohibited.

M. **Fire Access.**

1. All Buildings adjacent to a Townhome Internal Primary Access Road must be separated from one another by at least 45 feet along every point of any Building wall, along the entire radius of any curve in the Townhome Internal Street, from Grade to the heavens.

2. No Secondary Internal Access Road may exceed 150 feet in length if it does not have two points of ingress and egress, fully accessible by fire apparatus, with buildings separated by at least 45 feet, along any point of any Building wall, along the radius of any curve in the Secondary Internal Access Road.

N. **Access and Off-Street Parking Areas**

1. 90% of all Dwelling Units shall be designed to provide vehicular access from a Secondary Internal Access Road.

2. Driveway access design shall conform to Utah APWA Plan 225 (Dec. 2009 ed.).

3. No off-Street Parking Area shall be located between a Building and the Street or road it fronts.

4. No on-Street parking is allowed.

O. **Usable Open Space.** All Buildings shall include Usable Open Space equal to at least 20% of the Development site and shall include a programmed and landscaped area of at least 25% of the required Usable Open Space that is centrally located within the Project, abuts an Internal Primary Access Road, and is configured in a shape that is roughly equal in length and width.

P. **Meter and Equipment Placement.**

1. Wall-mounted and ground-based meters, HVAC, and utility equipment serving any Building shall:

   a. be fully screened from view or located to the sides or rear of the Building they serve;

   b. be placed in close proximity to one another; and

   c. shall not be located on any Façade on which a Unit's primary entrance is located.

2. All roof-mounted vents, pipes, Antennae, satellite dishes, and other roof penetrations and equipment, except chimneys, shall be fully screened from view and shall be painted the same color as the roof.

Q. **Circulation.**

1. Each Townhome Development shall include concrete sidewalks, at least five (5) feet in width, that connects each Dwelling Unit to each Townhome Internal Street, right of way, commonly owned amenity, and waste container.

2. Each Townhome Internal Primary Access Road and Secondary Internal Access Road shall be painted with crosswalks in a manner and in locations determined by the City Engineer.

3. Each Internal Primary Access Road shall connect one Public Street to another.

R. **Accessory Structures.** Accessory Structures shall be constructed with the same architectural style and roofline and with similar materials as the Primary Building.

1. Building Requirements.

a. Unoccupied: The following standards apply to Accessory Structures that will not be occupied:

i. shall not exceed one Story and shall total no more than 700 square feet;

ii. shall be of similar architectural style, be clad in similar materials, and shall be a similar color as the Primary Buildings;

iii. shall only be accessed at Grade;

iv. shall not be connected to sewer service. All other utilities for Accessory Structures shall be accessed from a Primary Building;

v. shall not exceed 20 feet in height; and

vi. carports are prohibited.

b. Occupied: Accessory Structures that will be occupied shall follow the same design standards as the Primary Buildings within the Project and shall be constructed in a central location within the Project

2. Mailbox Pavilion. Each project shall incorporate a mailbox pavilion that is centrally located, safely accessed, and designed to complement the architecture of the Project. The location of the mailbox pavilion shall be marked on each project's site plan and Plat.

3. Setbacks.

a. Accessory Structures shall be separated from other Buildings by at least ten feet (10').

b. Accessory Structures shall be located at least two feet (2') from any Property Line.

SECTION XIX. Revise Section 17.07.110 as follows:

17.07.110 Required Amenities for Multi-Family and Townhome Building Forms.

A. At a minimum, all Buildings shall include the following amenities:

1. full size washer and dryer;

2. nine-foot (9') ceilings;

3. enhanced soundproofing;

4. upgraded countertops in kitchen and bathrooms (granite, marble, quartz, or equivalent);

5. stainless steel appliances.

B. All Multi-Family Buildings shall provide the following additional amenities according to the table below:

Table of Required Amenities-Multi-Family

Unit Features	General Amenities	Recreation Amenities	Energy Efficiency Enhancements
Each Development shall include 3 of the following amenities for the first 50 units ; 6 for 51-100 units; 9 units for 101-150; etc.:	**Each Development shall include 5 of the following amenities for the first 50 units ; 6 for 51-100 units; 9 units for 101-150; etc.:**	**Each Development shall include 4 of the following amenities for the first 50 units ; 6 for 51-100 units; 9 units for 101-150; etc.:**	**Each Development shall include 2 of the following amenities for the first 50 units ; 6 for 51-100 units; 9 units for 101-150; etc.:**
Individual garages for at least fifty percent (50%) of all units Private Porches, patio, or balconies for every unit— at least 70 square feet each Upgraded floor coverings (hardwood, tile, concrete, or similar) Solid Doors throughout unit Smart Building Capabilities Trash Valet Walk-In Closets— minimum of 6ft x 6ft Dishwasher	Exterior Social Area – at least 1000 square feet Project Security – automated gate or guard Enclosed Parking Garage Secured, Enclosed Storage Units, at least 80 sq/ft in size, for each Dwelling Unit Public Transit Passes provided to each Dwelling Unit Permanent On-Site Social Activities Library, Office, or Meeting Facilities Secure Package Room/ Package Lockers Freight elevator or loading area Polished concrete in Building hallways Rooftop patio/garden	Pool—at least 400 square feet Internal Fitness Facilities at least 1000 square feet in size Secured, programmed, children's playground (at least 1,000 sq/ft) Hot Tub Community Garden Perimeter Trail – a minimum ten-foot wide (10') sidewalk that extends along at least two sides of the Lot and connects to a public trail or Public Open Space Sport Court / Field Bike Storage, Repair and Washing Area Outdoor Dog Park- at least 1000 square feet in size Grilling Stations and Outdoor Pavilions Bike Share/ Green Bike program	Compliance with ENERGY STAR New Homes Standard for Buildings three stories or fewer Compliance with ENERGY STAR Multi-Family High-Rise Program for Buildings four stories or greater Installation of photovoltaic panels, wind turbines, or other electric generating renewable energy source to provide at least 20 percent of the project's estimated electricity demand. Electric Vehicle Charging Stations Participation in a recycling program as part of a rental agreement or HOA Installation of tankless hot water systems. Demonstrated compliance with any of the criteria listed in the Site Improvements, Water Conservation, or Energy Efficiency sections of the *2011 Enterprise Green Communities Criteria*

C. All Townhome Developments shall provide the following additional amenities according to the table below:

Table of Required Amenities-Townhomes

Unit Features	Common Amenities		Energy Efficiency Enhancements
Each Development shall include 3 of the following amenities for the first 50 units; 6 for 51-100 units; 9 units for 101-150; etc.	**Each Development shall include 6 of the following amenities for the first 50 units; 8 for 51-100 units; 10 units for 101-150; etc.:**		**Each Development shall include 2 of the following amenities for the first 50 units; 6 for 51-100 units; 9 units for 101-150; etc.:**
Upgraded floor coverings (hardwood, tile, concrete, or similar) Solid Doors throughout unit Smart Building Capabilities Walk-In Closets— minimum of 6ft x 6ft Dishwasher 220 Volt garage power for EV charging Hot Tub Fully amenitized rooftop garden/deck comprising at least 50% of the roof area Installation of tankless hot water systems Balcony on each unit (minimum 6 feet in depth, 70 square feet in area)	Secured, Enclosed Storage Units, at least 80 sq/ft in size, for each Dwelling Unit Clubhouse, Library, Office, or Meeting Facilities (min 1,000 square feet) Secure Package Room/ Package Lockers Rooftop patio/garden	Pool—at least 400 square feet Internal Fitness Facilities at least 1000 square feet in size Secured, programmed, children's playground (at least 1,000 sq/ft) Community Garden Sport Court / Field Bike Storage, Repair, and Washing Area Outdoor Dog Park- at least 1000 square feet in size Grilling Stations and Outdoor Pavilions Bike Share/ Green Bike program	Compliance with ENERGY STAR New Homes Standard for Buildings three stories or fewer Compliance with ENERGY STAR Program for Buildings four stories or greater Installation of photovoltaic panels, wind turbines, or other electric generating renewable energy source to provide at least 20 percent of the project's estimated electricity demand. Electric Vehicle Charging Stations Participation in a recycling program as part of a rental agreement or HOA Demonstrated compliance with any of the criteria listed in the Site Improvements, Water Conservation, or Energy Efficiency sections of the *2011 Enterprise Green Communities Criteria*

SECTION XX: Amend Section 17.10.120 as follows:

17.10.120 – Requirements for Improvements and Design.

A. Compliance. In addition to the requirements established herein, all Subdivision Plats shall comply with the following law, rules, and regulations:

1. All applicable statutory provisions.

2. The Municipal Code.

3. The Streets Master Plan, Official Land Use Map, public utilities plans and regulations, and Capital Improvements Programs, including all Streets, trails, drainage systems, and parks shown on the Official Map or Master Plan adopted or amended for the Subdivision.

4. The rules of the Utah Department of Transportation if the Subdivision or any Lot contained therein abuts a state highway or Street.

B. The South Salt Lake City Construction Specifications and Standard Drawings. All improvements in areas that will become public Rights-of-Ways and/or easements, or that will become the responsibility of a homeowners' association shall meet the following requirements.

1. Current MS-4 permit standards and South Salt Lake City Storm Drain Standards.

2. The Utah Chapter, American Public Works Association (APWA) Manual of Standard Plans, current edition with all approved supplements is the City's general construction standard.

3. The City has adopted refinements to the APWA standards that supersede the APWA Manual as provided below.

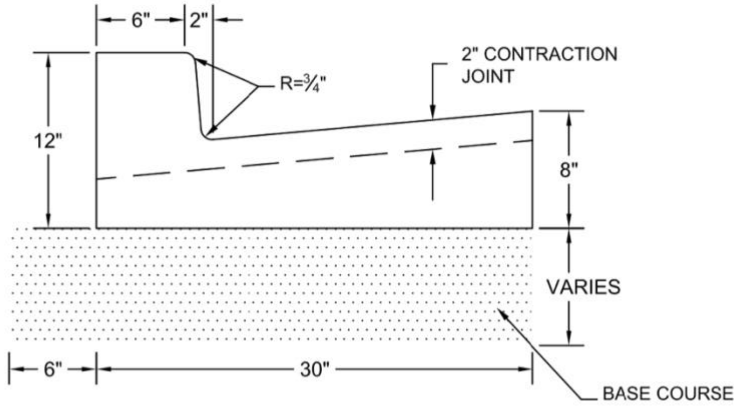
4. Any variation, substitution, or exception from the standards in this policy must be authorized by the City Engineer or his/her designee. Any item of construction not covered by the provided standards must have plans and specifications must be approved by the City Engineer or his/her designee.

5. City refinements to the APWA standards are as follows:

a. Roadway, curb, gutter, driveway, and sidewalk standards.

i. Plan 205.1: Curb and gutter. The City's standard plan is depicted below and replaces APWA Plan 205.1.

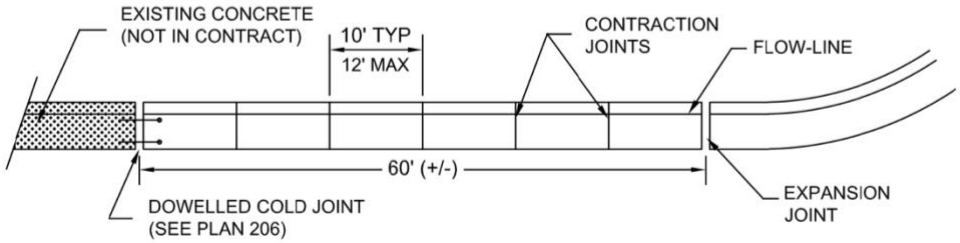
BACKFILL BEHIND CURB BEFORE PAVING AGAINST LIP OF GUTTER



CONCRETE AREA = 1.665 SQ. FT.

Type A

Notes:
1. Notes for APWA Standard Plan 205.1 shall apply to this drawing;
2. APWA Type B, C, D, E, F, G, H, or HB30-7 Curb and Gutter may be used where applicable and only if approved by City Engineer.



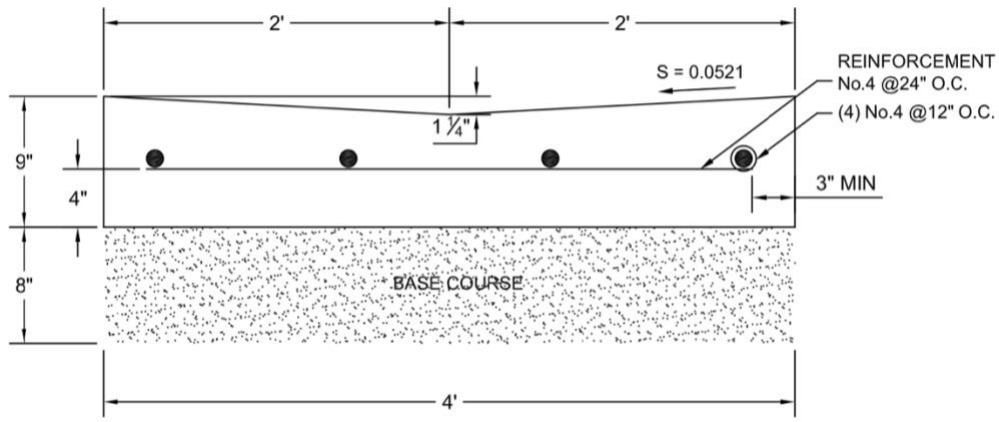
JOINT DETAIL

Curb and gutter

This drawing replaces APWA Plan 205.1

ii. Plan 209: Curbs. No details from plan 209 are acceptable. The City of South Salt Lake standard is Type A, from plan 205.1.

iii. Plan 211: Waterway. The City's standard plan is depicted below and replaces APWA Plan 211. The City of South Salt Lake standard shall be a four-foot (4') waterway. No other details are acceptable.



4'-0" WATERWAY

CONCRETE AREA = 2.583 SQ. FT.

Notes:
1. Notes for APWA Standard Plan 211 shall apply to this drawing.

Waterway

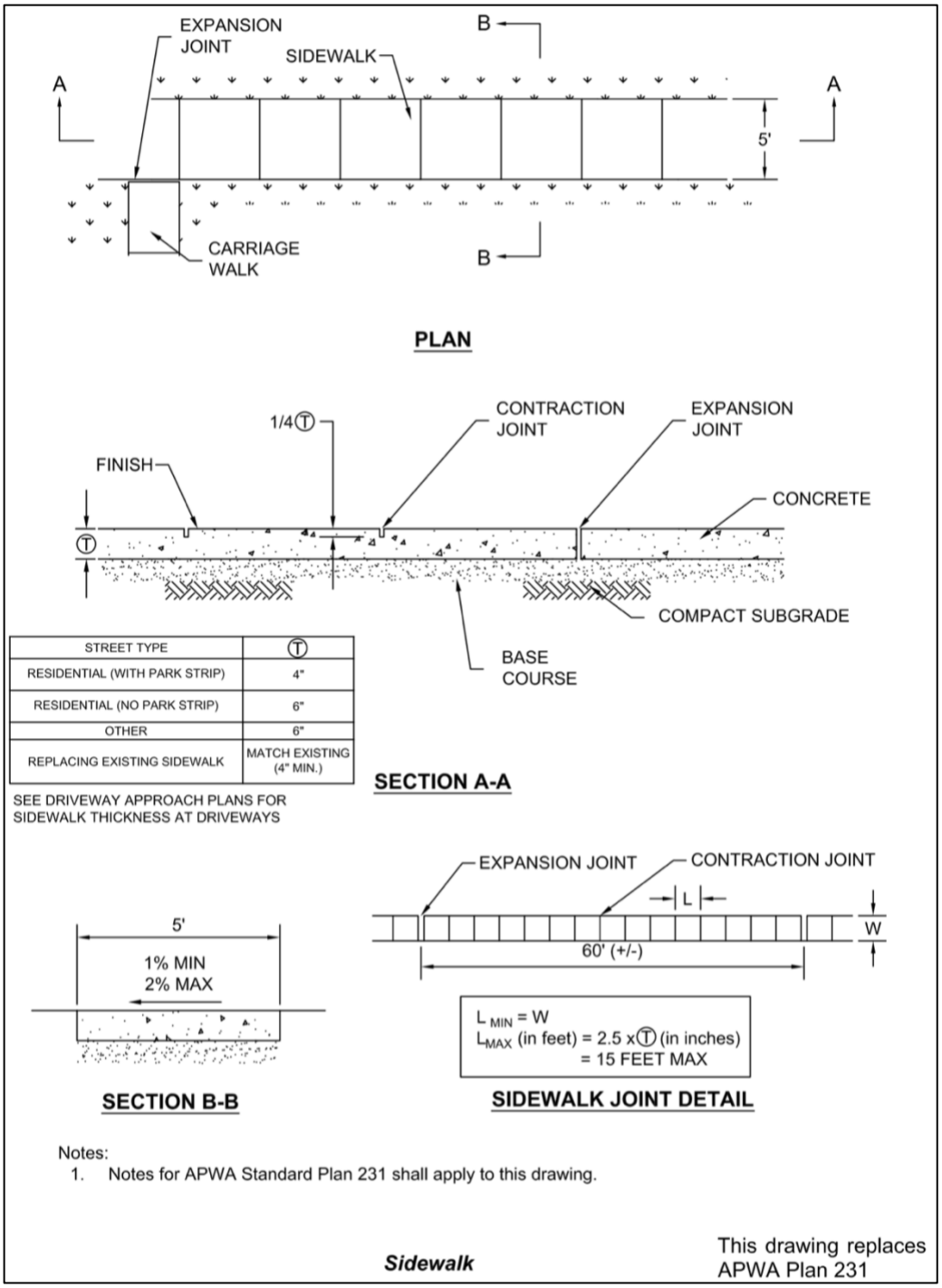
This drawing replaces APWA Plan 211

iv. Plan 225: Open driveway approach. This plan is not acceptable and is deleted.

v. Plan 229.1: Bridge driveway approach. This plan is not acceptable and is deleted.

vi. Plan 229.2: Bridge driveway approach. This plan is not acceptable and is deleted.

vii. Plan 231: Sidewalk. The City's standard plan is depicted below and replaces APWA Plan 231. The City of South Salt Lake only accepts sidewalk widths of five feet (5').



STREET TYPE	Ⓣ
RESIDENTIAL (WITH PARK STRIP)	4"
RESIDENTIAL (NO PARK STRIP)	6"
OTHER	6"
REPLACING EXISTING SIDEWALK	MATCH EXISTING (4" MIN.)

viii. Plan 235.1: Corner curb cut assembly. The City of South Salt Lake standard is Example B. Example A may be acceptable, at the City Engineer's sole discretion, if Example B is not feasible for the particular project.

ix. Plan 235.2: Corner curb cut assembly. This plan is not acceptable and is deleted.

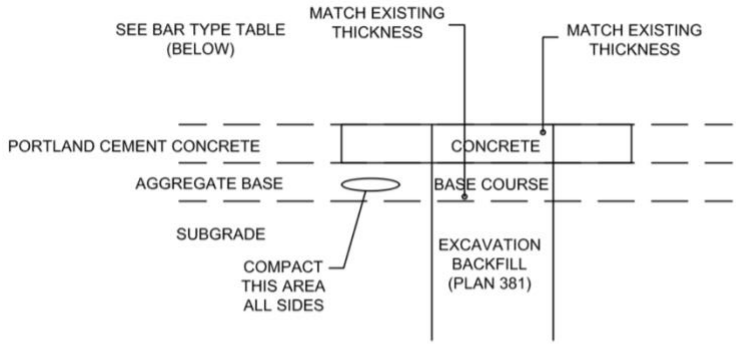
x. Plan 235.3: Corner curb cut assembly. This plan is not acceptable and is deleted.

xi. Plan 235.4: Corner curb cut assembly. This plan is not acceptable and is deleted.

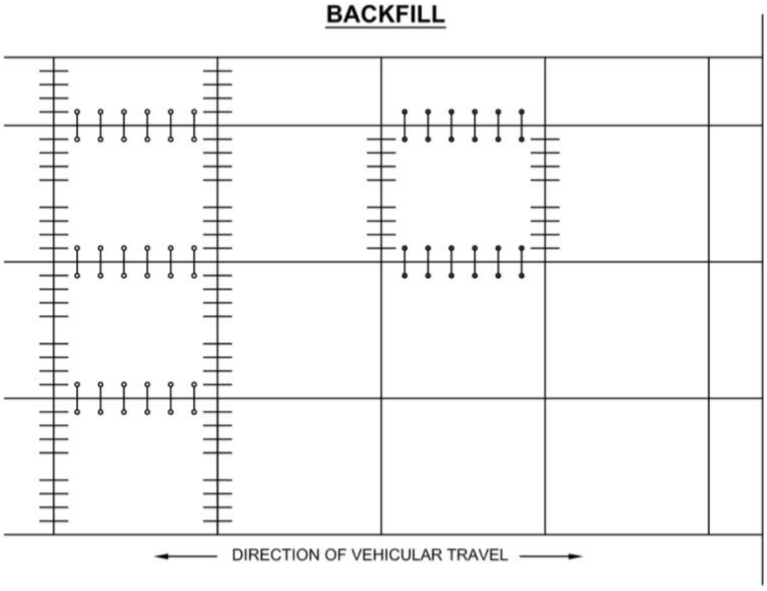
xii. Plan 256.1: Concrete pavement patch. This plan is not acceptable and is deleted.

xiii. Plan 256.2: Concrete pavement patch. The City's standard plan is depicted below and replaces APWA Plan 256.2.

BACKFILL AND PANEL TIE-IN

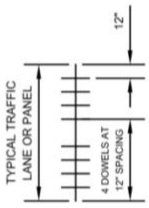


BACKFILL



BAR TYPE	BAR TYPE TABLE
	30" LONG No. 5 TIE BARS AT 30" O.C.
	30" LONG No. 5 TIE BARS AT 15" O.C.
	18" LONG DOWEL BARS - SEE TABLE 1

TABLE 1	
PAVEMENT THICKNESS	DOWEL DIAMETER
LESS THAN 9"	1"
≥ 9" AND < 11"	1.25"
11" OR GREATER	1.5"



PANEL TIE-IN

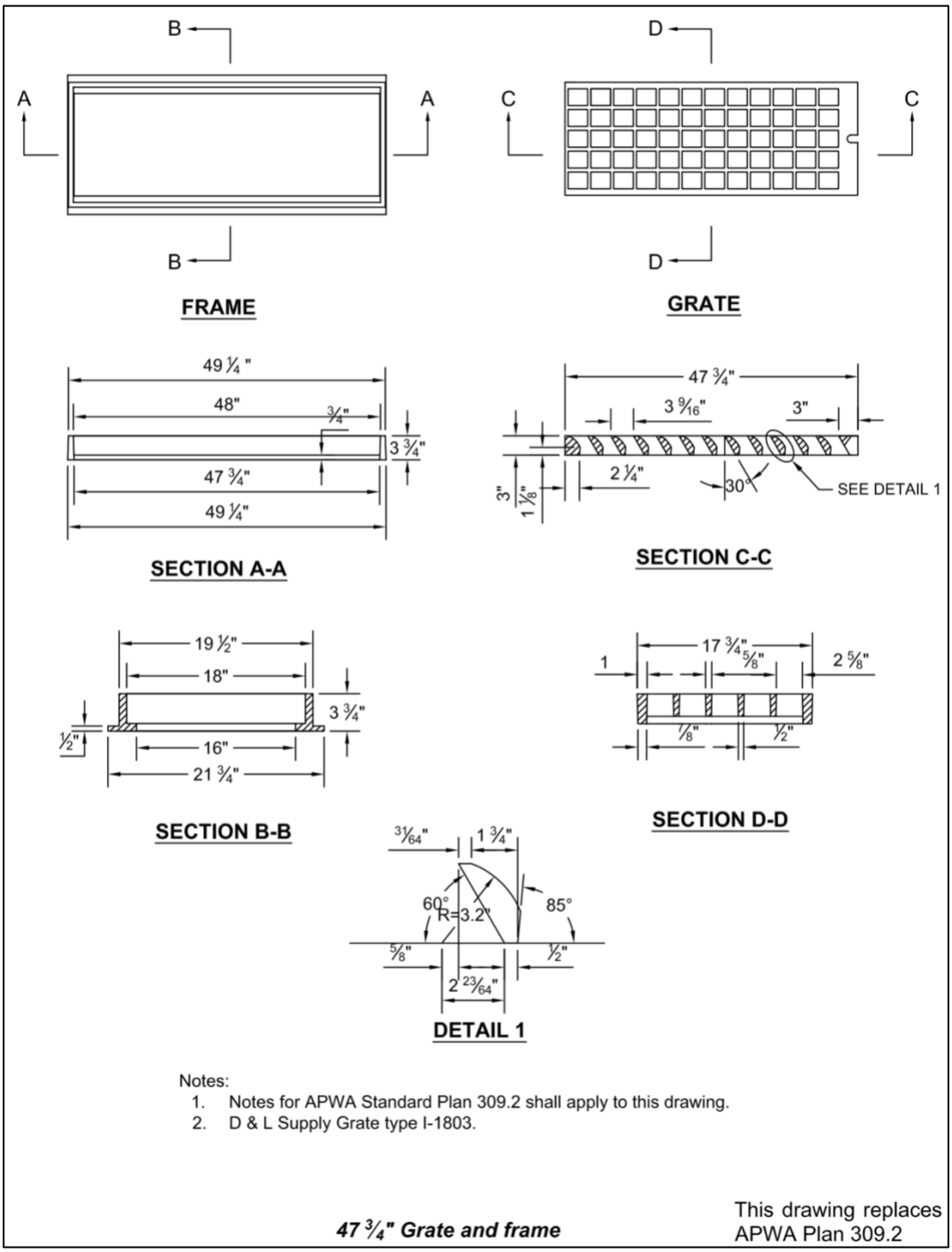
Notes:
1. Notes for APWA Standard Plan 256.2 shall apply to this drawing.

Concrete pavement patch

This drawing replaces APWA Plan 256.2

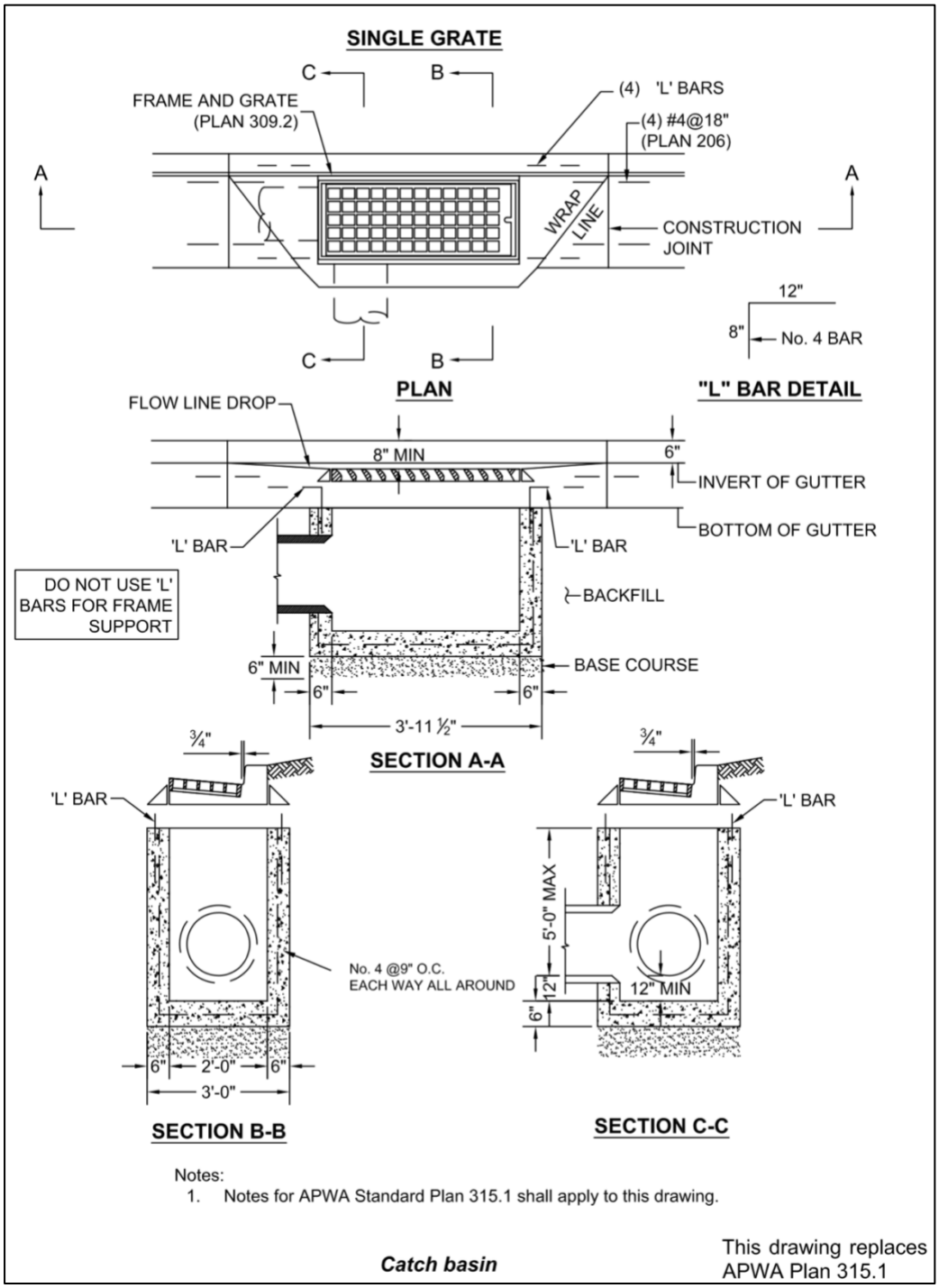
b. Drainage catch basins, inlets, outlets, and hardware standards.

- **i.** Plan 303: 44” Frame and cover. This plan is not acceptable and is deleted.
- **ii.** Plan 304: 48” Cover and frame. This plan is not acceptable and is deleted.
- **iii.** Plan 305.1: 51” Cover and frame. This plan is not acceptable and is deleted.
- **iv.** Plan 305.2: 51” Cover and frame. This plan is not acceptable and is deleted.
- **v.** Plan 305.3: 51” Cover and frame. This plan is not acceptable and is deleted.
- **vi.** Plan 308: 35 ½” Grate and frame. Curb hoods are not allowed.
- **vii.** Plan 309: 47 ¾” Grate and frame. The City’s standard plan is depicted below and replaces APWA Plan 309.

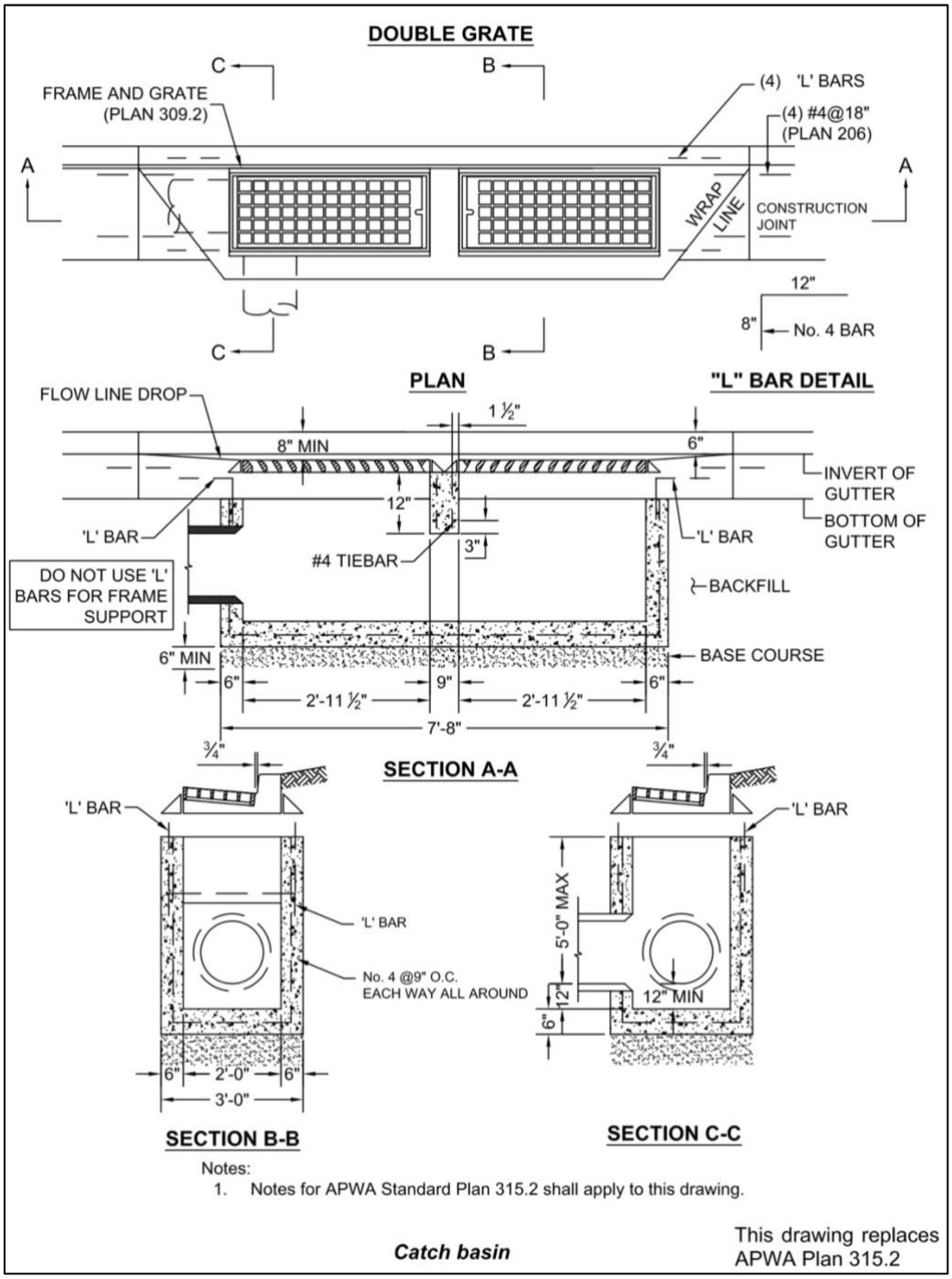


viii. Plan 310: 48” Grate and frame. This plan is not acceptable and is deleted.

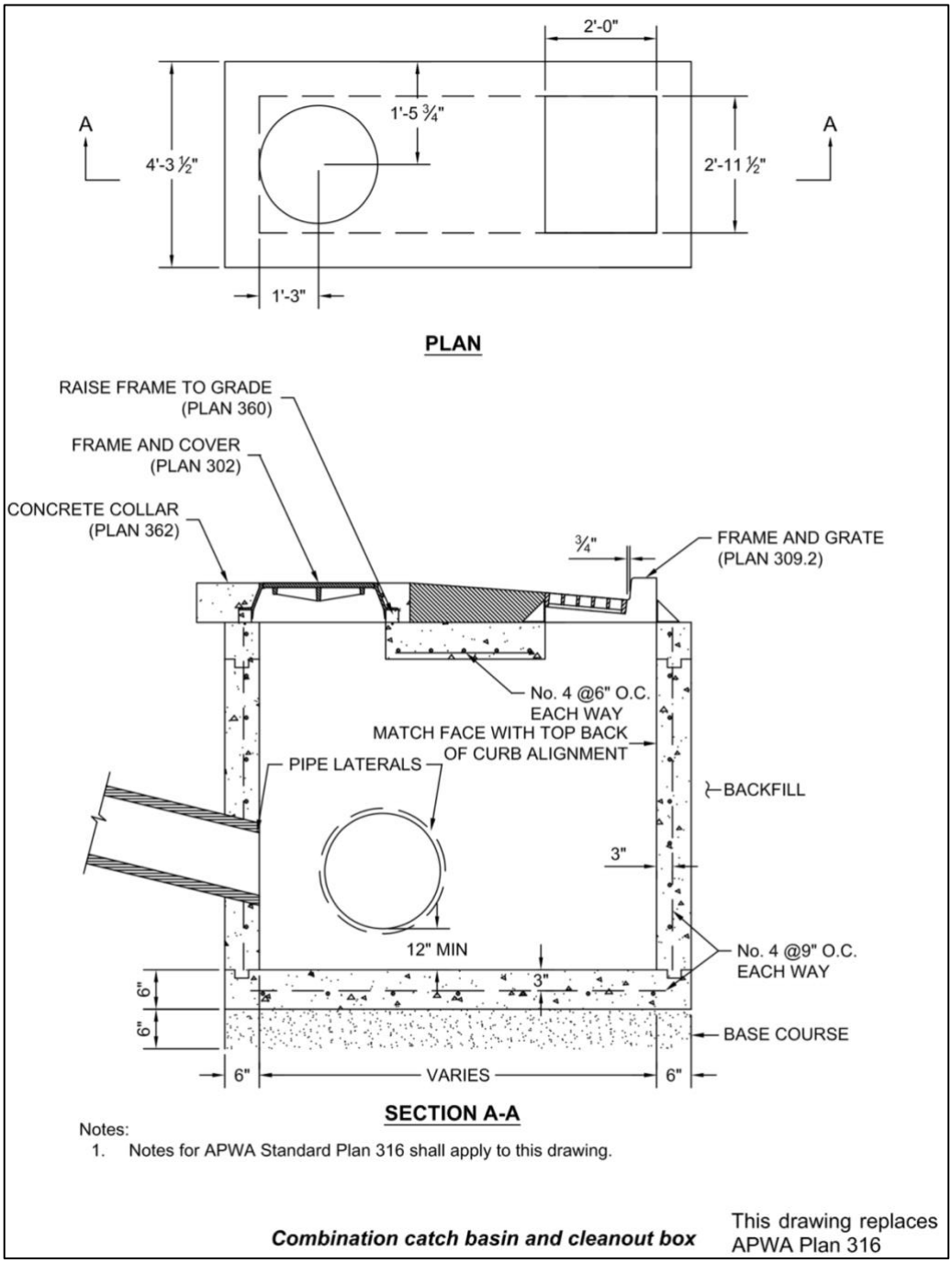
ix. Plan 315.1: Catch basin. The City’s standard plan is depicted below and replaces APWA Plan 315.1. Curb hoods are not allowed.



x. Plan 315.2: Catch basin. The City's standard plan is depicted below and replaces APWA Plan 315.2. Curb hoods are not allowed.



xi. Plan 316: Combination catch basin and cleanout box. The City's standard plan is depicted below and replaces APWA Plan 316. Curb hoods are not allowed.



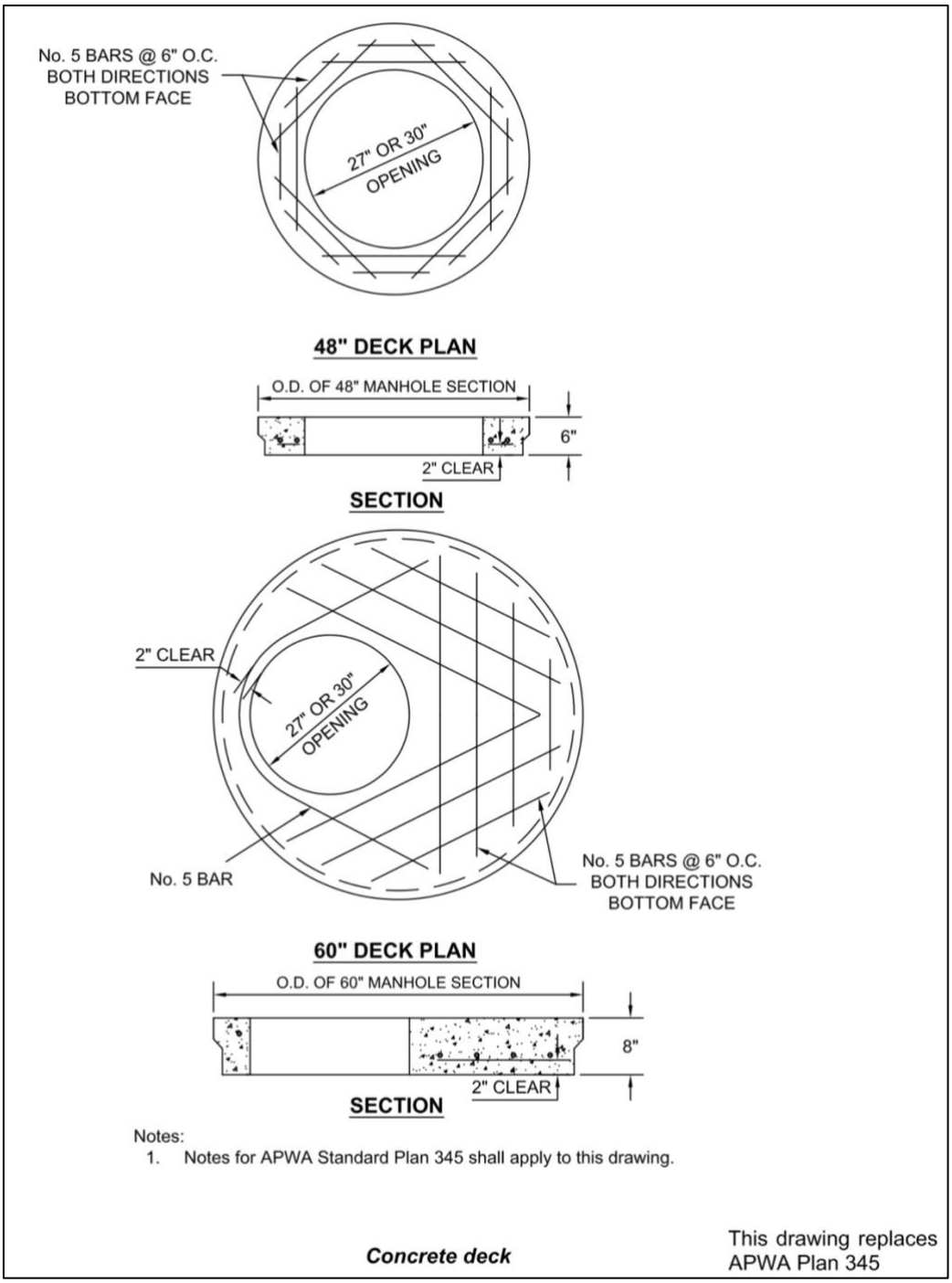
xii. Plan 317: Curb face and inlet box. This plan is not acceptable and is deleted.

xiii. Plan 322: Curb face outlet box. This plan is not acceptable and is deleted.

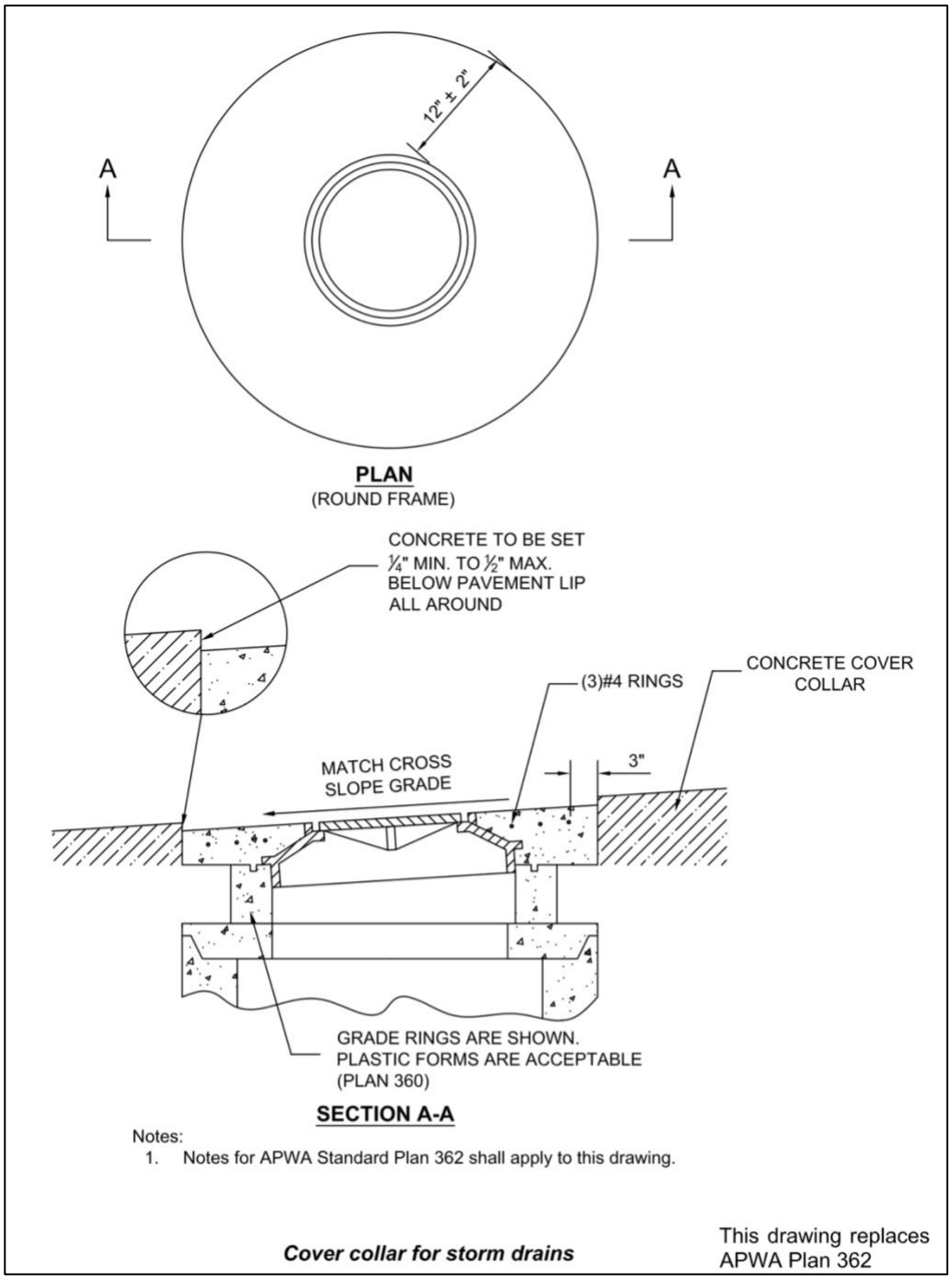
xiv. Plan 331.1: Cleanout box. This plan is not acceptable and is deleted.

xv. Plan 331.3: Cleanout box. This plan is not acceptable and is deleted.

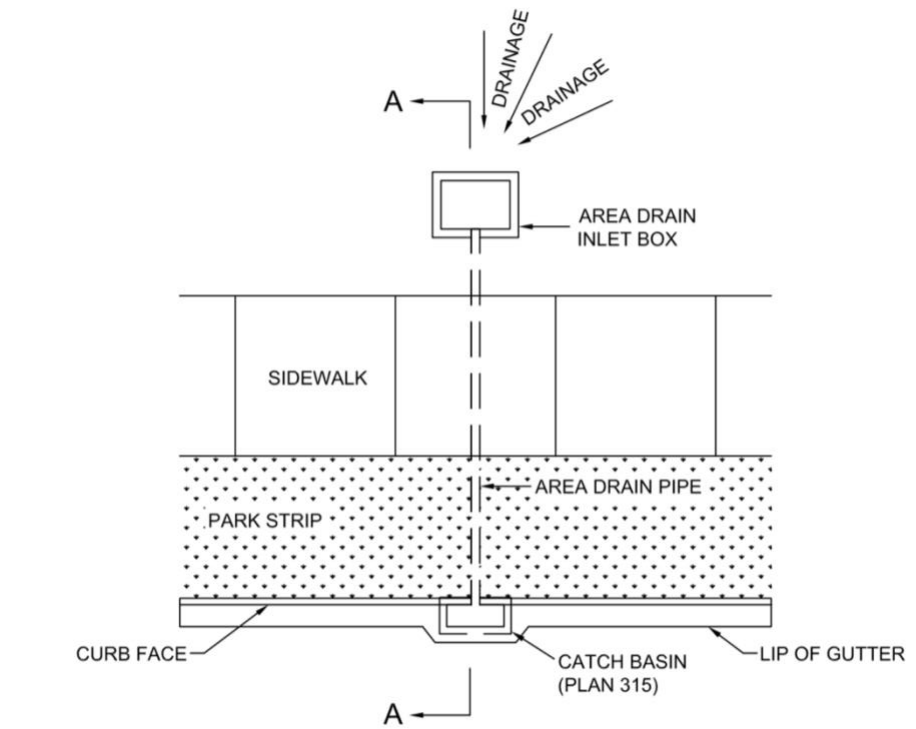
xvi. Plan 345: Concrete deck. The standard requires a 30” opening. The City’s standard plan is depicted below and replaces APWA Plan 345. The City prohibits a 60” deck plan with a 38”–40” opening.



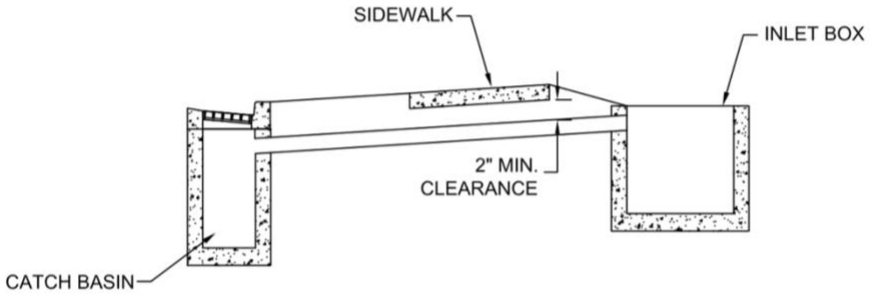
xvii. Plan 362: Cover collar for storm drains. The City’s standard plan is depicted below and replaces APWA Plan 362. The only acceptable detail is in Section A-A.



xviii. Plan 372: Area drain. The City's standard plan is depicted below and replaces APWA Plan 372. Curb hoods are not allowed.



PLAN
(ROUND FRAME)



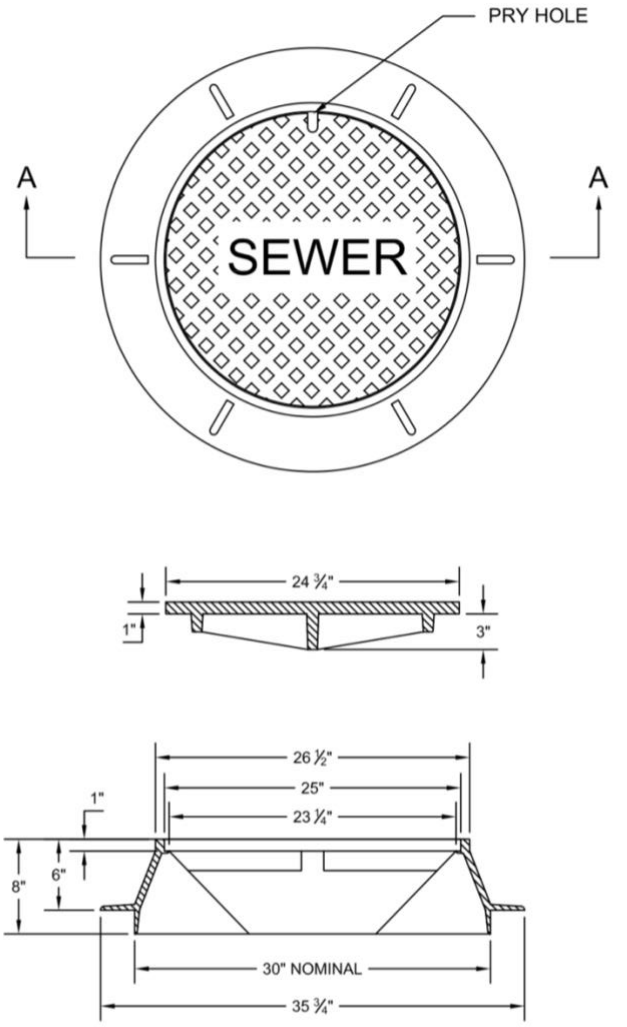
SECTION A-A

Notes:
1. Notes for APWA Standard Plan 372 shall apply to this drawing.

Area drain

This drawing replaces
APWA Plan 372

xix. Plan 402: 30” Frame and cover. The City’s standard plan is depicted below and replaces APWA Plan 402. The standard requires solid sewer covers. Sewer covers with holes are not acceptable.



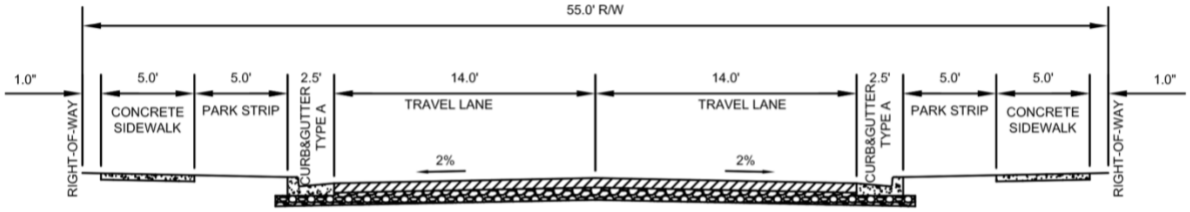
SECTION A-A

Notes:
1. Notes for APWA Standard Plan 402 shall apply to this drawing.

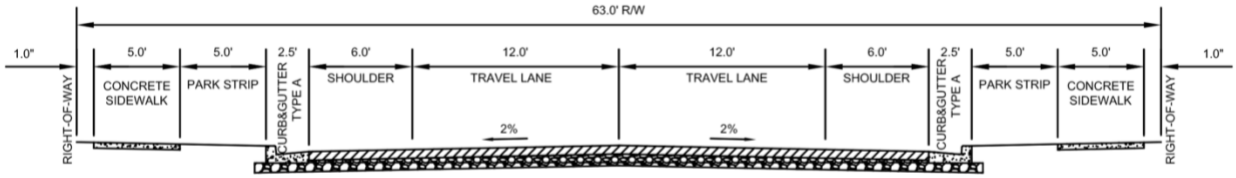
30" Frame and cover

This drawing replaces APWA Plan 402

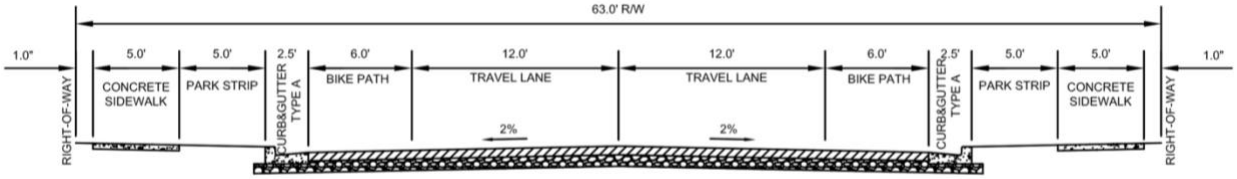
6. Standard Road Profiles. Each Subdivision or Condominium Plat shall Dedicate Public Streets according to the Streets Master Plan that meet the following applicable minimum road profiles:



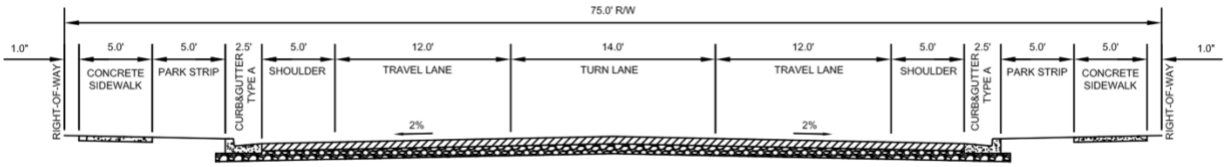
LOCAL
(RESIDENTIAL, NO ON STREET PARKING)



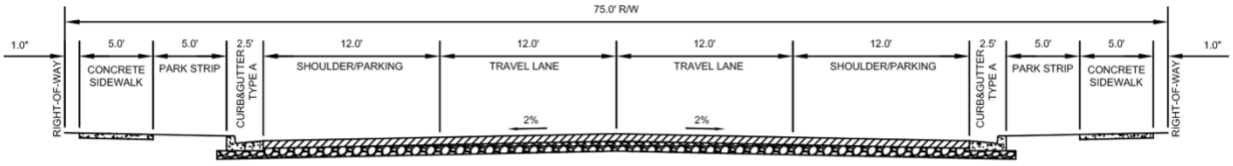
LOCAL
(RESIDENTIAL, ON STREET PARKING)



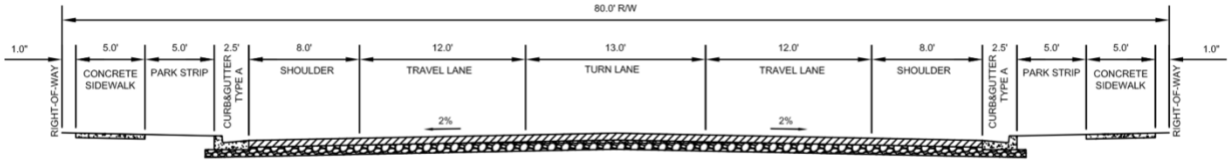
MINOR COLLECTOR - 2 L CONFIGURATION



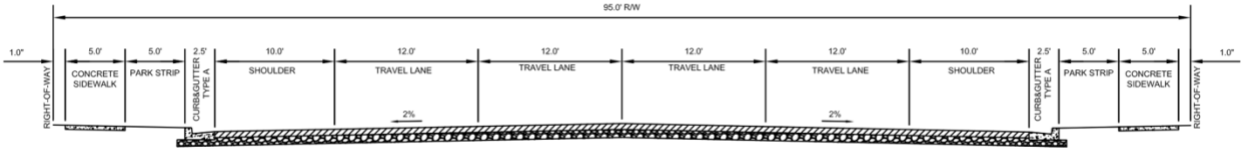
MAJOR COLLECTOR - 3 L CONFIGURATION



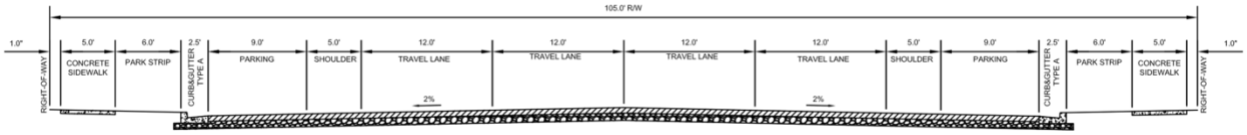
MINOR ARTERIAL - 2 L
(COMMERCIAL / RESIDENTIAL / INDUSTRIAL)

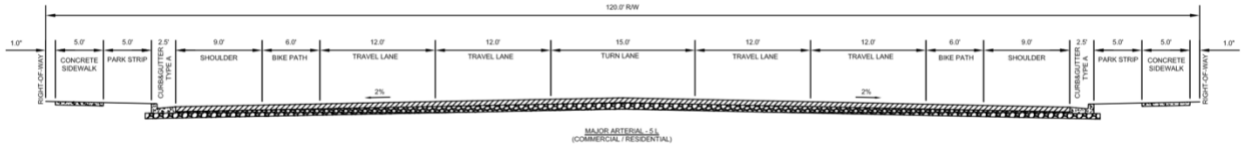


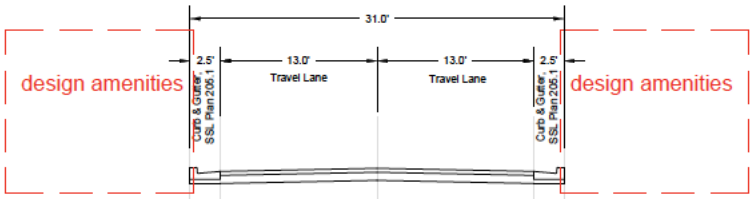
MINOR ARTERIAL - 3 L
(COMMERCIAL / RESIDENTIAL / INDUSTRIAL)



MINOR ARTERIAL - 4 L
(COMMERCIAL / RESIDENTIAL / INDUSTRIAL)



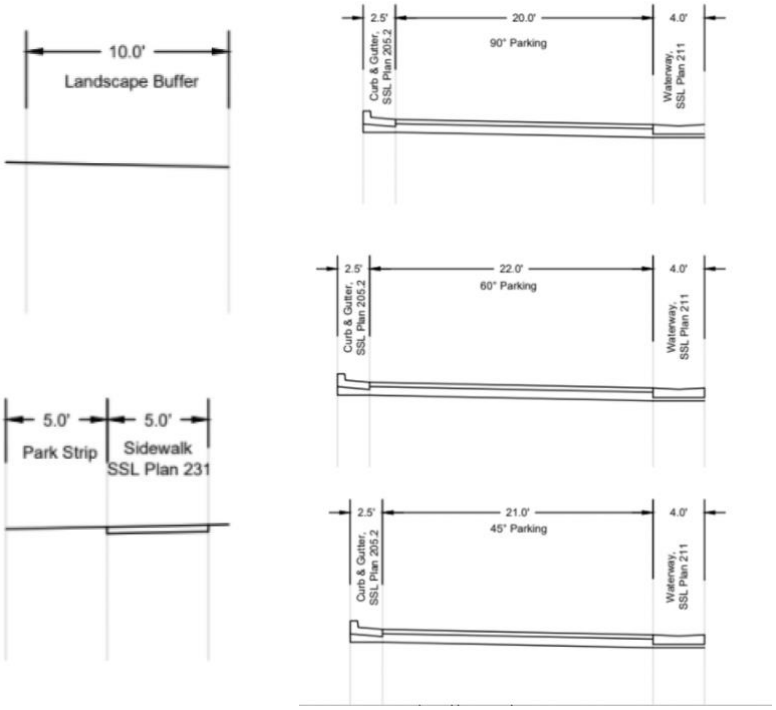




TOWNHOUSE INTERNAL PRIMARY ACCESS ROAD

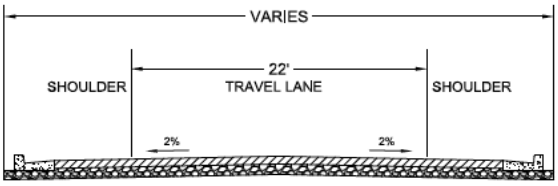
TOWNHOUSE SECONDARY INTERNAL ACCESS ROAD

7. Required Townhome Internal Primary Access Road Right-of-Way Amenities. From public Street to public Street, each Townhome Development shall include provide one or more of the following design amenities on each side of the internal primary access road.:

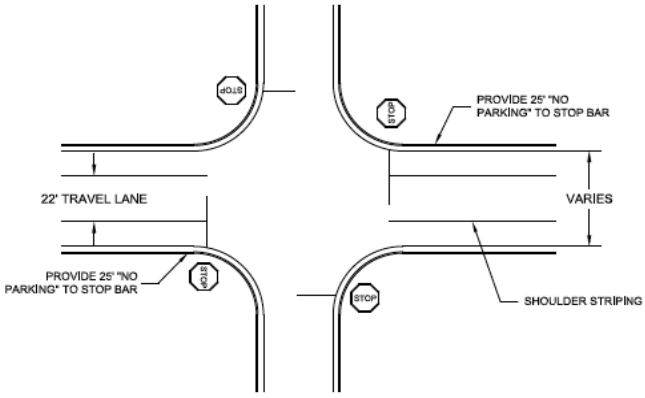


8. Standard Local Road Intersection Profile. The intersection of local roads in each Subdivision or Condominium Plat shall be configured as follows:

LOCAL ROAD ONLY



SECTION



INTERSECTION

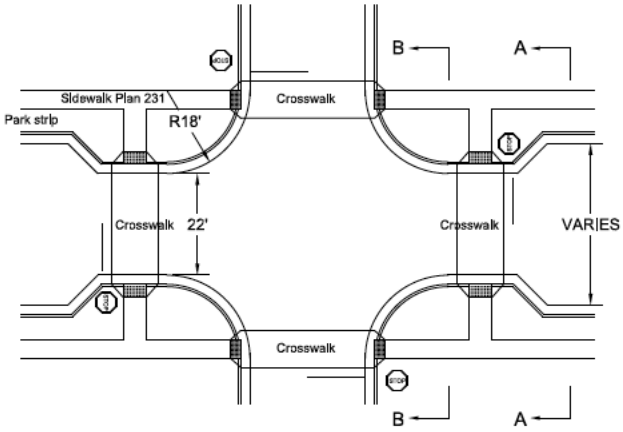
Narrow travel lane

1. GENERAL
   A. The drawing is a typical arrangement. Construction varies according to the architectural and engineering design.

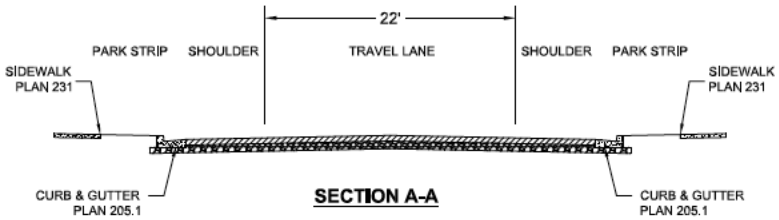
2. PRODUCTS
   A. Pavement Markings: Paint. APWA Section 32 17 23.

3. EXECUTION
   A. Pavement Markings: Follow APWA Section 32 17 23.

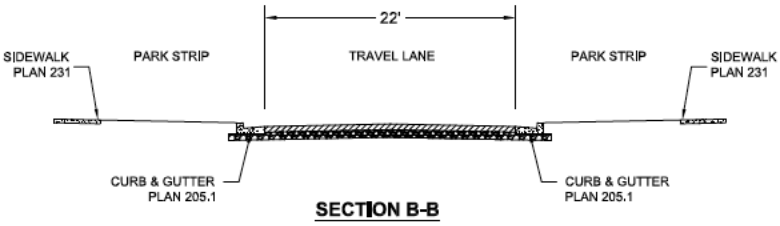
9. Standard Intersection Profile with Bulb-out. Each Subdivision or Condominium Plat shall incorporate the following traffic calming design at intersections as required by the City Engineer:



INTERSECTION



SECTION A-A

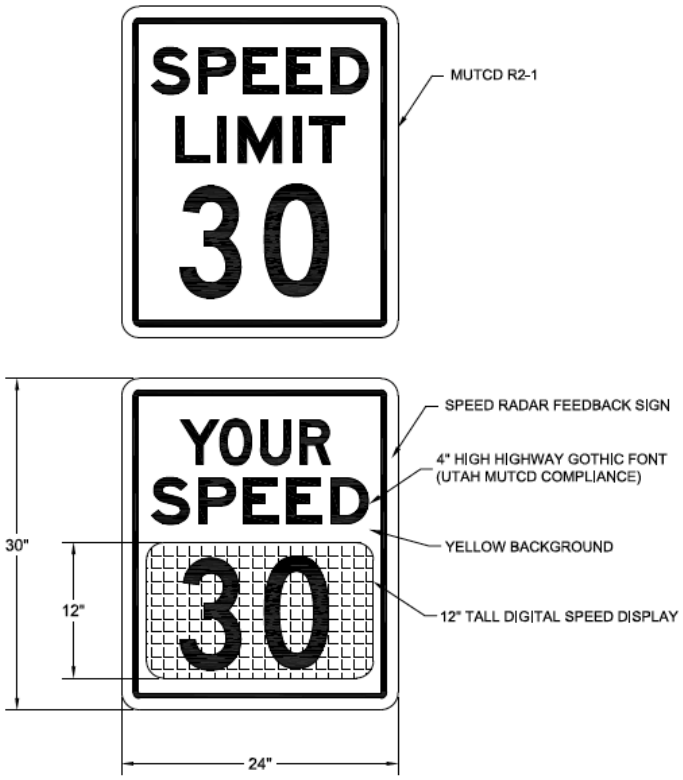


SECTION B-B

Bulb-out

10. Each new subdivision shall incorporate the following solar powered, speed radar feedback signs within the Subdivision in locations designated by the City Engineer:

a. For Collector Roads:



COLLECTOR

Notes:

1. This sign shall be used on roads classified as "Collector".
2. Standard static speed limit sign Utah MUTCD Sign R2-1. Solar powered feedback sign is preferred.
3. Speed feedback sign shall be mounted below speed limit sign.
4. Mounting Height: 7 ft minimum, measured vertically from the bottom of the sign to the near edge of the traveled way, or the top of the curb. Unless approved by City Engineer.

Speed radar feedback sign

1. GENERAL
   A. The drawing is a typical arrangement. Construction varies according to the architectural and engineering design.

2. PRODUCTS
   A. Speed Limit Sign: Manual on Uniform Traffic Control Devices (MUTCD) R2-1 sign.
   B. Speed Feedback Sign: Dimensions match MUTCD R2-1 sign.

3. EXECUTION
   A. Location: Collector roads only. Consult ENGINEER for location and spacing.

b. For Local Roads:

LOCAL ROAD

Notes:
1. This sign shall be used on local road only.
2. Standard Utah MUTCD Sign R2-1, Solar powered flashing is preferred.
3. Mounting Height: 7 ft minimum, measured vertically from the bottom of the sign to the near edge of the traveled way, or the top of the curb. Unless approved by City Engineer.

Speed radar feedback sign

1. GENERAL
   A. The drawing is a typical arrangement. Construction varies according to the architectural and engineering design.

2. PRODUCTS
   A. Speed Limit Sign: Manual on Uniform Traffic Control Devices (MUTCD) R2-1 sign, 25 mph.
   B. Feedback flashing strip.

3. EXECUTION
   A. Location: Residential area only. Consult ENGINEER for location and spacing.

C. Self-Imposed Restrictions. If the Owner places restrictions on any of the land contained in the Subdivision greater than those required by these regulations, such restrictions or reference thereto may be required to be indicated on the Subdivision Plat, or within restrictive covenants be recorded with the County Recorder simultaneously with the Plat in a form and substance approved by the City Attorney, the material terms of which may not be altered without prior Planning Commission approval.

D. Restrictions Due to Character of The Land. Land that is unsuitable for Subdivision or Development due to flooding, improper drainage, potentially toxic wastes, wetlands, geologic hazards, utility easements, or other features that reasonably will be harmful to the safety, health, and general welfare of the present or future inhabitants of the Subdivision and/or its surrounding Areas, shall not be subdivided or Developed unless adequate methods are formulated by the Applicant and

approved by the Planning Commission, upon recommendation of the City Engineer, to solve the problems created by the unsuitable land conditions. The burden of the proof shall lie with the Applicant. Without adequate remediation, such land shall be set aside or reserved for Uses that do not involve such a danger.

SECTION XXI: Amend Section 17.10.150 as follows:

17.10.150 – Subdivision and Condominium Plat Layout Requirements.

A. General Layout Requirements.

1. Roads shall be graded and improved and conform to the South Salt Lake City Standards and Construction Specifications, and Standard Drawings and shall be approved as to design and specifications by the City Engineer, in accordance with the Construction Plans and Specifications required to be submitted prior to Final Plat approval.

2. In Developments with non-Residential components, the Streets, and other Access ways shall be planned in connection with the grouping of Buildings, location of rail facilities, and the provision of Alleys, truck loading and maneuvering Areas, and walks and parking Areas to minimize conflict of movement between the various types of traffic and with pedestrians.

3. Proposed Streets shall be extended to the boundary lines of the tract to be platted, unless prevented by topography or other physical conditions.

B. Frontage on and Arrangement to Improved Roads.

1. No Subdivision or Plat shall be approved unless the Area to be platted has Frontage on and Access from an existing Street on the Streets Master Plan unless such Street is an existing state highway; or a dedicated public Street shown upon a Subdivision Plat approved by the Planning Commission and recorded in the County Recorder's office. Such Street or highway must be suitably improved as required by the state highway rules, City regulations, specifications, or orders, or such improvements shall be secured by an Infrastructure Improvement Assurance, with the width and Right-of-Way and Road Profile required by this Chapter.

2. Wherever the Area to be subdivided or platted is to utilize existing Street Frontage, such road shall be suitably improved as provided above.

3. All Streets shall be integrated with the thoroughfares and Dedicated Rights-of-Way established in the Streets Master Plan.

4. All thoroughfares shall be configured to address specific traffic generators such as industries, business districts, schools, churches, and shopping centers; to population densities; and to the pattern of existing, proposed, and future land Uses.

C. Road Design Considering Blocks.

1. Block lengths in Single-Family residential Areas should not exceed six hundred feet (600’) and shall not be less than four hundred feet (400') in length.

2. Wherever practicable, Blocks along Major Collector and all Arterial Streets shall be not less than six hundred feet (600') in length.

3. Planning Commission may require the reservation of an easement through a Block to accommodate utilities, drainage facilities, and/or pedestrian traffic.

4. Planning Commission may require improved pedestrian ways and crosswalks, not less than ten feet (10') wide, through the center of any proposed Development Block that is more than eight hundred feet (800') long.

D. Access to/from Arterial or Collector Streets. Where a Subdivision or Plat borders on or contains an existing or proposed Arterial or Collector, the Planning Commission may require that Access to such Streets be limited by one of the following means:

1. The Subdivision of Lots to back onto the Arterial or Collector and Front onto a parallel Local Street; no direct Access from the primary Arterial or Collector Street, with Screening provided in a strip of land along the Rear Property Line of such Lots.

2. A series of U-shaped Streets or short loops entered from and designed generally at right angles to such a parallel Street, with the rear boundary lines of their terminal Lots backing onto the Arterial or Collector Street.

E. Construction of Dead-End Roads. The arrangement of Streets shall provide for the continuation of principal Streets between adjacent Properties to allow for convenient movement of traffic, effective fire protection, for efficient provision of utilities.

1. Dead End Road-Temporary. If the adjacent Property is undeveloped and the Street must be a dead-end Street temporarily, the Right-of-Way shall be extended to the Property Line. A temporary turnabout shall be provided on all temporary dead-end Streets, with the notation on the ~~Subdivision~~ Plat that land outside the normal Street Right-of-Way shall revert to abutting Property Owners whenever the Street is continued. The Planning Commission shall limit the length and use of temporary dead-end Streets in accordance with these regulations.

2. Existing Dead-End Roads, Permanent. Where an existing road does not extend to the boundary of the Subdivision and its continuation is not required by the Planning Commission for Access to adjoining Property, its terminus shall ~~normally~~ not be nearer to such boundary than fifty feet (50'). ~~However,~~ The Planning Commission may require the reservation of an appropriate easement to accommodate drainage facilities, pedestrian traffic, or utilities. A Cul-de-Sac turnaround shall be provided at the end of a permanent, existing dead-end Street in accordance with the Design Standards, Construction Specifications, and Standard Drawings. For greater convenience to traffic and more effective police and fire protection, existing dead-end Streets shall be limited in length to six hundred and fifty feet (650') and no more than ten (10) equivalent residential units.

F. Road Names. The Subdivision or Condominium Plat Applicant, upon consent of the Planning Commission, shall name all roads at the time of Preliminary or Final Plat approval. Names shall be sufficiently different in sound and in spelling from other road names in Salt Lake County, Utah to prevent confusion to emergency responders. A road that is or is planned as a continuation of an existing road shall bear the same name.

G. Road Regulatory Signs. The Applicant shall erect or post acceptable Guarantees ensuring each road regulatory Sign and Street name Sign required by the City Engineer has been installed at all road intersections prior to the first Certificate of Occupancy. Street and road regulatory signs shall be designed according to South Salt Lake City Design Standards, Construction Specifications, and Standard Drawings.

H. Street Lights/Project Lighting. Installation of Street lights and Project lighting is required for every Subdivision of land and Condominium Plat and shall be placed by the Applicant in accordance with South Salt Lake City Design Standards, the South Salt Lake Lighting Master Plan, Construction Specifications, and Standard Drawings as approved, in writing, by the City Engineer.

1. The Applicant shall pay to the City a Street light system development fee in the amount set forth in the City fee schedule, which amount, if necessary, shall be adjusted to cover the City's entire expense for the design, installation, and maintenance of a Street lighting system for the Development.

2. The City shall provide for the design and installation of the Street lighting system by contract with the Rocky Mountain Power (or its successor in interest) and shall pay the cost of electricity provided to the Street lighting system.

I. Road Design Standards. In order to provide for roads of suitable location, width, and improvement to accommodate prospective traffic and afford satisfactory Access to police, fire fighting, snow removal, sanitation, and road maintenance equipment, and to coordinate roads so as to compose a convenient system and avoid undue hardships to adjoining Properties, the design standards for roads are hereby required to comply with the South Salt Lake City Development Standards, Construction Specifications and Standard Drawings, and Streets Master Plan.

1. Road Surfacing and Improvements. After a four-inch (4") quad conduit duct and sewer and water utilities have been installed, the Applicant shall compose and compact all road base, shall construct curbs, gutters, sidewalks, culverts, drains and bridges, and shall surface or cause to be surfaced roadways and the complete road profile installed. Said surfacing shall be of such character as is suitable for the expected traffic. Types of pavement shall be as determined by the City Engineer, based on the soils compaction test within the Right of Way. In all circumstances the City Engineer shall require at least 4" of asphalt upon untreated base course; native material must have a minimum CBR of 3.0. Adequate provision shall be made for culverts, drains, and bridges.

2. All road pavement, shoulders, drainage improvements and Structures, curbs, turnarounds, and sidewalks shall conform to the adopted Construction Standards and Specifications and shall be incorporated into the construction plans required to be submitted by the Applicant for Plat approval.

J. Fire Access. All Structures must meet the requirements of Appendix D of the International Fire Code in effect in the state of Utah.

K. Intersection Design Standards.

1. Streets shall be laid out to intersect as nearly as possible at right angles. A proposed intersection of two (2) new Streets at an angle within ten degrees of perpendicular is required. An oblique Street shall be curved approaching an intersection and shall be approximately at right angles for at least one hundred feet (100') there from. Not more than two (2) Streets shall intersect at any one point.

2. Proposed new intersections along one side of an existing Street shall, wherever practicable, coincide with any existing intersection on the opposite side of such Street. Street jogs with center line offsets of less than one hundred and fifty feet (150') shall not be permitted, except where the intersected Street has separated dual drives without median breaks at either intersection. Where Streets intersect with Arterial or Collectors Streets, their alignment shall be continuous. Intersections of major Streets shall be at least eight hundred feet (800') apart.

3. Minimum curb radius at the intersection of two (2) Local Streets shall be at least twenty feet (20'), and minimum curb radius at an intersection involving a collector Street shall be at least twenty-eight feet (28'). Alley intersections and abrupt changes in alignment within a Block shall have the corners cut off in accordance with standard engineering practice to permit safe vehicular movement and a safe Sight Distance Triangle.

4. Intersections shall be designed with a flat Grade wherever practical. At the approach to an intersection, a leveling Area shall be provided having not greater than a two percent (2%) Slope for a distance of sixty feet (60'), measured from the nearest Right-of-Way line of the intersecting Street.

5. The cross Slopes on all Streets, including intersections, shall be three percent (3%) or less.

L. Road Dedications and Reservations.

1. New Perimeter Streets. Street systems in new Subdivisions or Condominium Plats shall be configured to eliminate or avoid new perimeter half-Streets. The Planning Commission may authorize a new perimeter Street where the Applicant improves and Dedicates the entire required Street Right-of-Way width.

2. Widening and Realignment of Existing Roads. Where a Subdivision borders an existing narrow road or when the Streets Master Plan indicates plans for realignment or widening a road that would require use of some of the land in the Subdivision, the Applicant shall be required to improve and Dedicate at its expense such Areas for widening or realignment of such roads. Such Frontage roads and Streets shall be improved and Dedicated by the Applicant at its expense to the full width as required by these ~~Subdivision~~ regulations. Land reserved for any road purpose may not be counted in satisfying Yard or Area requirements contained in this Title.

SECTION XXII Amend Section 17.11.070 – Public Notices as follows:

17.11.070 – Public Notices.

A. **Required Notice.** The land use authority shall schedule and hold any required public hearing or public meeting according to the provisions of this Code and state statute. Public notices for Land Use Decisions shall be given in accordance to state statute. The City shall provide notice of the date, place, and time of public hearings or public meetings within the timeframes established by this Section, or such lesser or greater time as provided by state law.

B. **Mailed Notices.** Notice shall be provided by first class mail to property Owners and affected entities as established below:

~~**1.** Allowed Use Permits. Notice shall be mailed seven days prior to the public meeting to any property Owners abutting and across a public Right-of-Way from the property on which the Conditional Use is proposed.~~

2. Conditional Use Permits and Design Review Approvals. Notice shall be mailed seven days prior to the public meeting to any property Owners within a three-hundred-foot radius of the Property Lines of the Plat on which the Conditional Use or design review is proposed.

3. Right-of-Way Vacations. Notice shall be given in accordance to state statute. Notices shall be mailed ten days prior to the public hearing to the following parties:

   a. Any property Owner whose property is accessed by the portion of the Right-of-Way that is proposed to be vacated.

   b. Any property Owners within ~~six hundred feet~~ 600 feet of the portion of the public Right-of-Way that is proposed to be vacated.

   c. All property Owners whose property is in between the portion of the Right-of-Way to be vacated and the nearest Street intersection.

4. Subdivision Plat Approvals and Amendments to Subdivision Plats. Notice shall be given in accordance to state statute. Additional notices shall be mailed ten days prior to the public hearing to any property Owners within a ~~six hundred foot~~ 600 foot radius of the boundary of the proposed Subdivision Plat.

5. Zoning and Future Land Use Map Amendments. Notice shall be given in accordance to state statute. Additional notices shall be mailed ten days prior to the public hearing to any property Owners within a ~~six hundred foot~~ 600 foot radius of the boundary of the proposed zoning or future Land Use Map amendment.

6. Ordinance and General Plan Amendments. Notice shall be given according to state statute.

7. Applicant/Agent Responsibility for Mailed Notices. An Applicant/agent seeking a decision by the land use authority for which a public notice is required shall submit to the City at the time directed by the Community Development Department, one set of printed address labels and a corresponding number of stamps and envelopes for mailed notices for property Owners as required by the municipal Code or state statute. It shall be the Applicant's sole responsibility to ensure that the list of property Owners and the address labels are accurate and complete. The list of property Owners shall be obtained from current records maintained by the Salt Lake County Recorder's Office. The City shall provide notice using the address labels and postage provided by the Applicant.

C. **Publication of Notices.** Notices shall be published by the following methods, unless otherwise provided for by state statute.

1. Public notices shall be published on the City's website and on the state's public notice website at least ten days prior to a public hearing, and at least seven days prior to a public meeting.

~~2. Notices for public hearings shall be published in a newspaper of general circulation in the area at least ten days prior to the public hearing.~~

3. A hard copy of any public notice issued by the land use authority shall be posted at City hall at least ~~twenty four~~ 24 hours prior to a public hearing or a public meeting.

D. **Posting on Site.** Notification signage shall be posted on the property or land for which a Conditional Use permit, design review, Right-of-Way vacation, Subdivision Plat approval, amendment to a Subdivision Plat, or zoning or future Land Use Map amendment is considered. Notice shall be posted as directed by the Community Development Department and shall be clearly visible from the Right-of-Way. The sign(s) shall be provided to the Applicant/agent by the City and shall be

posted by the Applicant/agent at least seven (7) days prior to the scheduled public hearing or public meeting.

SECTION XXIII: Subject to the execution of a Development Agreement to regulate the integration and design of the proposed development of _____, amend the Zoning Map to include the newly established Townhome Overlay District, as follows:

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

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

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

DATED this 26 day of May 2021.

BY THE CITY COUNCIL:

Sharla Bynum

Sharla Bynum, Council Chair

ATTEST:

Craig D. Burton, City Recorder

City Council Vote as Recorded:

Bynum	Yes
deWolfe	Yes
Huff	Yes
Mila	Yes
Pinkney	Abstain
Siwik	Yes
Thomas	Yes

Transmitted to the Mayor's office on this 27 day of May 2021.

Craig D. Burton, City Recorder

MAYOR'S ACTION: Approve

Dated this 27 day of May, 2021.

Cherie Wood, Mayor

ATTEST:

Craig D. Burton, City Recorder