

ORDINANCE NO. 2022-_____

AN ORDINANCE OF THE SOUTH SALT LAKE CITY COUNCIL AMENDING SECTIONS 15.04.70, 17.01, 17.03, 17.05, 17.06, 17.07, 17.10 OF THE SOUTH SALT LAKE CITY MUNICIPAL CODE; AND REPEALING SECTIONS 2.0 AND 8.0 OF THE EAST STREETCAR NEIGHBORHOOD CODE AND 2.0 AND 8.0 OF THE DOWNTOWN CODE TO CLARIFY CERTAIN PROVISIONS, CORRECT ERRORS AND AMEND THE CODE TO COMPLY WITH NEW STATE CODE REFERENCES.

WHEREAS, the South Salt Lake City Council (the “City Council”) is authorized by law to enact ordinances for the health safety and welfare of City of South Salt Lake (the “City”);

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

WHEREAS, City staff has identified a list of minor drafting errors or inconsistencies in Sections 15.04.70, 17.01, 17.03, 17.05, 17.06, 17.07, 17.10 of the South Salt Lake City Municipal Code that should be corrected to enhance clarity and transparency in the land use and development process; and

WHEREAS, the Planning Commission held a legally notified public hearing on March 17, 2022, to consider amendments to sections of the City’s land use regulations; and

WHEREAS, the Planning Commission found that the proposed amendments helped clarity and clean up the errors and inconsistencies throughout the code and forwarded a recommendation of approval to the City Council; and

WHEREAS, the City Council finds that the recommended amendments, revisions, and insertions will facilitate correcting the errors and inconsistencies throughout the code as well as enhancing the clarity on the land use development process;

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

SECTION I. Enactment. Sections 15.04.70, 17.01, 17.03, 17.05, 17.06, 17.07, 17.10 are hereby amended, sections 2.0 and 8.0 of the East Streetcar Neighborhood, and Sections 2.0 and 8.0 of the Downtown Code are hereby repealed as attached hereto and incorporated by reference in “Exhibit A.”

SECTION II. 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 III. 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 IV. 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.

(Signatures appear on separate page)

DATED this _____ day of _____ 2022.

BY THE CITY COUNCIL:

Sharla Bynum, Council Chair

ATTEST:

Craig D. Burton, City Recorder

City Council Vote as Recorded:

Bynum	_____
Huff	_____
Mila	_____
Pinkney	_____
Siwik	_____
Thomas	_____
Williams	_____

Transmitted to the Mayor's office on this _____ day of _____ 2022.

Craig D. Burton, City Recorder

MAYOR'S ACTION: _____

Dated this _____ day of _____, 2022.

Cherie Wood, Mayor

ATTEST:

Craig D. Burton, City Recorder

Chapter 15.04 FLOOD DAMAGE PREVENTION*

Sections:

15.04.010 Statutory authorization.

The Legislature of the state of Utah has by statute delegated the responsibility of local governmental units to adopt regulations designed to minimize flood losses. Therefore, the City Council of South Salt Lake City, Utah, does ordain as follows in this Chapter.

(Ord. No. 2020-02, § III(Exh. B), 1-8-2020)

15.04.020 Purpose of Chapter.

A. Findings of Fact.

1. The flood hazard areas of South Salt Lake City are subject to periodic inundation which results in loss of life and property, as well as health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare of the City.
2. These flood losses are caused by the cumulative effect of obstructions in areas of special flood hazards which increase flood heights and velocities, and when inadequately anchored, damage uses in other areas. Uses that are inadequately flood proofed, elevated or otherwise protected from flood damage also contribute to the flood damage and loss.

B. Statement of Purpose. It is the purpose of this Chapter to promote the public health, safety and general welfare, and to minimize public and private losses due to flood conditions to specific areas by provisions designed:

1. To protect human life and health;
2. To minimize expenditure of public money for costly flood control projects;
3. To minimize the need for rescue and relief efforts associated with flooding which are generally undertaken at the expense of the general public;
4. To minimize prolonged business interruptions;
5. To minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in areas of special flood hazard;
6. To help maintain a stable tax base by providing for the sound use and development of areas of special flood hazard so as to minimize future flood blight areas;
7. To ensure that potential buyers are notified that property is in an area of special flood hazard; and
8. To ensure that those who occupy the areas of special flood hazard assume responsibility for their actions.

C. Methods of Reducing Flood Losses. In order to accomplish its purposes, this Chapter includes methods and provisions for reducing flood losses by:

1. Restricting or prohibiting uses which are dangerous to health, safety and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities;
2. Requiring that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;
3. Controlling the alteration of natural floodplains, stream channels and natural protective barriers, which help accommodate, control or channel floodwaters;
4. Controlling filling, grading, dredging and other development which may increase flood damage; and

5. Preventing or regulating the construction of flood barriers which will unnaturally divert flood waters, or which may increase flood hazards to other lands.

(Ord. No. 2020-02, § III(Exh. B), 1-8-2020)

15.04.030 Warning and disclaimer of liability.

The degree of flood protection required by this Chapter is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by manmade or natural causes. This Chapter does not imply that land outside the areas of special flood hazard or uses permitted within such areas will be free from flooding or flood damage. This Chapter shall not create liability on the part of the City of South Salt Lake, any officer or employee thereof, or the Federal Emergency Management Agency for any flood damages that result from reliance on this Chapter or any administrative decision lawfully made.

(Ord. No. 2020-02, § III(Exh. B), 1-8-2020)

15.04.040 Relationship of floodplain regulations to zoning districts.

The flood damage prevention regulations of this Chapter shall be supplemental to, and not in lieu of, the applicable zoning provisions of the use district in which the land is located and/or general provisions under Title 17 of this Code.

Property located within said flood hazard areas shall be developed only in conformance with the provisions set forth in this Chapter.

In cases of conflict between such district classifications and the flood damage prevention regulations, the most restrictive provisions shall govern.

Permitted, conditional and accessory uses allowed in the flood hazard areas are those which are permitted uses in the underlying applicable use district. However, additionally, all uses, whether principal or secondary, involving construction or relocation of permanent buildings (or structures); or placement of temporary structures, mobile or modular homes; or excavation or placement of fill materials, shall further meet the supplemental conditions and standards set forth in this Chapter.

(Ord. No. 2020-02, § III(Exh. B), 1-8-2020)

15.04.050 Definitions.

Unless specifically defined in this Section, words or phrases used in this Chapter shall be interpreted so as to give them the meaning they have in common usage and to give this Chapter its most reasonable application. For purposes of this Chapter the following terms mean:

"Alluvial fan flooding" means flooding occurring on the surface of an alluvial fan or similar landform which originates at the apex and is characterized by high-velocity flows; active processes of erosion, sediment transport, and deposition; and unpredictable flow paths.

"Apex" means a point on an alluvial fan or similar landform below which the flow path of the major stream that formed the fan becomes unpredictable and alluvial fan flooding can occur.

"Appeal" means a request for a review of the flood plain administrator's interpretation of any provisions of this Chapter or is a request for a variance.

"Area of shallow flooding" means a designated AO, AH, or VO zone on a community's flood insurance rate map (FIRM) with a one percent chance or greater annual chance of flooding to an average depth of one to three

feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

"Area of special flood hazard" is the land in the floodplain within the community subject to a one percent or greater chance of flooding in any given year. The area may be designated as Zone A on the flood hazard boundary map (FHBM). After detailed ratemaking has been completed in preparation for publication of the FIRM, Zone A usually is refined into Zones A, AI, Ah, AO, A1-99, VO, V1-30, VE or V.

"Base flood" means the flood having a one percent chance of being equaled or exceeded in any given year.

"Basement" means any are of the building having its floor sub-grade (below ground level) on all sides.

"Critical feature" means an integral and readily identifiable part of a flood protection system, without which the flood protection provided by the entire system would be compromised.

"Development" means any manmade change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation, drilling operations or the storage of equipment or materials located within the area of special flood hazard.

"Elevated building" means a non-basement building (i) built, in the case of a building in Zones A1-30, AE, A, A99, AO, AH, B, C, X, and D, to have the top of the elevated floor, or in the case of a building in Zones V1-30, VE, or V, to have the bottom of the lowest horizontal structure member of the elevated floor elevated above the ground level by means of pilings, columns,)posts and piers), or shear walls parallel to the floor of the water and (ii) adequately anchored so as not to impair the structural integrity of the building during a flood of up to the magnitude of the base flood. In the case of Zones A1-30, AE, A, A99, AO, AH, B, C, X, and D, "elevated building" also includes a building elevated by means of fill or solid foundation perimeter walls with openings sufficient to facilitate the unimpeded movement of flood waters. In the case of Zones V1-30, VE, of V, "elevated building" also includes a building otherwise meeting the definition of "elevated building," even though the lower area is enclosed by means of breakaway walls if the breakaway walls met the standards of Section 60.3(e)(5) of the National Flood Insurance Program regulations.

"Existing construction" means for the purposes of determining rates, structures for which the "start of construction" commenced before the effective date of the FIRM or before January 1, 1975, for FIRMs effective before that date. "Existing construction" may also be referred to as "existing structures."

"Existing manufactured home park or subdivision" means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) are completed before the effective date of the ordinance codified in this Chapter.

"Expansion to existing manufactured home park or subdivision" means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets and either final site grading or the pouring of concrete pads).

"Flood" or "flooding" means a general and temporary condition of partial or complete inundation of normally dry land areas from:

1. The overflow of inland or tidal waters; and/or
2. The unusual and rapid accumulation or runoff of surface waters from any source.

"Flood insurance rate map (FIRM)" means the official map on which the Federal Emergency Management Agency has delineated both the areas of special flood hazards and the risk premium zones.

"Flood insurance study" means the official report provided by the Federal Emergency Management Agency that includes flood profiles, the flood boundary-floodway map, and the water surface elevation of the base flood.

"Floodplain or flood-prone area" means any land area susceptible to being inundated by water from any source (see definition of flooding).

"Floodplain management" means the operation of an overall program of corrective and preventive measures for reducing flood damage, including but not limited to emergency preparedness plans, flood control works and floodplain management regulations.

"Floodplain management regulations" means zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as a floodplain ordinance, grading ordinance and erosion control ordinance) and other applications of police power. The term describes such state or local regulations, in any combination thereof, which provided standards for the purpose of flood damage prevention and reduction.

"Flood protection system" means those physical structural works for which funds have been authorized, appropriated, and expended and which have been constructed specifically to modify flooding in order to reduce the extent of the areas within a community subject to a "special flood hazard" and the extent of the depths of associated flooding. Such a system typically includes hurricane tidal barriers, dams, reservoirs, levees or dikes. These specialized flood modifying works are those constructed in conformance with sound engineering standards.

"Flood proofing" means any combination of structural and non-structural additions, changes or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitation facilities, structures and their contents.

"Floodway" means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

"Functionally dependent use" means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities.

"Highest adjacent grade" means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

"Historic structure" means any structure that is:

1. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
3. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of Interior; or
4. Individually listed on a local inventory or historic places in communities with historic preservation programs that have been certified either:
 - a. By an approved state program as determined by the Secretary of the Interior or;
 - b. Directly by the Secretary of the Interior in states with approved programs.

"Levee" means a man-made structure; usually an earthen embankment designed and constructed in accordance with sound engineering practices to contain, control, or divert the flow of water so as to provide protection from temporary flooding.

"Levee system" means a flood protection system which consists of a levee, or levees, and associated structures, such as closure and drainage devices, which are constructed and operated in accordance with sound engineering practices.

"Lowest floor" means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood-resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a

basement area, is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of Section 60.3 of the National Flood Insurance Program regulations.

"Manufactured home" means a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term "manufactured home" does not include a "recreational vehicle," as defined in this Section.

"Manufactured home park or subdivision" means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

"Mean sea level" means, for purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NGVD) of 1929 or other datum, to which base flood elevations shown on a community's flood insurance rate map are referenced. "New construction" means structures for which the start of construction commenced on or after the effective date of the original ordinance, and includes any subsequent improvements to such structures.

"New manufactured home park or subdivision" means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets and either final site grading or the pouring of concrete pads) is completed on or after the effective date of the floodplain management regulations codified in this Chapter.

"Recreational vehicle" means a vehicle which is:

1. Built on a single chassis;
2. Four hundred (400) square feet or less when measured at the largest horizontal projections;
3. Designed to be self-propelled or permanently towable by a light duty truck; and
4. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel or seasonal use.

"Start of construction" includes substantial improvement, and means the date the building permit was issued provided the actual start of construction, repair, reconstruction, placement or other improvement was within one hundred eighty (180) days of the permit date. The actual start means the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

"Structure" means a walled and roofed building or manufactured home that is principally above ground.

"Substantial damage" means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed fifty (50) percent of the market value of the structure before the damage occurred.

"Substantial improvement" means any reconstruction, rehabilitation, addition or other improvement of a structure, the cost of which equals or exceeds fifty (50) percent of the market value of the structure before the start of construction of the improvement. This term includes structures which have incurred substantial damage, regardless of the actual repair work performed. The term does not, however, include either:

1. Any project for improvement of a structure to correct existing violations of state or local health, sanitary or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions; or
2. Any alteration of a historic structure provided that the alteration will not preclude the structure's continued designation as a historic structure.

"Variance" means a grant of relief from the requirements of this Chapter when specific enforcement would result in unnecessary hardship. A variance, therefore, permits construction or development in a manner otherwise prohibited by this Chapter. For full requirements refer to Section 60.6 of the National Flood Insurance program regulations. "Violation" means the failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in Section 60.3(b)(5), (c)(4), (c)(10), (d)(3), (e)(2), (e)(4), or (e)(5) of the National Flood Insurance program regulations is presumed to be in violation until such time as that documentation is provided.

"Water surface elevation" means the height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929 (or other datum, where specified), of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.

(Ord. No. 2020-02, § III(Exh. B), 1-8-2020)

15.04.060 General provisions.

- A. This Chapter shall apply to all areas of special flood hazard within the jurisdiction of the City of South Salt Lake.
- B. The areas of special flood hazard identified by the Federal Emergency Management Agency in a scientific and engineering report entitled, "The Flood Insurance Study for the City of South Salt Lake," dated September 25, 2009, with an accompanying flood insurance rate map (FIRM) and flood boundary floodway maps (FBFM), and any revisions thereto are hereby adopted by reference and declared to be part of this Chapter. The City of South Salt Lake also automatically adopts any future effective FEMA flood insurance rate maps and effective FEMA flood insurance studies and includes them to be part of this Chapter.
- C. Establishment of Development Permit. A development permit shall be required to ensure conformance with the provisions of this Chapter.
- D. Compliance. No structure or land shall hereafter be constructed, located, extended, converted or altered without full compliance with the terms of this Chapter and other applicable regulations.
- E. Abrogation and Greater Restrictions. This Chapter is not intended to repeal, abrogate or impair any existing easements, covenants or deed restrictions. However, where this Chapter and another ordinance, easement, covenant or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.
- F. Interpretation. In the interpretation and application of this Chapter, all provisions shall be:
 1. Considered as minimum requirements;
 2. Liberally construed in favor of the governing body; and
 3. Deemed neither to limit nor repeal any other powers granted under state statutes.

(Ord. No. 2020-02, § III(Exh. B), 1-8-2020)

15.04.070 Administration; designation of the floodplain administrator.

- A. The South Salt Lake City ~~community and economic development director~~ **Engineer** is hereby appointed the floodplain administrator to administer and implement the provisions of this Chapter and other appropriate section of 44 CFR (National Flood Insurance Program Regulations) pertaining to floodplain management.
- B. Duties and responsibilities of the floodplain administrator shall include, but not limited to, the following:
 - 1. Maintain and hold open for public inspection all records pertaining to the provisions of this Chapter.
 - 2. Review permit applications to determine whether proposed building site, including placement of manufactured homes, will be reasonably safe from flooding.
 - 3. Review, approve or deny all applications for development permits required by adoption of this Chapter.
 - 4. Review permits for proposed development to assure that all necessary permits have been obtained from those federal, state or local agencies (including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C 1334) from which prior approval is required.
 - 5. Where interpretation is needed as to the exact location of the boundaries of the area of special flood hazard (for example where there appears to be a conflict between a mapped boundary and actual field conditions) the flood plain administrator shall make the necessary interpretation.
 - 6. Notify, in riverine situations, adjacent communities and the state coordinating agency prior to any alteration or relocation of a watercourse and submit evidence of such notification to the Federal Emergency Management Agency.
 - 7. Assure that the flood carrying capacity within the altered or relocated portion of any watercourse is maintained.
 - 8. When base flood plain elevation data has not been provided in accordance with Section 15.04.060 the floodplain administrator shall obtain, review and reasonably utilize any base flood elevation data and floodway data available from a federal, state or other source, in order to administer the provisions of this Chapter.
 - 9. When a regulatory floodway has not been designated, the floodplain administrator must require that no new construction, substantial improvements, or other development (including fill) shall be permitted within Zones A1-30 and AE on the FIRM for South Salt Lake City unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community.
 - 10. Under the provisions of 44 CFR Chapter 1, Section 65.12, of the National Flood Insurance Program Regulations, a community may approve certain development in A1-30, AE, AH on the communities FIRM which increases the water surface elevation of the base flood by more than one foot, provided that the community first applies for a conditional FIRM revision through FEMA (condition letter of map revision).
- C. Application for a development permit shall be presented to the floodplain administrator on forms furnished by him/her and may include, but not be limited to: plans in duplicate drawn to scale showing the nature, location, dimensions and elevations of the area in question; existing or proposed structures, fill, storage of materials, drainage facilities; and the location of the foregoing. Specifically, the following information is required:
 - 1. Elevation in relation to mean sea level of the lowest floor (including basement) of all structures;
 - 2. Elevation in relation to mean sea level to which any structure has been flood proofed;

3. Certification by a registered professional engineer or architect that the flood proofing methods for any nonresidential structure meet the flood proofing criteria of this Chapter.
 4. Description of the extent to which any watercourse will be altered or relocated as a result of proposed development.
 5. Maintain a record of all such information in accordance with this Chapter.
- D. Approval or denial of a development permit by the floodplain administrator shall be based on all of the provisions of this Chapter and the following relevant factors:
1. The danger to life and property due to flooding or erosion damage;
 2. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
 3. The danger that material may be swept onto other lands to the injury of others;
 4. The compatibility of the proposed use with existing and anticipated development;
 5. The safety of access to the property in times of flood for ordinary and emergency vehicles;
 6. The costs of providing governmental services during and after flood conditions including maintenance and repair of streets and bridges, and public utilities and facilities such as sewer, gas, electrical and water systems;
 7. The expected heights, velocity, duration, rate of rise and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site;
 8. The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use;
 9. The relationship of the proposed use to the general plan of the City.

(Ord. No. 2020-02, § III(Exh. B), 1-8-2020)

15.04.080 Development standards.

In all areas of special flood hazard, the following standards are required for all new construction or substantial improvements:

- A. Anchoring. All new construction and substantial improvements shall be anchored to prevent flotation, collapse or lateral movement of the structure and capable of resisting the hydrostatic and hydrodynamic loads. All manufactured homes must be elevated and anchored to resist flotation, collapse or lateral movement and capable of resisting the hydrostatic and hydrodynamic loads. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable state and local anchoring requirements for resisting wind forces. Specific requirements may be:
 1. Over-the-top ties be provided at each of the four corners of the manufactured home, with two additional ties per side at intermediate locations, with manufactured homes less than fifty (50) feet long requiring one additional tie per side;
 2. Frame ties be provided at each corner of the home with five additional ties per side at intermediate points, with manufactured homes less than fifty (50) feet long requiring four additional ties per side;
 3. All components of the anchoring system be capable of carrying a force of four thousand eight hundred (4,800) pounds; and
 4. Any additions to the manufactured home be similarly anchored.

B. Construction Materials and Methods.

1. All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.
2. All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.
3. All new construction and substantial improvements shall be constructed with electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

C. Utilities.

1. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the system.
2. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems and discharge from the systems into floodwaters.
3. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

D. Specific Standards. In all areas of special flood hazards where base flood elevation data has been provided as set forth in (i) Section 15.04.060(A), (B), (ii) Section 15.04.070(B)(8), or (iii) Section 15.04.080(F)(3), the following provisions are required:

1. Residential Construction. New construction and substantial improvement of a residential structure shall have the lowest floor (including basement), elevated to or above the base flood elevation. A registered professional engineer, architect, or land surveyor shall submit a certification to the floodplain administrator that the standard of this Subsection as proposed in 15.04.070, Section (C)(1) is satisfied.
2. Nonresidential Construction. New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall either have the lowest floor (including basement) elevated to or above the base flood level or together with attendant utility and sanitary facilities, be designed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. A registered professional engineer or architect shall develop and/or review structural design, specifications, and plans for the construction, and shall certify that the design and methods of construction are in accordance with accepted standards of practice as outlined in this Subsection. A record of such certification which includes the specific elevation (in relation to mean sea level) to which such structures are flood proofed shall be maintained by the floodplain administrator.
3. Enclosures. New construction and substantial improvements, with fully enclosed areas below the lowest floor that are usable solely for parking of vehicles, building access or storage in an area other than a basement and which are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered profession engineer or architect or meet or exceed the following minimum criteria:
 - a. A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.
 - b. The bottom of all openings shall be no higher than one foot above grade.

- c. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.
- 4. Manufactured Homes.
 - a. Require that all manufactured homes to be placed within Zone A on a community's FHBM or FIRM shall be installed using methods and practices which minimize flood damage. For the purposes of this requirement, manufactured homes must be elevated and anchored to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is an addition to applicable state and local anchoring requirements for resisting wind forces.
 - b. Require that manufactured homes that are placed or substantially improved within Zones A1-30, AH, and AE on the community's FIRM on sites (i) outside of a manufactured home park or subdivision, (ii) in a new manufactured home park or subdivision, (iii) in an expansion to an existing manufactured home park or subdivision, or (iv) in an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as a result of a flood, be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated to or above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.
 - c. Require that manufactured homes be placed or substantially improved on sites in an existing manufactured home park or subdivision with Zones A1-30, AH and AE on the community's FIRM that are not subject to the provisions of paragraph (4) of this Section be elevated so that either:
 - i. The lowest floor of the manufactured home is at or above the base flood elevation; or
 - ii. The manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are not less than 36 inches in height above grade and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.
- 5. Recreational Vehicles. Require that recreational vehicles placed on sites within Zones A1-30, AH, and AE on the community's FIRM either:
 - a. Be on site for fewer than one hundred eighty (180) consecutive days;
 - b. Be fully licensed and ready for highway use; or
 - c. Meet the permit requirements of Section 15.04.070(C)(1), and the elevation and anchoring requirements for "manufactured homes" in paragraph (4) of this Section. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices and has no permanently attached additions.
- E. Standards for Subdivision Proposals.
 - 1. All subdivision proposals including the placement of manufactured home parks and subdivisions shall be consistent with Section 15.04.020(A), (B), and (C) of this Chapter.
 - 2. All proposals for the development of subdivisions including the placement of manufactured home parks and subdivisions shall meet Development Permit requirements of Section 15.04.060(C); Section 15.04.070(C); and the provisions of Section 15.04.080 of this Chapter.
 - 3. Base flood elevation data shall be generated for subdivision proposals and other proposed development including the placement of manufactured home parks and subdivisions which is

greater than 50 lots or 5 acres, whichever is lesser, if not otherwise provided pursuant to Section 15.04.060(A), (B), (ii) Section 15.04.070(B)(8) of this Chapter.

4. All subdivision proposals including the placement of manufactured home parks and subdivisions shall have adequate drainage provided to reduce exposure to flood hazards.
 5. All subdivision proposals including the placement of manufactured home parks and subdivisions shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize or eliminate flood damage.
- F. Standards for Areas of Shallow Flooding (Ago/Ah Zones). Located within the areas of special flood hazard established in Section 15.04.060(B), are areas designated as shallow flooding. These areas have special flood hazards associated with base flood depths of one to three feet where a clearly defined channel does not exist and where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow; therefore, the following provisions apply:
1. All new construction and substantial improvements of residential structures have the lowest floor (including basement) elevated above the highest adjacent grade at least as high as the depth number specified in feet on the community's FIRM (at least two feet if no depth number is specified).
 2. All new construction and substantial improvement of non-residential structures:
 - a. Have the lowest floor (including basement) elevated above the highest adjacent grade at least as high as the depth number specified in feet on the community's FIRM (at least two feet if no depth number is specified); or
 - b. Together with attendant utility and sanitary facilities be designed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic load of effects of buoyancy.
 3. A registered professional engineer or architect shall submit a certification to the floodplain administrator that the standards of this Section, as proposed in Section 15.04.070, are satisfied.
 4. Require within Zones AH or AO adequate drainage paths around structures on slopes, to guide flood waters around and away from proposed structures.
- G. Floodways. Located within areas of special flood hazard established in Section 15.04.060 are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of flood waters which carry debris, potential projectiles and erosion potential, the following provisions shall apply:
1. Encroachments are prohibited, including fill, new construction, substantial improvements and other development within the adopted regulatory floodway unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels within the community during the occurrence of the base flood discharge.
 2. If Section 15.04.080(H)(1) above is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of Section 15.04.080.
 3. Under the provisions of 44 CFR Chapter 1, Section 65.12, of the National Flood Insurance Regulations, a community may permit encroachments within the adopted regulatory floodway that would result in an increase in base flood elevations, provided that the community first applies for a conditional FIRM and floodway revision through FEMA.

Title 17

LAND USE AND DEVELOPMENT

Chapter 17.01 DEFINITIONS

Sections:

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

(b) 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 an 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 fifty (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 twenty-four (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 through 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. A Barber Shop/Hair Salon may perform other personal hygiene related services such as manicures, pedicures, or make-up application. A Barber Shop/Hair Salon does not include any massage related services.

"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 an appointment only 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. Car Wash includes motor vehicle and other light equipment interior detailing services.

"Change of Use, Building/Fire" means where the current International Building Code (IBC) or International Fire Code (IFC) required a greater degree of safety, accessibility, structural strength, fire protection, means of egress, ventilation or sanitation than is existing in the current building or structure.

"Change of Use, Zoning" means that change of one land use category to another as shown in the Land Use Matrix.

"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 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 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 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 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 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 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 Garden" means an area of land managed and maintained by an identifiable group of community members used to grow and harvest food crop, for personal or group use. Generally operated as not for profit. A Community Garden does not include any business engaged in manufacturing, processing, or packaging alcohol, pharmaceutical drugs, or any Cannabis products.

"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 (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 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" 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. 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~~ 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 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 I does not involve any clients/customers going to the Dwelling.**

"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. **Home Occupation, Category II includes clients/customers going to the Dwelling.**

"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 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 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.

"Live Plant Material" means any combination of living elements such as turf grass, ornamental grass, shrubs, trees, and flowers that are generally not considered to be weeds or noxious plants.

"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, premises, 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 40 feet or more in length, or when erected on site, is at least 400 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 60 percent of the exterior Façade(s) of a Building or Structure.

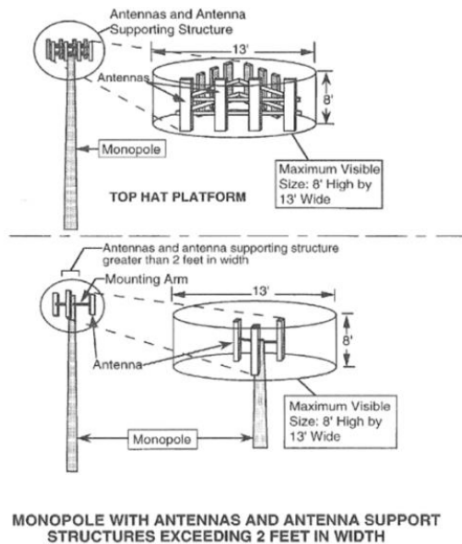
"Material, Secondary" means any material that occupies no more than 20 percent of the exterior Façade(s) of a Building or Structure.

"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.

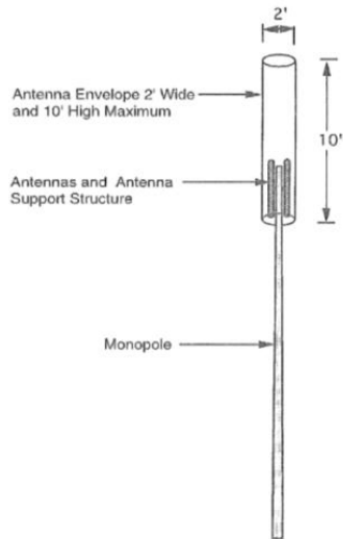
"Mobile Home" means a transportable, factory-built Dwelling Unit built prior to June 15, 1976, in accordance with a state mobile home code that existed prior to the HUD code.

"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, 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 (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 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., **NP, PA**, 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, or 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, which 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 twelve (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-service self-service~~ 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 does not include "Auto Body Repair", "Automotive Restoration" "Automotive Service and Repair" or "Automotive Service Station (Non-Mechanical)"~~

"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. ~~General Retail does not include "Auto Body Repair", "Automotive Restoration" "Automotive Service and Repair" or "Automotive Service Station (Non-Mechanical)"~~

"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. ~~Neighborhood Retail does not include "Auto Body Repair", "Automotive Restoration" "Automotive Service and Repair" or "Automotive Service Station (Non-Mechanical)"~~

"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 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 50 square feet 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, Outdoor" means the keeping of any components, products, debris, materials, merchandise, equipment, vehicles, or trailers in any unenclosed area outside of a Structure on a subject parcel.

"Storage Facility, Indoor Climate Controlled" means a Building used to provide separate, indoor climate controlled 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. Storage Facility, Outdoor does not include the outdoor storage of motor vehicles. Storage Facility, Outdoor does not include a business that is designed for direct, private access by the tenant to each unit.

"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 thirty-five (35) percent of the total quarterly gross receipts for the establishment;
2. Twenty (20) percent 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. Twenty (20) percent 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 thirty (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 one hundred eighty (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.

"Variance" means a modification of a zoning requirement made necessary because some unique aspect of a parcel makes the requirement burdensome or unfair. Variances may only be granted to adjust zoning standards for setbacks and height limitations.

"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.

(Ord. No. 2021-06 , § I, 5-26-2021)

Chapter 17.03 LAND-USE DISTRICTS AND MATRIX

Sections:

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.

(Ord. No. 2021-06 , § II, 5-26-2021)

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	Townhome Overlay District		
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						

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																								
Maintenance Facility, Vehicle / Transit																																				
Manufactured Home Park																																				
Manufacturing, Major																																				
Manufacturing, Minor			P					P											P																	
Massage Therapy	C																																			
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																																				

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																						P		P					
Sexually Oriented Business						C																												
Slaughterhouse / Animal Processing																																		
Storage Facility, Indoor Climate Controlled	C		C					P									P										C	C	C	C				
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	

(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020; Ord. No. 2020-09 , § I, 8-12-2020; Ord. No. 2021-01 , § I, 1-13-2021; Ord. No. 2021-06 , § II, 5-26-2021)

17.03.020 R1 District.

- A. Purpose. The purpose of the R1 district is to provide for low Density Single-Family, residential housing neighborhoods on Lots not less than six thousand (6,000) square feet in size.
- 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. Uses shall be Compatible with the existing Scale and intensity and shall preserve the existing character of the neighborhood.
- C. Standards.
 - 1. Area. The minimum area of any new Lot in this district is (6,000) square feet.
 - 2. Minimum Width. Width regulations are as follows:
 - a. The minimum width of any Lot shall be fifty (50) feet at all points along the length of the property from the Front Property Line to the Rear Property Line.
 - b. The Land Use Authority may decrease the minimum Lot width along the Frontage for residential Parcels accessed from a Cul-de-Sac or turnaround area. The
 - 3. Maximum Height. The maximum Height for any Structure is thirty-five (35) feet.
 - 4. Required Setbacks. See Chapter 17.07.

(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020)

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. [Reserved.]~~
 - e. b.** 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 used for a Multi-Family Development shall be 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 50 feet at all points along the length of the property from the Front Property Line to the Rear Property Line.
 - c. The land use authority may decrease the minimum Lot width along the Frontage of Single-Family residential Parcels that will be accessed from a Cul-de-Sac.
 - 3. Maximum Building Height. The maximum Building Height for a Multi-Family Structure is 65 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 50 units.
6. Residential Density. The maximum Density for any Multi-Family residential Development in the RM district shall be 25 units per acre.

(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020; Ord. No. 2021-06, § III, 5-26-2021)

17.03.040 Jordan River (JR) district.

- A. Purpose. The purpose of the Jordan River district is to provide and preserve areas in the City of South Salt Lake for low Density residential Development, together with limited agricultural Accessory Uses associated with a primary Single-Family Use.
- 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. Area regulations are as follows:
 - a. The minimum Lot Area shall be one-half acre.
 - b. The minimum area required for the raising of animals and fowl for Family food production shall be one-half acre.
 - c. The minimum area for raising or boarding of horses, cattle, sheep, goats or other similar large animals is one acre.
 - d. Requirements for Urban Poultry or an Apiary are detailed in Chapter 6.08.
 2. Minimum Width. The minimum width of any Lot one-half acre or larger shall be one hundred (100) feet at all points along the length of the property from the Front Property Line to the Rear Property Line.
 3. Maximum Height. The maximum Height for any Structure depends on the Building Form and adjacent Structures, as more completely detailed in Chapter 17.07.
 4. Required Setbacks. See Chapter 17.07.

(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020)

17.03.050 Commercial Corridor (CC) district.

- A. 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.
- B. Standards. Regulations for a corridor commercial district are as follows:
 1. Minimum Area.
 - a. The minimum area for a new non-residential Lot in the district is one (1) acre.
 - b. The minimum area for any new Multi-Family residential Lot in the district is two (2) acres with a minimum width of 250 feet along any point.
 2. Maximum Height. The maximum Height for any Structure depends on the Building Form as more completely detailed in Chapter 17.07.
 3. Required Setbacks/Build-To Standard. See Chapter 17.07.
 4. Minimum Number of Units. The minimum number of units for any Multi-Family Development shall be fifty (50) units.

5. Residential Density. The maximum Density for any Multi-Family residential Development in the CC district shall be twenty-five (25) units per acre.
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.

(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020)

17.03.060 Commercial General (CG) district.

- A. Purpose. The purpose of the Commercial General (CG) district is to allow more intense business activity in order to improve the economic base of the City without detriment to the environmental character and quality of the district. Provide space for the many highly diverse types of commercial activity needed to serve people and industry and to maintain and strengthen the economic base of the City
- 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 for a new Lot in the district is one (1) acre.
 2. Maximum Height. The maximum 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.

(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020)

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).
 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.
- 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.

(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020; Ord. No. 2021-06 , § IV, 5-26-2021)

17.03.080 Professional Office (PO) district.

- A. Purpose. The purpose of the Professional Office (PO) district is to provide a zone for Uses that are conducted in an office environment. The district is not intended to contain Uses engaged solely in merchandising, retailing, warehousing, or Manufacturing (Major or Minor). Uses within the Professional Office (PO) district shall serve to enhance the vitality of the City and be Compatible with surrounding neighborhoods. The district may act as a Buffer between residential neighborhoods and transit corridors or commercial Uses. Developments adjacent to Residential Uses should be architecturally Compatible with the residential Structures while mitigating impacts on the residential neighborhoods with respect to Height, hours of operation, lighting and traffic.
- 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.
 - 1. Minimum Area. The minimum area for a new Lot in the district is one (1) acre.
 - 2. Maximum Height. The maximum Height for any Structure is based on the Building Form and as more completely detailed in Chapter 17.07.
 - 3. Required Setbacks/Build-To Standards are detailed in Chapter 17.07.
- D. Regulations. Regulations for the Professional Office district are as follows
 - 1. Time Restrictions. Business shall not normally be conducted 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. Changes of Use for existing residential structures into office or Retail Uses are allowed subject to the following standards:
 - a. The residential character of the Building exterior shall be maintained.
 - b. The Front Building Elevation shall contain no more than fifty (50) percent glass.
 - c. Additions and remodels are subject to the South Salt Lake City Residential Design Standards.
 - d. All front and corner side yards shall be fully landscaped subject to the South Salt Lake City Landscape Standards.
 - e. Existing one-way drive approaches may be used for parking serving office or Retail uses, subject to approval by the City Engineer.
 - f. Off-Street parking is prohibited in Front and Corner Side Yards.

(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020)

17.03.090 Business Park (BP) district.

- A. Purpose. The purpose of the Business Park (BP) district is to provide for specific Uses in a business park setting. The Business Park (BP) district will emphasize a high level of architectural and landscape excellence in a park-like atmosphere. The intent is to create an attractive business park that will complement the surrounding land uses.

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- 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.
 - 1. Minimum Area. The minimum area for a new Lot in the district is one (1) acre.
 - 2. Maximum Height. The maximum Height for any Structure is based on the Building Form as more completely detailed in Chapter 17.07.
 - 3. Required Setbacks/Build-To Standards are detailed in Chapter 17.07.
 - D. Regulations. Time Restrictions. Business shall not normally be conducted before six (6) a.m. or after ten (10) p.m.

(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020)

17.03.100 Flex district.

- A. Purpose. The purpose of the Flex district is to designate appropriate locations where warehousing and industrial Uses with minimal objectionable characteristics may be established, maintained and protected. The regulations of this district are designed to promote a high level of environmental quality by Uses which do not contribute to the deterioration of environmental quality.
- 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.
 - 1. Minimum Area. The minimum area for a new Lot in the district is one (1) acre.
 - 2. Maximum Height. The maximum Height for any Structure is based on the Building Form as more completely detailed in Chapter 17.07.
 - 3. Required Setbacks/Build-To Standards are detailed in Chapter 17.07
- D. Regulations. Regulations for the Flex district are as follows: Noise and Odor. Uses in the Flex district shall not produce noxious, foul or offensive odors, nor produce smoke or fumes that are injurious or detrimental to the health of the general population or business community. No Use in this district shall produce a noise in violation of adopted noise regulations of the Salt Lake County Health Department or in any other manner constitute or contribute to a public or a private nuisance.

(Ord. No. 2020-02, § IV (Exh. C), 1-8-2020)

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.
 2. Minimum Width. Width regulations are as follows:
 - a. The minimum width of any Lot for a Multi-Family Development shall be 250 feet at all points along the length of the property.
 - b. [Reserved.]
 - 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 50 units.
 6. Residential Density. The maximum Density for any Multi-Family residential Development in the TOD district shall be 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.

(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020; Ord. No. 2021-06 , § V, 5-26-2021)

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.
 2. Minimum Width. Width regulations are as follows:
 - a. The minimum width of any Lot for a Multi-Family Development shall be 250 feet at all points along the length of the property.
 - ~~b. — [Reserved.]~~
 - ~~c. b.~~ 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 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.

(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020; Ord. No. 2021-06 , § VI, 5-26-2021)

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:

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1. Minimum Area. The minimum area of any Lot for Multi-Family Development is two (2) acres.
 2. Minimum Width. Width regulations are as follows:
 - a. The minimum width of any Lot for a Multi-Family Development shall be 250 feet at all points along the length of the property.
 - ~~b. [Reserved.]~~
 - ~~c.~~ b. 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 50 units.
 6. Residential Density. The maximum Density for any Multi-Family Development in the district shall be 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.

(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020; Ord. No. 2021-06 , § VII, 5-26-2021)

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.

(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020; Ord. No. 2021-06 , § VIII, 5-26-2021)

17.03.150 Open Space (OS) district.

- A. Purpose. The Open Space district is to encourage the preservation of open space.
- 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.

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- C. Development Review. The Planning Commission shall review requests for Development in the district. During the review process, the Planning Commission shall set appropriate Building Height, size, and Setback requirements for each specific Development proposal.

(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020)

17.03.160 Historic and Landmark (HL) district.

- A. Purpose. This Section is enacted and intended to:
1. Encourage protection, restoration, and reuse of Structures, Sites, and areas of historic and architectural significance, these being among the City's most important cultural, educational, and economic assets;
 2. Protect the character of the historic and landmark Structures, Sites, and areas from being lost through expansion or change of commercial, residential, or other activity in the City;
 3. Preserve historic and landmark Structures, Sites, and areas for the Use, observation, study, education, enjoyment, and general welfare of the present and future inhabitants of South Salt Lake;
 4. Stabilize and revitalize neighborhoods by creating an environment conducive to reinvestment and continued maintenance;
 5. Educate citizens about the City's history;
 6. Protect key elements of the City's history;
 7. Protect and enhance historic elements that attract residents, tourists, and visitors, and serving as a support and stimulus to business and industry;
 8. This Section does not prohibit the razing of Structures that pose an immediate hazard to human health and safety, nor preclude ordinary maintenance and repair not otherwise subject to City regulation.
 9. Preserve structures from deliberate acts of demolition or destruction and deliberate or inadvertent neglect of historic and landmark Structures and Sites within historic districts.
 10. Serve as a support and stimulus to business and industry.
- 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. Regulations. Regulations for the district are as follows:
1. An area, Parcel, or Lot may be designated as within this district if it contains a natural feature, Structure, or Building with historical significance, valued character, interest, or importance as part of the Development, heritage, or cultural characteristics of the community, as measured by falling into one or more of the following categories:
 - a. Historical Significance.
 - i. It is the location of, or is associated in a significant way with, an historic event that had a significant effect upon the City, state, or nation.
 - ii. It is associated in a significant way with the life of a person important in the history of the City, state, or nation.
 - iii. It is associated in a significant way with an important aspect of the cultural, political, or economic heritage of the City, state, or nation.
 - b. Architectural, Landscape Architecture, and Engineering Significance.

- i. It embodies the distinctive visible characteristics of an architectural style, period, or a method of construction.
- ii. It is an outstanding work of a designer or builder.
- iii. It contains elements of extraordinary or unusual architectural or structural design, detail, use of materials, or craftsmanship.
- iv. It portrays the environment of a group of people in an era of history characterized by a distinctive architectural style.
- v. It has retained historic integrity, in that there have not been any major alterations or additions that have obscured or destroyed the significant historic features.

D. Powers and Duties.

- 1. The Historic and Landmark Commission shall have the following duties:
 - a. Survey and inventory the community's Historic Buildings and landmarks along with contributory and Non-Contributory Structures upon a site. The Commission shall conduct or cause to be conducted a survey of the historic, architectural, and archaeological resources within the community. Survey and inventory documents shall be maintained and open to the public.
 - b. Recommend the designation of areas, Parcels, or Lots as within the district to the City Council in accordance with the procedures adopted in this Title.
 - c. Review and make recommendations related to Applications for a permit for the demolition or relocation of a Building or Structure which is within the district.
- 2. For the purpose of this Section, "Structure" includes all Buildings, exterior walls, fences, signs, utility fixtures, steps, or appurtenant elements.

E. Procedures for Land Use Designations and Design Review Certificates.

- 1. Official nominations of properties to be designated within the district must originate with the property Owner, City administration, the Historic and Landmark Commission, or the City Council. Applications shall be filed with the Community Development Department.
- 2. The Historic and Landmark Commission shall review all Applications submitted to the Community Development Director. Approvals shall be consistent with established guidelines. The Historic and Landmark Commission may call upon historic preservation consultants, through the Community Development Director, for professional expertise.

F. Design Review Certificate Standards.

- 1. A design review certificate shall be required in any of the following instances involving a Structure within the district:
 - a. All additions, renovation, alterations, exterior remodeling, or major changes in color, material, texture, roofing materials, to the exterior of any improvement which do not constitute demolition;
 - b. Alterations or Development affecting natural features, or site improvements; and
 - c. Any signs placed on any Structure or property.
- 2. Routine maintenance and upkeep, repainting or replacing roofing, shutters, trim, or similar decorative items with similar materials shall not require a design review certificate.
- 3. If the Structure is contributory or non-contributory and the changes involve additions, renovation, exterior remodeling, or major changes in color, material, texture, or size, the project shall be presented to the historic and landmark commission for a design review certificate prior to the issuance of a Building Permit or commencement of work, if no permit is required.

4. Establishment of Standards and Guidelines. South Salt Lake standards and guidelines for exterior and site design criteria may be adopted by the Historic and Landmark Commission to aid Applicants in formulating plans for Development relating to sites and Structures within the district.
 5. Application of Standards and Guidelines. In approving an Application for a design review certificate, the Historic and Landmark Commission shall find that a project substantially complies with the Secretary of the Interior's Standards and Guidelines for Rehabilitating Historic Buildings. The following standards and guidelines shall be applied during reviews by the Historic and Landmark Commission:
 - a. A property will be used as it was historically or be given a new Use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
 - b. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
 - c. Each property will be recognized as a physical record of its time, place, and Use. Changes that create a false sense of historical Development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
 - d. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
 - e. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
 - f. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
 - g. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
 - h. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
 - i. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be Compatible with the historic materials, features, size, Scale and proportion, and massing to protect the integrity of the property and its environment.
 - j. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
- G. Demolition Permit Processing Requirements.
1. When any Application is made for a demolition permit for a Structure within the district, the Community Development Director may delay approval of the demolition permit for a period of up to thirty (30) days in order to do the following:
 - a. Make a historical record, both written (history, floor plans and elevations) and photographic, of the Structure and Site.
 - b. Review the condition of the Structure to determine the impact of the demolition upon the neighborhood and the technical feasibility of preservation to the Structure.
 - c. Allow the Historic and Landmark Commission to consider and make recommendations regarding the Application.

- d. Make the Owner aware of incentives available to rehabilitate historic resources.
 - e. Encourage the property Owner not to demolish the Structure until an attempt can be made to locate either a suitable Use or occupancy to make the preservation of the Structure economically viable or to find a purchaser who is willing to acquire and preserve the Structure.
 - 2. Denial. Upon findings of fact by the Historic and Landmark Commission that preservation of the Structure is warranted, leaves the Owner with reasonably beneficial Use of the Property, and is in the best interest of the City, the permit may be denied.
 - H. Appealing Decisions of the Historic and Landmark Commission. Decisions of the Historic and Landmark Commission may be appealed as provided in Chapter 17.12.
- (Ord. No. 2020-02, § IV(Exh. C), 1-8-2020)

17.03.170 Crossing MPMU district.

- A. Intent and Administration. The Crossing Development is designed as the catalyst for redevelopment of the Central Point Project Area. Since every successful downtown redevelopment area has a grocery component, the Crossing Development includes a regional grocery store to anchor the project's other Retail, commercial, and Multi-Family Uses.
 - 1. This Code is adopted in accordance with the provisions of Section 17.03.130 of this Code, regulating the establishment of Mixed-Use districts. This Section, in conjunction with the broader Code regulates Uses, Building forms, architecture, open space, Site Development standards, and parking and access requirements for the Crossing Development.
 - 2. The Crossing Master Plan Book of Exhibits (CMPBE), attached hereto and incorporated by reference, is a compilation of exhibits meant to be conceptual in nature unless expressly referenced as regulatory herein.
 - 3. Unless stated otherwise in this document, all requirements of this Code apply.
 - 4. For the purposes of the Crossing Master Plan, the City Council is the land use authority for Multi-Family Development established as a Conditional Use in this MPMU district. Final approval of Conditional Uses and designs for Multi-Family Development must be preceded by a recommendation from the Planning Commission.
- B. Subdistrict Designations. Subdistrict boundaries are depicted in the subdistrict designation map of the CMPBE and are incorporated herein as regulatory.
 - 1. Anchor Tenant. The Anchor Tenant subdistrict accommodates a large format Retail establishment to anchor the entire Crossing Development. The proposed establishment and associated parking and access must be contained entirely within this subdistrict.
 - 2. 2100 South Street Frontage. ~~the~~ The 2100 South Street Frontage subdistrict allows a variety of Retail, office, and Residential Uses that complement the principal Retail and Residential Uses in the Crossing Development, within an urban-style Multi-Family Building on the corner of Main Street and 2100 South.
 - 3. Transit. The Transit subdistrict allows a Multi-Family Development as further conditioned herein.
 - 4. State Street Frontage. The State Street Frontage subdistrict allows for Retail Uses within in-line or single-tenant Retail Buildings that are oriented toward State Street. These Buildings will complement the principal Retail and Residential Uses in the Crossing Development, while addressing and activating the State Street corridor.
- C. Circulation. The Crossing Development shall provide an interior network of pedestrian and vehicular connections to facilitate access among subdistricts and between Uses.

- D. Open Space and Outdoor Gathering Areas. At a minimum, every Parcel will include open space that is appropriate for the Use, required by the South Salt Lake Municipal Code and integrated into a network of functional open spaces throughout the site.
- E. Building Types and Design Standards. The Crossing Development is a Mixed-Use district with Building types and design standards required to produce a harmonious mix of commercial Retail/Restaurant and Residential Uses tied to the urban Street network and embracing pedestrian and bike connections to the City and the streetcar. The area shall be organized around Compatible yet eclectic architectural Building statements in terms of character, materials, texture, and color of Buildings. Themed Restaurants, Retail chains, and other franchise-style Structures, signage and designs are prohibited. Themed business Uses must adjust their standard architectural prototype, signage, and designs to be consistent with the district's architectural character. Only the following Building forms and corresponding design standards are allowed within the Crossing Development.
 - 1. Anchor Retail. The anchor Retail Building is allowed solely in the Anchor Retail subdistrict and is regulated by the concept plan and elevations described in "Winco Foods Proposed Exterior Design" exhibits of the CMPBE.
 - 2. Multi-Family.
 - a. Urban-style Multi-Family Building. The urban-style Multi-Family Building form is allowed in the transit and 2100 South subdistricts. Urban-style Multi-Family Building forms, amenities, and Site Plans shall comply with each provision of the urban-style Multi-Family Building requirements of Chapter 17.07, except:
 - i. No Building shall exceed seventy-five (75) feet in height, as measured from natural grade.
 - ii. In the Transit subdistrict, from former Major Street to State Street, no Building shall not exceed twenty-eight (28) feet in height measured from natural Grade.
 - iii. First level floor-to-floor dimension shall be no less than ten feet.
 - iv. At least seventy-five (75) percent of the units must have either Porches or balconies.
 - a) The average depth of each Porch/balcony must be at least five (5) feet.
 - b) The area of each Porch/balcony must be at least forty (40) square feet.
 - v. Fifty (50) percent of the Street level perimeter of any above-Grade parking garage must be Retail or office Uses permitted in the subdistrict within habitable space that is at least twenty-five (25) deep.
 - vi. For Urban-Style Multi-Family Buildings, the number and character of required amenities from Chapter 17.07 are modified as follows: the required amenities can be found in Section 17.07.110.
 - a) Unit features - 6.
 - b) General amenities - 6.
 - c) Recreation amenities - 2.
 - d) Energy efficiency enhancements - 3.
 - b. Townhome-style Multi-Family Building
 - i. The Townhome-style Multi-Family Building type is allowed in the Transit subdistrict as an alternative to the urban-style Multi-Family Building form, upon:
 - a) Proof of site-specific soils conditions that render impracticable the construction of an urban-style Multi-Family Building form in the current market; and
 - b) Commencement of project construction prior to October 1, 2018.

- ii. Townhome-style Multi-Family Building forms, amenities and Site Plans shall comply with each provision in Chapter 17.07, except:
 - a) Any Buildings located between the former Major Street and State Street may not exceed a maximum height of 28' as measured from natural grade.
 - b) First level floor-to-floor dimension shall be no less than ten feet.
 - c) The Common Open Space shall be no less than twenty-five (25) percent.
 - iii. Stoops and Balconies: Each Townhome-style Dwelling Unit must include both a stoop at ground level and a second-floor balcony. The average depth of each balcony must be at least four (4) feet. The area of each balcony must be at least forty (40) square feet. An enclosed stoop may have a wrought-iron or equivalent fence up to four feet in height. All other fencing is prohibited.
 - iv. A "Street-like" presence must be established along both the drive between the Townhome-style Multi-Family Development and the Anchor Tenant subdistrict Parking Area and along former Major Street within the Townhome-style Multi-Family Development. This Street-like presence includes an inviting Streetscape, wide sidewalks, pedestrian Scale lighting, Street furnishings and Landscaping.
 - c. Common Requirements. Regardless of Multi-Family Building form, the following Site-specific requirements and adjustments shall be made for Multi-Family Development:
 - i. Setback requirements for each Multi-Family Development are set forth in Street cross-sections of the CMPBE.
 - ii. Architectural design characteristics and trim treatments are to be consistent with a contemporary form of Building design and details that are expressed in high quality durable materials including wood siding, cementitious fiberboard, brick masonry, split-faced masonry, architecturally finished concrete. Glass, architectural metal panels, or corrugated metal may be used as accent materials and shall not be the dominant materials on any elevation. Stucco, ELF'S to be limited to a maximum of ten (10) percent of any Building Elevation.
 - iii. Each elevation of a proposed Building (except a Townhome garage face) shall provide patios, balconies, windows and doors for minimum of twenty (20) percent of the wall area. Windows must be trimmed with finished edges Compatible to the contemporary form of the rest of the elevation.
 - iv. The location of utility metering, electrical cabinets, transformers and other equipment (some of which is existing) must be screened from public view.
- 3. Commercial Retail Buildings. The commercial Retail Building type is allowed in the 2100 South Street and State Street Frontage subdistricts and is designed for small and moderate scale commercial, Retail, and Restaurant Uses that typically accompany large format Retail, housing, and other Uses typically found in Mixed-Use centers. The required Site Plan and Building type provides convenient automobile access from the thoroughfare, while minimizing the negative impacts of Parking Lots upon the pedestrian. Commercial Retail Buildings may be freestanding Structures intended for Use by a single tenant or may be multi-tenant Buildings. Except as modified below and as depicted in the Building Elevation exhibit of the CMPBE, the provisions of this Code, the layout, orientation, Setbacks, and materials intended for Use for commercial Retail Buildings apply:
 - a. Orientation. New commercial Retail Buildings must be oriented to create quality Streetscapes and connected pedestrian pathways within the Development. The anticipated orientation of commercial Retail Buildings is indicated in the "Building Elevation" exhibit of the CMPBE.

- b. **Materials.** Primary Materials must consist of glass, integral color CMU, metal panel, tile, metal or cementitious fiber board. ELF'S may be used up to seventy-five (75) percent of non-glass areas. An approved palette of materials is referenced in the "Building Elevation" exhibit of the MPBE.
 - c. **Primary Façades.** Primary Façades on structures using the commercial Retail Building form must incorporate a Building canopy, awning, or similar weather protection along the Building's principal public entrance, projecting at least four (4) feet from the Façade. In addition, Primary Façades incorporate visually prominent Building entrances through the use of at least one of the following features:
 - i. Secondary roof Structures, or a parapet roof with transitions, used to accent the principal public entrance.
 - ii. Outdoor pedestrian features such as seat walls and Landscaping, or permanent landscaped planters with integrated benches.
 - iii. Architectural detailing such as tile, metal, stone, precast or cement board work and moldings integrated into the Building structure.
 - d. **Secondary Façades.**
 - i. All secondary Façades that face State Street shall include a similar level of architectural detail and treatment consistent with the Primary Façade. Secondary Façade walls must include a window, a functional doorway, or another architectural detail to match the architectural articulation of the Primary Façade.
 - ii. All secondary Façades facing other access roads may include a reduced level of architectural detail and treatment consistent with the Primary Façade.
 - e. **Windows.** Commercial Retail Buildings shall comply with the following window requirements:
 - i. All Street level windows within twenty (20) feet of the principal pedestrian entrance of a multi-tenant Building shall be visually permeable.
 - ii. Front Façade walls shall include a window or functional general access doorway per the following standard:
 - a) Every twenty-four (24) feet for Structures of forty thousand (40,000) square feet ~~of~~ or less in size; and
 - b) Every forty (40) feet for Structures larger than forty thousand (40,000) square feet in size.
 - f. **Roofs.** Commercial Retail Buildings shall have a flat roof with parapet walls. Parapet walls must feature transitions and articulation to match the architectural articulation of the primary Façade. All rooftop equipment must be screened from view from all Streets, Parking Areas, and drive approaches.
 - g. **Side and Rear Loading and Service Areas.** Loading, service, and equipment areas must be located in a manner that minimizes their visibility from drive approaches and Streets. Loading, service, and equipment areas must be screened through the use of Architectural Elements and materials that reduce their visibility.
 - h. **Drive-through Facilities.** Drive through facilities, where permitted as Accessory Uses associated with commercial Retail Buildings, must include a canopy or roof that is architecturally integrated with the Building and that mirrors the roof form of the Primary Structure. Drive-through access is prohibited on Façades that face State Street.
- F. **Crossing Development Sign Standards.** Sign locations and details are found in Site Signage exhibit of the MPBE. Signage shall comply with the requirements of the South Salt Lake Municipal Code, except as provided for in this Section and in the exhibits. Signage must be consistent with the theme and unity provisions in the

Building design standards. Internally illuminated cabinet Wall Signs are prohibited, except to display a logo or individual alphanumeric characters.

G. Crossing Development Landscaping Standards.

1. A concept Landscape Plan for the Crossing Development is included in Landscape Area Exhibit of the CMPBE. The Landscape Plan is illustrative in nature. Tree and plant spacing may vary depending on the location of existing utilities and other site conditions.
2. Transit District Landscape Standards. All Multi-Family open space areas are to be landscaped with a combination of trees (two-inch minimum caliper), shrubbery, lawn, groundcover, plaza paving, and mulching. Street trees are to be spaced at thirty feet on center on average. Ornamental open space trees are to be planted at a rate of not less than fifteen (15) trees per open space acre. The tree species are to be selected from the following pallet:
 - a. Street trees:
 - i. Green Ash
 - ii. Linden
 - iii. Honey Locust
 - iv. Zelkova
 - v. Tatarian Maple
 - b. Ornamental Open Space Trees:
 - i. Red Bud
 - ii. Crab Apple
 - iii. Flowering Pear
 - iv. Columnar Spruce

H. Crossing Development Parking and Access Standards. Parking and access requirements established in Chapter 17.06 apply, unless otherwise provided in specific terms as follows. Pedestrian access to each subdistrict within the Development is required and must include lighted and paved pedestrian pathways connecting Parking Lots, public Rights-of-Way, principal public entrances of each Building, and adjacent public trails and transit.

1. Parking for Retail Uses. Parking for Retail Uses must be provided at a standard ratio of four Parking Stalls per one thousand (1,000) square feet of gross Floor Area.
2. Parking for All Multi-Family Uses. Parking for Multi-Family Uses must be provided in the form of individual garages and on-site Parking Stalls for Townhome-style Multi-Family Buildings and for urban-style Multi-Family Buildings an access-controlled multi-level parking garage incorporated in the overall residential apartment Building.
 - a. Multi-Family Uses require 1.2 Parking Stalls per Dwelling Unit.
 - b. The maximum number of Parking Stalls allowed adjacent to Central Pointe Boulevard shall be 12. These Parking Stalls may be oriented diagonally but must be located on the Multi-Family Development Site.
3. Bicycle Amenities. One exterior bicycle parking space is required for each 10 residential units. In the Townhome-style Multi-Family Building, each garage will contain a designated tenant-use bike stall.
4. Streetcar Orientation. The Crossing Development must provide Building entrances with direct access to the streetcar station or with direct connectivity to the streetcar station via sidewalks. These areas must be landscaped with paving and planting materials and are to include Site furnishings designed for

comfortable use. Benches compliant with the Downtown Furnishings Handbook will be provided on the perimeter of the Crossing Development for public use. Along the perimeter of the Crossing Development landscape areas must be installed and maintained to improve and enhance the Streetscape. The corner of Central Pointe Place and Main Street must be enhanced with a landscaped plaza area and public amenities.

5. Pedestrian/Bicycle Rider Connectivity. The following Street improvements are required: wide sidewalks; Street furnishings, Landscaping, a dedicated bike lane located along Central Pointe Place, and all public Rights-of-Way to provide connectivity to community and neighborhood nodes.

(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020)

17.03.180 East Streetcar Neighborhood (ESN) MPMU district.

- A. Purpose. The purpose of the East Streetcar Neighborhood district is to facilitate the redevelopment of the East Streetcar Corridor in a manner compatible with the South Salt Lake City General Plan and the East Streetcar Master Plan. Redevelopment in this corridor will be transit-oriented and will preserve the land values and integrity of surrounding Single-Family neighborhoods.

Specifically, the East Streetcar Neighborhood district will promote Development that will:

1. Protect neighboring homes and property values;
2. Be context sensitive through height transitions and Compatible design;
3. Improve neighborhood safety and appeal;
4. Revitalize or replace neglected properties;
5. Increase homeownership of existing homes;
6. Build high-quality new housing for a wide spectrum of residents;
7. Create a quality urban neighborhood that appeals to new residents;
8. Maximize the opportunity to locate housing and jobs adjacent to transit, bike, and pedestrian ways; and
9. Complement the City's redevelopment strategy supporting the Development of an urban core in South Salt Lake.

- B. Regulations. ~~Regulations~~ Regulations for Buildings and Site Development in the East Streetcar Neighborhood district are established in the East Streetcar Neighborhood Form Based Code. Unless the East Streetcar Neighborhood Form Based Code specifies otherwise, all other City ordinances apply.

(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020; Ord. No. 2021-01 , § II, 1-13-2021)

17.03.190 Downtown South Salt Lake MPMU district.

- A. Purpose. The purpose of the Downtown South Salt Lake district is to facilitate the redevelopment of Downtown South Salt Lake as a regional Mixed-Use center in a manner Compatible with the South Salt Lake City General Plan and the Downtown South Salt Lake Master Plan. Redevelopment in this district is intended to transform the existing Streetscape into a walkable, urban place to serve as a City center of the community. Specifically, the Downtown South Salt Lake district will promote Development that will:

1. Act as an icon for South Salt Lake's identity as a City and a destination;
2. Function as a destination for urban living;
3. Establish a legacy of beautiful civic and public places;

-
4. Provide unmatched access and mobility for all travelers;
 5. Enable unprecedented and sustained economic growth;
 6. Support business and job creation;
 7. Embrace cultural, social, and economic diversity;
 8. Reduce and eliminate Nonconforming Uses; and
 9. Complement the City's redevelopment strategy supporting the Development of an urban core in South Salt Lake.
- B. Regulations. ~~Regulations~~ Regulations for Buildings and site Development in the Downtown South Salt Lake district are established in the Downtown South Salt Lake Form Based Code and Design Standards. Unless the Downtown South Salt Lake Form Based Code and Design Standards specifies otherwise, all other City ordinances apply.

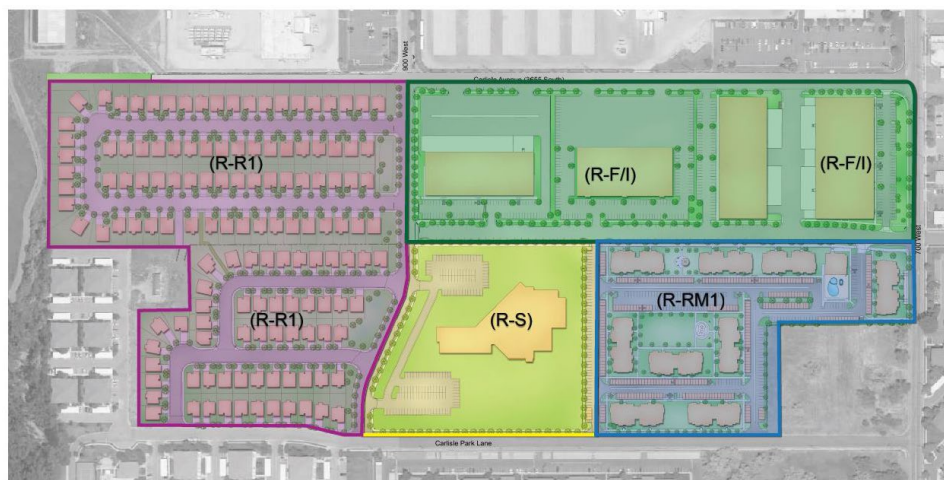
(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020; Ord. No. 2021-01 , § III, 1-13-2021)

17.03.200 Riverfront MPMU district.

Riverfront MPMU Design Guidelines and Regulations subject the Riverfront MPMU to this Title, except as specifically provided herein. The Riverfront MPMU Design Guidelines and Regulations modify City standards, as follows:

- A. Subdistricts. The Riverfront MPMU consists of the following subdistricts.
1. Flex Industrial (R-F/I).
 2. Multi-Family Garden-Style Building Forms (R-RM1).
 3. Single-Family Detached Residential (R-R1).
 4. Elementary School (R-S).

Figure 1: Subdistricts



- B. Uses. Uses within each subdistrict are restricted to only those allowed as specifically designated in this Chapter, 17.03.
- C. Site Plan and Development Configuration. The Riverfront MPMU Site Plan and Development configuration shall substantially conform to the following:

Figure 2: Site Plan



- D. Street, Pedestrian and Circulation Plan.
 1. Connection of Blocks, and pedestrian and bicycle paths, Street connectivity and traffic circulation must be Developed and maintained as illustrated in Figure 3.
 2. Pedestrian and bicycle paths must be Developed and maintained as illustrated in Figure 4.

Figure 3: Street Blocks, Connectivity and Vehicle Circulation



Figure 4: Pedestrian and Bicycle Paths



3. Fine Drive must be Developed and maintained with shared bike and car lanes (shared lane marking or share row) on each side of the Street from 700 West to 900 West.
4. An 8-foot wide concrete sidewalk must be provided and maintained along the south side of Fine Drive as the pedestrian component, providing connectivity from 700 West to 900 West.
5. Roadway Widths and Design Standard.
 - a. Developer shall install Streets consistent with the Street cross sections described in Figures 5A, 5B, 5C, 5D, 5E, 5F.

Figure 5A: Roadway Widths and Design Standards

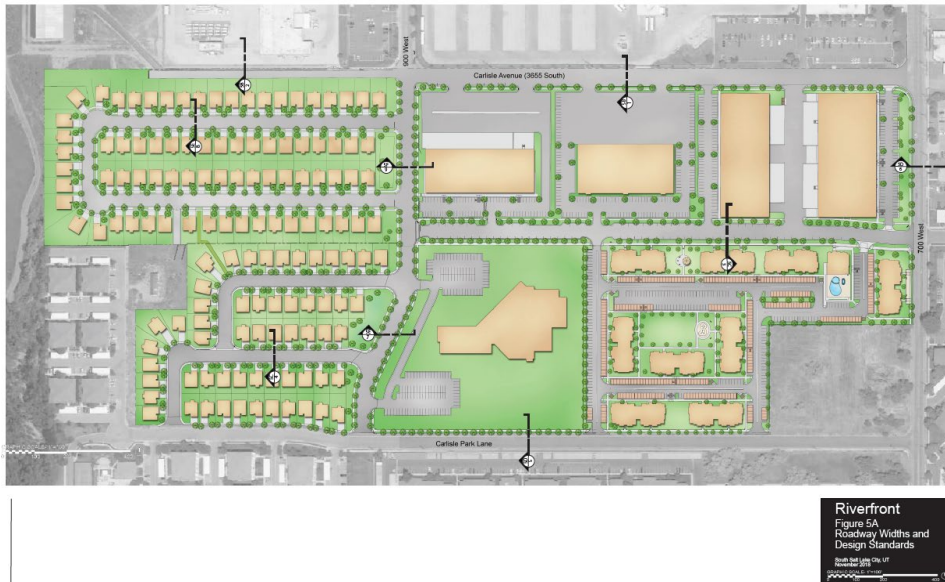


Figure 5B: Roadway Widths and Design Standards

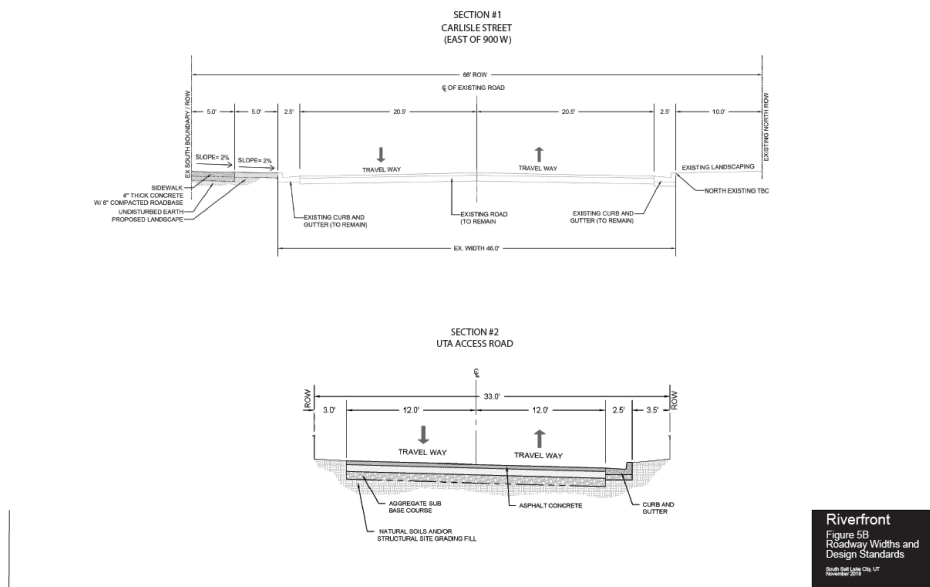


Figure 5C: Roadway Widths and Design Standards

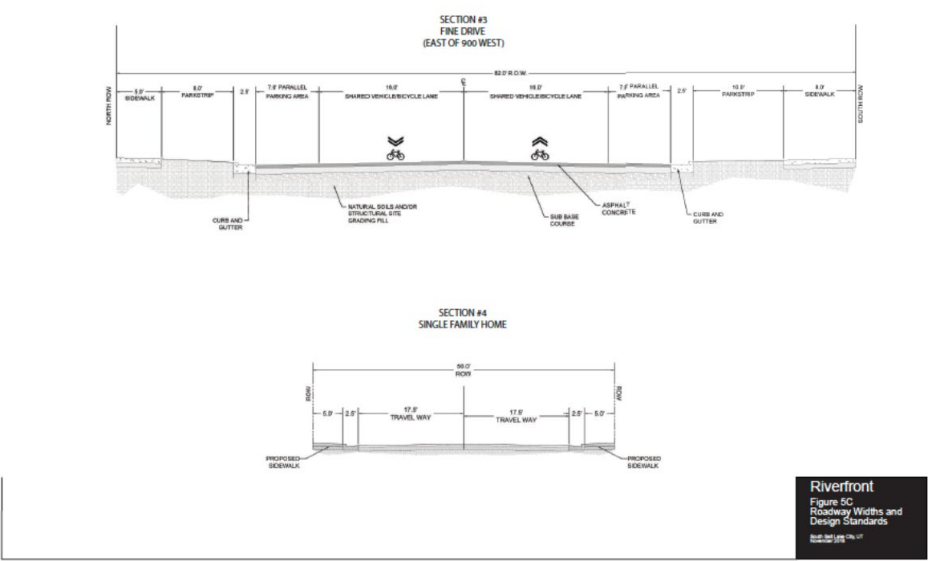


Figure 5D: Roadway Widths and Design Standards

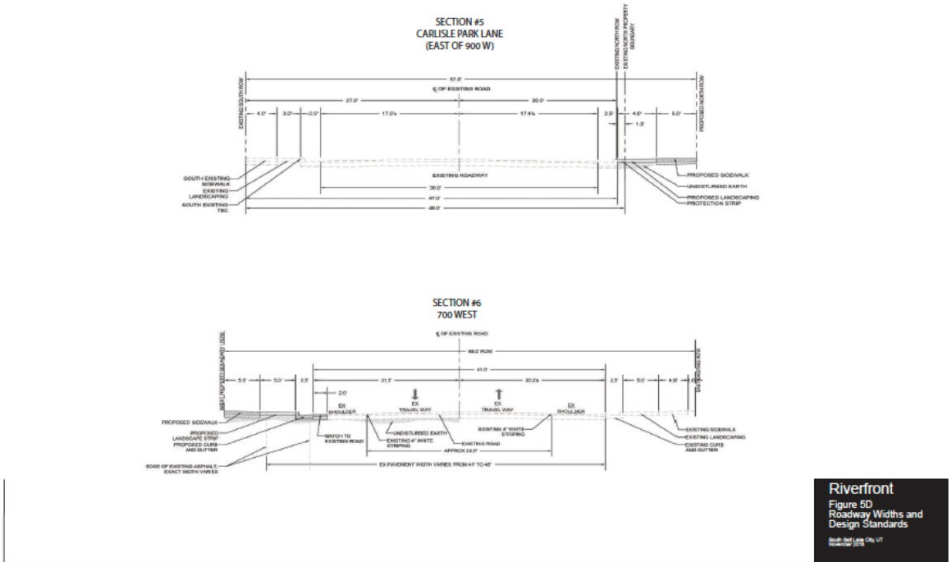


Figure 5E: Roadway Widths and Design Standards

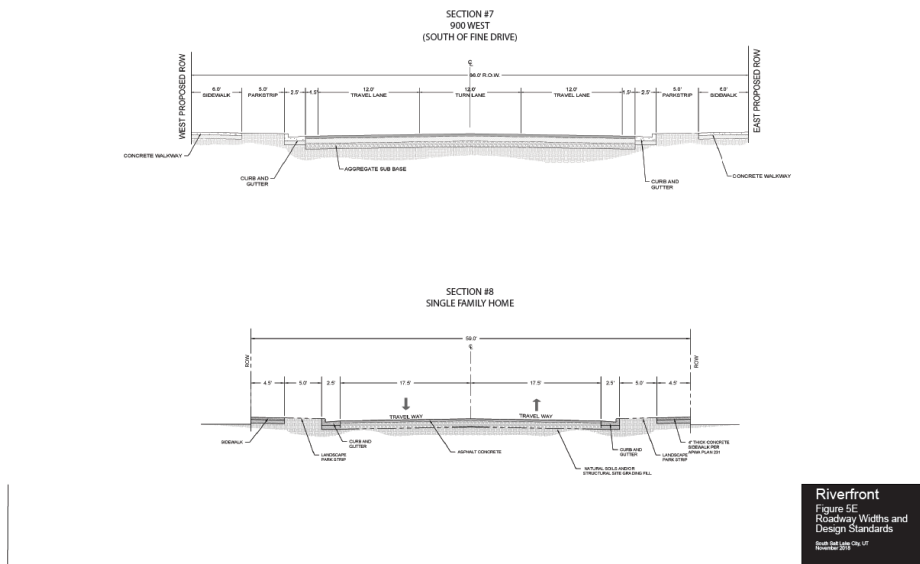
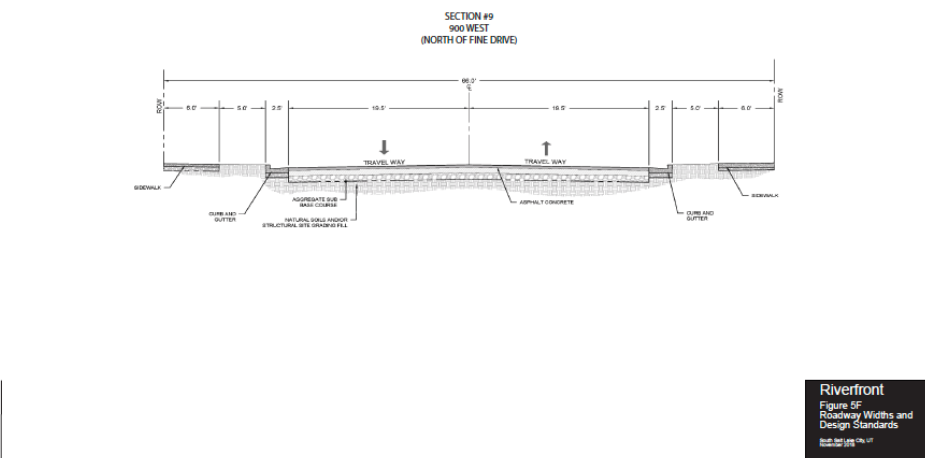


Figure 5F: Roadway Widths and Design Standards



- b. Required Streets, pedestrian and bicycle path ownership shall be as depicted in Figure 5G.

Figure 5G: Roadway Ownership



E. Minimum Parking Requirements.

Riverfront MPMU Subdistrict	Subdistrict Requirement
Flex/Industrial (R-F/I)	1 per 1,000 sq. ft. of floor space
Multi-Family Garden-Style Building Forms (R-RM1)	1.75 per unit (recommended based on the studies)
School (R-S)	Elementary through Jr. High: 1 space per teacher and staff plus 1 space per 2 classrooms
School (R-S)	High School: 1 space per teacher and staff plus 1 space per 10 students
Single Family Detached Residential (R-R1)	2 garage spaces per unit 2 driveway spaces per unit

F. Open Space.

1. Developer and Owners shall comply with the open space and fencing plan as provided in Figure 6A. The figure provides a summary of required open spaces for each subdistrict, together with the percentages of open space relative to the overall acreages within the MPMU.

Figure 6A: Open Space/Fencing Plan



2. Developer shall provide, and Owners shall maintain, Dedicated trails, open space and open areas within the R-RM1 subdistrict to provide useable gathering and recreational spaces, such as linear parkways and playground areas.
 3. Developer shall provide, and Owners shall maintain, open spaces along 900 West to provide a greenbelt along the roadway.
 4. Required ownership of each open space area is designated on Figure 6A. All open space outside of the public Rights-of-Way will be held in private ownership (HOA). All open space within the Right-of-Way shall be Dedicated to public ownership. All open space, both public and private, will be maintained by the governing Owner's association.
 5. Required Right-of-Way widths are shown on figures 5A, 5B, 5C, 5D, 5E.
 6. Developer shall install, and the Owners shall maintain, all storm water detention systems required on private property within the Riverfront MPMU.
- G. Fencing.
1. Project perimeter fencing is required as shown in Figure 6A.
 2. Developer shall construct, and Owners shall maintain, an eight-foot high perimeter fence to Buffer the Single-Family residential subdistrict (R-R1) from other adjacent land uses and sub-districts. The developer will work with and the City shall determine the suitable material and fencing type in order to accomplish two objectives:
 - a. The fencing will be constructed to provide an element of Screening/privacy.
 - b. Fencing type, height and materials shall be as indicated in Figure 6A.
 3. The second type of fencing shall be a four-foot high picket or semi-transparent style. A depiction of this fencing type is illustrated in Figures 6A. Developer shall install, and Owners shall maintain, uniform fencing within each subdistrict.
 4. Fencing is not allowed within the front set back in the R-R1 subdistrict.
 5. Chain link fencing is not allowed as a private fencing material within the R-R1 subdistrict.

- H. Tree Master Plan. Developer shall install, and Owners shall maintain, Landscaping consistent with the Tree Master Plan Figure 6B and the following guidelines.

Figure 6B: Tree Master Plan



1. Deciduous shade trees shall be a minimum of two-inch caliper.
 2. Evergreen trees shall be a minimum of eight feet in height.
 3. Planting will create seasonal interest and species variety, with a mix of deciduous and evergreen trees used where appropriate.
 4. Provide a proportional and appealing aesthetic. Designed shrub and groundcover plantings will be furnished containing appropriate combinations of woody plants at five-gallon size, and perennials/groundcovers at one-gallon size.
 5. Where appropriate, (i.e. trail edges or large public spaces, medians, etc.), native grasses/meadow seeding shall be utilized to create a natural, low maintenance appearance.
 6. Ornamental planting areas may be Developed to provide year-round foliage and seasonal interest.
- I. District Sign Standards. Only monument style signs are allowed as Detached Signs within the Development as illustrated in Figure 7A.

Figure 7: Project Signage



- J. Attached Building signs shall meet the requirements of Chapter 17.08 of this Code.
- K. Project Lighting. Figures 8A and 8B provides two section perspectives of required project site lighting, typical Street lighting and typical pedestrian lighting. The sections represent the style of poles and luminaries that are required throughout the entire master-planned Development, creating uniformity throughout.

Figure 8A: Street Lighting Plan



Figure 8B:



L. Pedestrian and Street Lights.

1. Lighting fixtures shall be spaced to create continuous and uniform lighting levels.
2. Street light poles will not exceed twenty (20) feet in height.
3. Street lighting shall be shielded from casting light higher than in a line fifteen (15) degrees below the horizontal plane, as measured from the light sources.
4. Lighting shall not be directly cast into adjacent residential windows.
5. Lighting color shall be as close to incandescent as possible, including minimum wattage metal halide or color corrected sodium light sources.
6. Street light styles and materials must complement the architectural character of the Development.

M. Building Lighting.

1. Lighting shall be integrated into the architectural design to creatively illuminate pedestrian areas and highlight Building elements.
2. Full cutoff or fully shielded light fixtures shall be used in order to avoid light being directed upwards.
3. Lighting shall integrate with Retail signage, storefront windows, covered Parking Structures, and other Building elements to enhance visual interest.
4. Lighting shall limit glare and minimizing spill light beyond the property boundary.
5. Lighting within Parking Lots (particularly within the R-RM1 subdistrict) shall consist of one, or a combination of both, pedestrian lighting and surface mounted lighting. Where Parking Lots are narrow (one hundred twenty (120) to one hundred fifty (150) feet wide) lighting must be directed toward the interior of the Parking Lot from the perimeter to minimize light trespass on adjacent Uses.

N. Street Furniture.

1. Developer shall install, and Owners shall maintain Street furniture consistent with the style and materials depicted in Figure 9.

2. All Street furniture benches shall contain an intermediate arm rest to discourage individuals from sleeping on them.

Figure 9: Street Furniture



- O. Covered Parking (R-RM1). Covered parking is required within the RM1 subdistrict. Two Structure types as shown on Figure 9 (single column covered Parking Structures and double column covered Parking Structures) are permitted within this subdistrict.

Figure 10: Covered Parking Structures



- P. Design Approval Process. Unless otherwise specified in the City Code, the Community Development Department will review and approve Site Plans and Building Elevations in accordance with enacted land-use regulations. In the event that the developer and the Community Development Department dispute the

design standards in this plan, the Community Development Director may certify Site Plans and Building Elevations for design review by the Planning Commission.

Q. Design Standards Modifications. The following provisions modify conflicting Design Standards in Chapter 17.07 within the Riverfront MPMU:

1. Compatibility. Building forms, within the same land use subdistrict, that front across the Street from one another shall be similar in Scale, form, or massing, to the maximum extent possible.
 - a. For Single Family Buildings:
 - i. Structures on Corner Lots shall maintain consistent average front Setbacks with Buildings on either side, to the maximum extent possible.
 - ii. Infill Development (for subsequent Development) shall utilize the same Building form as Development on either side, to the maximum extent possible.
 - iii. Each roof pitch shall be no less than 4:12.
 - iv. Exterior materials:
 - a) Homes shall use Hardie Board on all sides.
 - b) Homes shall not include stucco.
 - c) The first floor of each road-facing surface shall include two materials.
 - v. Buildings using this form shall be no more than two stories and no higher than thirty-five (35) feet measured from the Grade to the peak of the roof, or flat roofed structures, the top of the parapet.
 - b. For Garden-style Multi-Family Buildings: The garden-style Multi-Family Building includes residential Dwelling Units arranged in a Building in a stacked configuration where units are located side-by-side and one atop another and are served by one or more stairways. The R-RM1 Building design and color scheme shall substantially conform with Figure 11:

Figure 11: Multi-Family Garden Style Apartments



- i. Materials.
 - a) Exterior Building walls of structures using the garden-style Multi-Family Building form shall be composed of one or more of the following Primary Materials: wood clapboard, cementitious fiber board, wood board and batten, wood siding, brick, stone, split-faced masonry block, one-coat stucco system, architectural metal panels, or similar material. ELF'S, glass, smooth-faced masonry block, or wavy corrugated metal may be used as accent materials only and shall not be the Primary Material used on any exterior.
 - b) When stucco is used as a primary exterior Building material, ELF'S may not also be used as an accent material. Likewise, if ELF'S is used as a primary exterior Building material, stucco may not be used as an accent material.
- ii. Exterior Staircases and Entry Features. Up to one exterior staircase per seventy (70) feet of Façade is allowed to service the units in each garden-style Multi-Family Building. Exterior staircases shall be incorporated into an exterior entry that is a prominent, architectural focal point directing pedestrians into the Building. The feature shall relate to the architecture of the structure. Exterior entries shall feature a secondary roof structure that is consistent or complementary with the primary roof form. Staircases shall be incorporated according to the following standards:
 - a) Staircases may extend from the Primary Structure. Projected staircases require a minimum three-foot Façade projection.
 - b) Staircases may be recessed from the Primary Façade. Staircases shall be recessed at least three (3) feet from the Primary Façade.
 - c) All exterior entries shall be designed to allow for natural light penetration.
- iii. Porches, Balconies, and Private Patios.
 - a) Every Dwelling Unit in a garden-style Multi-Family Building that faces a Public Street, a perimeter Street, primary internal Street, park, or Common Open Space shall have one of the following: a Porch, balcony, or private patio. Porches, balconies, and patios shall be a minimum of fifty-eight (58) square feet in area and a minimum of five (5) feet in depth.
 - b) Porches, balconies, and private patios will have railings that consist of materials other than vinyl, such as powder coated steel, or other upgraded material(s).
- iv. Roofs. All roof vents, pipes, Antennae, satellite dishes, and other roof penetrations and equipment (except chimneys) shall configured to have a minimum visual impact as seen from an adjacent Street, to the extent possible.
- v. Façades.
 - a) All elevations of structures using the garden-style Multi-Family Building form visible from the Street shall provide doors, Porches, balconies, common staircase entries, or windows in the following amounts:
 - I. A minimum of forty (40) percent of front elevations; and
 - II. A minimum of twenty-three (23) percent of side and rear Building Elevations.
 - b) Façades of Structures using the garden-style Multi-Family Building form facing Streets or containing the Primary Façade(s) to Dwellings shall provide the following design features for each residential unit fronting onto a Street:
 - I. Projections or recesses in the Façade lane every forty-five (45) feet.

II. Projections or recesses must have a minimum depth of two feet;

- vi. Architectural Variability. Architectural Variability Standards must be used from the columns of the following table as indicated. Up to one of the items in the left column may be substituted for one of the items in the right column.

Required Architectural Variability Standards (must choose one)	Optional Architectural Variability Standards (must choose three)
The use of different exterior materials or colors	Variations in the width of the front Façade by two feet or more
Variation in the location and proportion of front Porches	Variation of the placement or size of windows or doors on the front 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
	* Combining of materials in different configuration.

* Materials for the same or similar elevation shall be combined in different configurations and shall differ in style (such as horizontal siding, shingles, flat panels, and board and batten) and/or differ in locations (horizontal siding at the second floor over stucco at the first floor, or board and batten siding over horizontal siding).

- vii. Meter and Equipment Placement. Wall-mounted and ground-based meters, HVAC, and utility equipment serving a garden-style Multi-Family Building shall be:
- Screened from view, and
 - Placed in close proximity to one another.
- viii. Required Amenities for Multi-Family Residential Buildings. Buildings using the Townhome-style or garden-style Multi-Family form shall include the following amenities.
- A common social gathering area of at least four hundred (400) square feet for each fifty (50) units, or portion thereof, with the Building or Development.
 - Items from the unit features section, general amenities section, recreation amenities section, energy efficiency enhancements section described in the table below and according to the number of items identified for each Building form.
 - Table of Required Amenities:

Unit Features	General Amenities	Recreation Amenities	Energy Efficiency Enhancements
Must Choose 9 Items	Must Choose 6 Items	Must Choose 6 Items	Must Choose 3 Items
Individual garages for at least 50 percent of units	Exterior social area - at least 400 square feet	Pool - at least 400 square feet	Compliance with Energy Star new homes standard for Buildings three stories or fewer
Washer/dryer connections	Project security— Automated gate or guard	Internal fitness facilities	Compliance with Energy Star Multi-Family high-rise program for Buildings four stories or greater

Private Porches, patio, or balcony - at least 70 square feet	Enclosed parking	Secured, programmed children's play areas	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.
Upgraded floor coverings, in place of or in addition to carpet	Secured, enclosed storage units	Hot tub	Design and install required connections for the installation of PV or solar hot water system in the future.
Visitability features for at least 10 percent of units	Public transit Use incentive	Community garden	Electric vehicle charging station
Nine-foot ceilings for each unit	Offering of 1 permanent on-site social activities:	Perimeter trail	Participation in a recycling program as part of a rental agreement or HOA
Enhanced soundproofing	• Theatre room	Sport court	Installation of tankless hot water systems
Solid doors throughout unit	• Business room	Park benches	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.
Vaulted ceilings on the top floor	• Club room	Pavilion	LED lighting in Building common areas (not including site common areas)
Washer and dryers in each unit	• Kids play room	Pet stations	Provide Energy star appliances
Triple play package	Library, office, or meeting of facilities facilities	BBQ areas	
Bike storage/utility closest for each unit		Child splash pad	

- c. For Flex/Industrial Buildings. The design and color scheme of all Buildings in the Flex/Industrial subdistrict shall substantially conform with Figure 12A and 12B:

Figure 12A Flex Industrial:

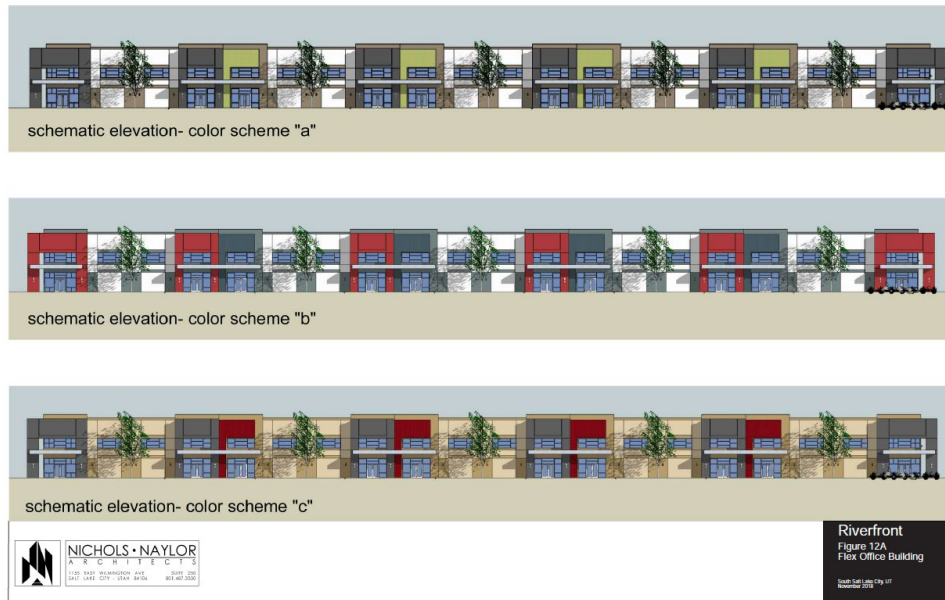


Figure 12B: Flex Industrial



i. Orientation.

- a) Developments composed of a single Structure using the Flex/Industrial Building form shall be oriented such that the Primary Façade faces the Street from which the Building derives its Street address. However, in order to create functional truck loading areas within the limits of the sub-district, Primary Façades may also face customer/Public Parking Lots that have convenient and direct access to the primary Street.
- b) Development with multiple structures using the Flex/Industrial Building form shall be configured to conceal operations from off-site views directly adjacent to residential Dwellings.

- c) Accessory Structures or Uses shall be in the rear yard.
 - d) Buildings that have end sections fronting along Fine Drive and 3655 South must have a "store front wrap around" to project the look and feel of a store front appearance.
 - e) Buildings that have end sections fronting along Fine Drive must also incorporate wing walls that extend from the Building to edge of the drive entrance. This will provide Screening of the truck loading docks from the Street. The wing walls must be at least six (6) feet in Height and consist of a material other than wood, vinyl, stucco, or other material that is prone to graffiti vandalism. Wing wall materials shall be composed of concrete, or other material(s) that are complementary to and/or have similar architectural appearance to the Buildings. Wings walls must also be supplemented and maintained with appropriate Landscaping.
- ii. Architectural Fronts.
- a) Architectural fronts shall be clearly demarcated through signage, Architectural Elements, or other features, and Building Façades containing customer entrances should be oriented towards the Street from which the Structure derives its Street address when possible.
 - b) Any office portion of a Structure using the Flex/Industrial Building form shall utilize human-Scale design along with a variety of architectural detail to break up large walls or enhance visual quality.
- iii. Materials.
- a) Exterior Building materials shall be continued to the Grade on any elevation.
 - b) All exterior wall of a Structure using the Flex/Industrial Building form shall be clad with materials that are durable, economically-maintained, and of a quality that will retain their appearance over time, including, but not limited to:
 - I. Natural or synthetic stone;
 - II. Brick;
 - III. Stucco;
 - IV. Painted, textured, or glazed concrete masonry units;
 - V. High-quality pre-stressed concert systems;
 - VI. Float finish ELF'S;
 - VII. Glass; or
 - VIII. Painted metal siding as an accent material.
- iv. Roofs. Roof-based mechanical equipment shall be screened from Streets and off-site views.
- v. Compatibility with Single-Family Development:
- a) Restrict all access to residential Streets.
 - b) Locate service and loading areas as far from Single-Family residential subdistricts as possible.

(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020)

17.03.210 Granite MPMU district—Townhome subdistrict.

- A. Purpose. The purpose of the Townhome subdistrict of the Granite MPMU district is to receive Residential Density from the entire historic Granite High School site within the Granite Master Planned Mixed-Use Development and then concentrate and supplement the existing Residential Density to form a well-planned, condominiumized Townhome community and facilitate the construction and operation of a 29,500 square-foot Library within the companion Library subdistrict.

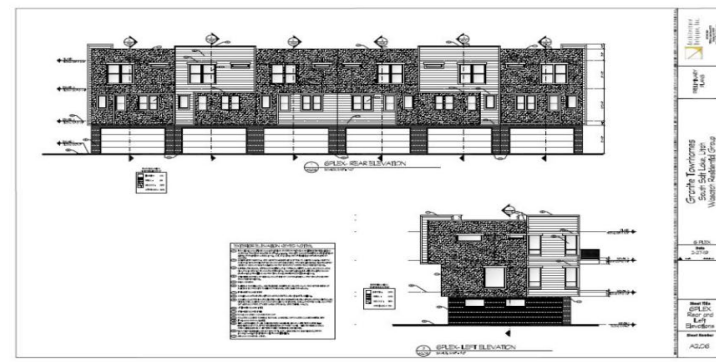
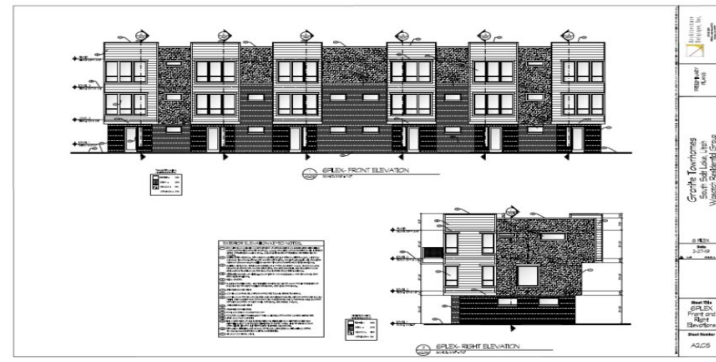
Figure 1 — Granite MPMU:



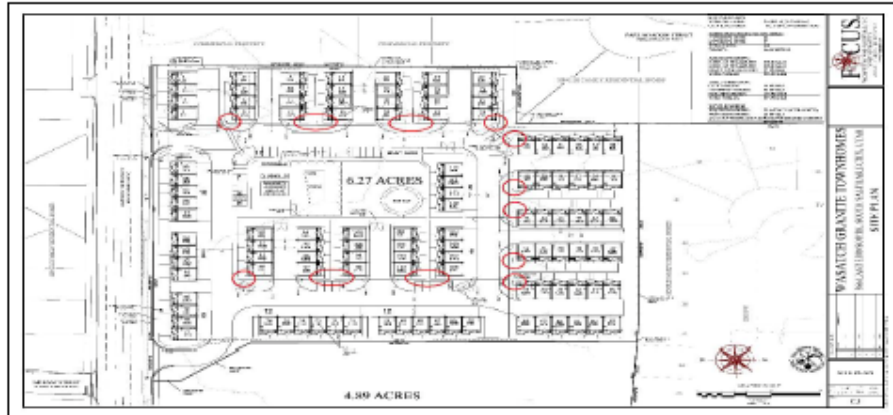
- B. Uses. In the Townhome subdistrict, the Buildings, Structures and land shall not be occupied, Used, or Developed except in accordance with the Uses allowed in the Townhome subdistrict found in this Chapter.
- C. Building and Site Development. In addition to the design standards and review requirements established for this District in Chapter 17.07 of this Code, all Development within the Townhome subdistrict must meet the following minimum standards:
1. Minimum Development area: six (6) contiguous acres;
 2. Minimum Lot width at Street Frontage: 400 feet;
 3. No Townhome unit or occupied Structure shall be less than 20 feet in width;
 4. Maximum Building Height: 42 feet;
 5. Maximum Density: up to 113 Townhome Condominium units, plus common area amenities;
 6. The proposed Development must include an eight (8) foot Park Strip and a ten (10) foot sidewalk along the 3300 South Right-of-Way:



7. The project Site Plan and Development must connect each separate Building with internal concrete walkways to provide safe and convenient pedestrian access to common areas and amenities. The width of internal walkways that are adjacent to Parking Stalls shall be no less than five (5) feet. The width of internal walkways that are not adjacent to Parking Stalls shall be no less than four (4) feet.
8. Minimum Required Open Space: 20%. Open Space includes hardscape such as sidewalk, plazas, Courtyards, landscaped detention pond, pools, spa, pool deck, and interior spaces available to residents as common area such as a clubhouse;
9. Each unit must include enhanced sound attenuation and sound mitigation construction;
10. Nine (9) foot ceilings are required throughout the interiors of each unit;
11. Upgraded cabinets, stone or quartz countertops, and upgraded cabinet, window, and door hardware are required throughout each unit. At a minimum, such upgrades shall persist within each unit, through the first year of occupancy of each unit;
12. A tot lot, common area pool and spa, BBQ area, clubhouse and exercise facility are required common project amenities;
13. Elevations. The Townhomes will be constructed in general conformity with the concept designs, front door entrances, and identifiable transitions, depicted below:



- a. Each corner unit on Buildings facing 3300 South and the Library must have at least 4' x 12' of deck space;
- b. Each designated end unit must have at least 4' x 15' of patio space that wraps around the corner of the unit and includes a pony wall for privacy;
- c. In addition to the exceptions to Setbacks located in Chapter 17.07.030(C), upper floor balconies may encroach into the Front Yard Setback a maximum of five feet, if each encroaching balcony is at least 10 feet above finished grade;
- d. Designated end units are depicted in red below:



14. To implement the Granite MPMU Development, Development within both subdistricts must include cross-access easements. As planned, the Townhome subdistrict shall provide two points of ingress/egress from 3300 South. The westernmost point of ingress/egress shall include of a minimum paved public safety vehicle "pull out" from 3300 South that is at least 26 feet wide and at least 60 feet long. If two points of ingress/egress from 3300 South are provided for the Townhome subdistrict, the Townhome subdistrict shall provide paved emergency egress, at least 26 feet in width, from the Library subdistrict through the Townhome subdistrict. The emergency access may be gated in coordination with South Salt Lake City. If the Townhome subdistrict is unable to gain UDOT approval for two points of ingress/egress into the Development from 3300 South, it shall Develop a second point of ingress/egress through the Library subdistrict to 500 East. The second point of ingress/egress may not be gated;
15. Each Building within the Townhome subdistrict shall share the same architectural theme, including, but not limited to colors, materials, rooflines, and entries;
16. At a minimum, the first floor of each Townhome shall be brick or stone. No vinyl or aluminum siding is allowed on any exterior portion of any Townhome;
17. Stucco may be allowed on structures so long as the stucco meets the following maximum percentages: Front elevation (20%); Side elevation (45%); Rear elevation (36%); and
18. Townhome Buildings and required amenities may be configured substantially as depicted below:

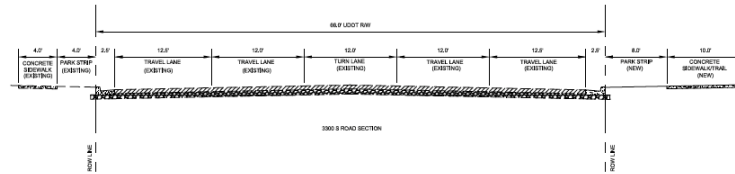


19. All Townhomes shall be subdivided into individual Condominium units prior to issue of a certificate of occupancy.

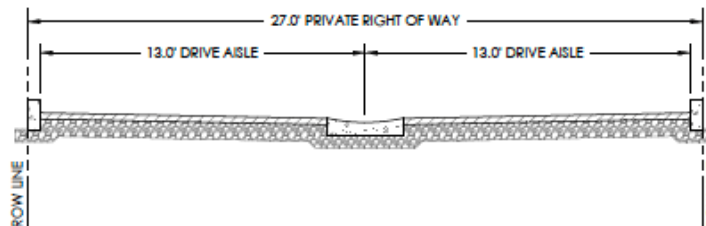
20. Front Yard Park Strip Landscaping is required for a minimum depth of 8 feet.

D. Road and Public Access Easements Cross Sections:

1. The required cross section of 3300 South UDOT Right-of-Way and SSLC public access easement and improvements is depicted below:



- a. UDOT has sole authority to regulate the specifications for travel lanes within the UDOT right-of-way; and
 - b. The foregoing cross-section notwithstanding, at any time prior to the issuance of the first Certificate of Occupancy within any subdistrict, the owners or its designees within the Granite MPMU Development may elect to:
 - i. Improve the 2.5' gap between the edge of pavement and the southern edge of the 3300 South UDOT ROW, from 500 East to the easternmost edge of the Granite MPMU Development, to the reasonable satisfaction of the City Engineer; and
 - ii. Realign and improve:
 - (A) The 10' wide concrete sidewalk from the southern edge of the SSLC public access and Landscaping easement to the southern edge of the 3300 South UDOT ROW, along the entire length of the UDOT ROW in the Granite MPMU Development; and
 - (B) The 8' wide landscaped Park Strip from the northern edge of the SSLC public access and Landscaping easement to the southern edge of the 10' wide concrete sidewalk, along the entire length of the UDOT ROW in the Granite MPMU Development.
 - c. The owners' election to realign the public sidewalk and Landscaping within the City's public access and Landscaping easement shall not compromise the City's right to align public improvements within the easement as the City may later determine is appropriate.
2. Private Roads: The required cross section of private roads within the subdistrict is depicted below:



- E. Storm water management. Site Development must include comprehensive storm water management, including the public Dedication and improvement of public storm water facilities within the subdistrict.
- F. Parking. The Townhome subdistrict shall meet the following parking requirements:
 1. For each three (3) bedroom unit—two and one half (2.5) stalls

2. For each two (2) bedroom unit—two (2.0) stalls
 3. Guest parking for each unit—one half (0.5) stalls
 4. Driveways and garages shall count towards total parking requirements.
- G. Signage. A monument Sign of up to five (5) feet in height and ten (10) feet in width shall be permitted at each public entrance into the project.
- (Ord. No. 2020-02, § IV(Exh. C), 1-8-2020)

17.03.220 Granite MPMU district—Library subdistrict.

- A. Purpose. The sole purpose of the Library subdistrict of the Granite MPMU district is to effect the redevelopment of a portion of the historic Granite High School site within the Granite Master Planned Mixed-Use Development into a Library at the corner of 3300 South and 500 East.

Figure 1: Granite MPMU



- B. Uses. In the Library subdistrict, the Buildings, Structures or land shall not be occupied, Used, or Developed except in accordance with the adopted Uses permitted for the subdistrict found in this Chapter. The Library shall be the Primary Use. All other allowed Uses within the district are accessory to the Primary Use.
- C. Buildings and site Development regulations. In addition to the design standards and review requirements established for this district in Chapter 17.07, all Development within the subdistrict must meet the following minimum standards:
1. Minimum contiguous Development area: 4.0 acres;
 2. Minimum open space required: 30%. Open space includes hardscape such as sidewalk, plazas, and Courtyards;
 3. A gateway emphasis is required at the corner of 3300 South and 500 East and must include a combination of Landscaping, public art, pedestrian lighting, plaza space, and signage;
 4. Minimum Floor Area: 29,500 square feet;
 5. Minimum Lot width at Street Frontage: 300 feet;

6. Maximum Building Height: 42 feet;
7. Minimum Building Height: 20 feet;
8. Architectural design must address the historic character of the site and incorporate familiar design features of the Granite High School architecture and shall display Granite High School Memorabilia that the Granite High School Alumni Association entrusted to the City of South Salt Lake;
9. The Building corner facing 3300 South 500 East shall include an architecturally prominent feature;
10. Exterior Materials: Primary Materials shall be brick, integral color CMU, stone or marble, ELF'S, metal, or composites. Stucco may be used on the Façades as a Secondary Material but may not exceed 20% of any Façade;
11. Windows and Doorways:
 - a. At least 40 percent of each Façade along 3300 South and 500 East shall be occupied by windows and glass doorways; and
 - b. All Street-level windows shall have a minimum transparency of 70 percent, measured between two (2) feet and eight (8) feet above Grade. Upper Story windows shall be at least 25 percent transparent.
 - i. All windows along 3300 South and 500 East shall incorporate mullions and/or transoms and at least two of the following standards:
 - (a) Trim or molding at least four (4) inches in width;
 - (b) Canopies or overhangs, proportional to the size of the window;
 - (c) Recessed inset from the Primary Façade by at least two (2) inches;
12. Primary Façades. Primary Façades shall incorporate the following design elements:
 - a. Variations in roof form and parapet heights;
 - b. Wall recesses or projections of a minimum depth of two (2) feet at least every 40 feet;
 - c. Distinct changes in texture and color of wall surfaces;
 - d. Vertical accents or focal points;
 - e. All Primary Façades shall incorporate a significant Building arcade or vestibule. In addition, Primary Façades must incorporate visually prominent Building entrances through the use of the following features:
 - i. Outdoor pedestrian features such as seat walls and Landscaping, or permanent landscaped planters with integrated benches;
 - ii. Architectural details such as tile, stone, and moldings shall be integrated into the Building structure with wall plane variation to enhance the Building Façade and to clearly identify each entry location;
13. Drive-through drop-off facilities are prohibited along any side with Public Street Frontage;
14. Pedestrian Amenities:



- a. At a minimum, the Development must include an 8-foot Park Strip along 3300 South and along 500 East;
- b. The Development must include 10-foot sidewalks along 3300 South and 500 East;
- c. The Library must connect to Parking Areas with concrete walkways of no less than five (5) feet in width;
- d. To the maximum extent possible, all Development activity shall protect existing mature trees on 3300 South and 500 East. If, during construction, the City determines that any trees must be removed, the Applicant shall remove and replace any missing Street trees with trees of a minimum 4" caliper. Tree spacing and species shall meet City requirements;
- e. Parking and loading are prohibited between the Building and 3300 South and between the Building and 500 East;
- f. Development shall include an improved, 10-foot wide concrete or asphalt fitness trail around the perimeter of the property;

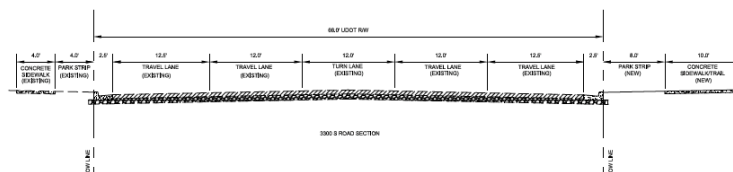
Fitness Trail



- g. All Development shall include improved pedestrian access paths and cross-access easements between the Townhome and Library subdistricts:

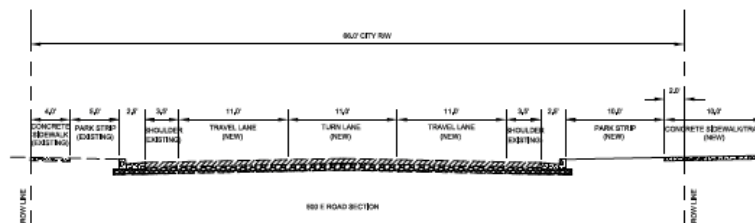


- h. Pedestrian and overhead lighting that meets the character district standards of the South Salt Lake Lighting Master Plan shall be installed along 500 East and 3300 South; and
- i. The South Property Line shall include a tree-lined, landscaped Buffer of at least five (5) feet in width and a paved sidewalk width of at least ten (10) feet.
15. The design must achieve a nationally adopted standard for sustainable Building construction.
16. Access from 500 East shall be located no less than 300 feet from the 3300 South Right-of-Way.
- D. Road and Public Access Easement Cross Sections:
1. 3300 South UDOT Right-of-Way and required cross section of SSLC public access easement and improvements:



- a. UDOT has sole authority to regulate the specifications for travel lanes within the UDOT right-of-way; and
- b. The foregoing cross-section notwithstanding, at any time prior to the issuance of the first Certificate of Occupancy within any subdistrict, the owners or its designees within the Granite MPMU Development may elect to:
- i. Improve the 2.5' gap between the edge of pavement and the southern edge of the 3300 South UDOT ROW, from 500 East to the easternmost edge of the Granite MPMU Development, to the reasonable satisfaction of the City Engineer; and
- ii. Realign and improve:

- (A) The 10' wide concrete sidewalk from the southern edge of the SSLC public access and Landscaping easement to the southern edge of the 3300 South UDOT ROW, along the entire length of the UDOT ROW in the Granite MPMU Development; and
 - (B) The 8' wide landscaped park strip from the northern edge of the SSLC public access and Landscaping easement to the southern edge of the 10' wide concrete sidewalk, along the entire length of the UDOT ROW in the Granite MPMU Development.
 - c. The owners' election to realign the public sidewalk and Landscaping within the City's public access and Landscaping easement shall not compromise the City's right to align public improvements within the easement as the City may later determine is appropriate.
- 2. 500 East Right-of-Way and required SSLC public access easement and improvement



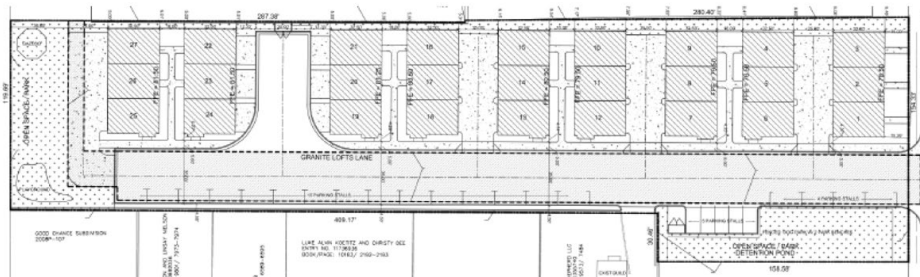
* UDOT has sole authority to regulate the specifications for travel lanes within the UDOT right-of-way.

- E. Storm water management. Site Development must include comprehensive storm water management, including the public Dedication and improvement of public storm water facilities within the district.
- F. Parking. The following parking requirements apply:
 - 1. The base parking requirement shall be 1 stall for every 150 gross square feet of Building.
 - 2. A reduction of the parking footprint up to 40% is allowed if measures are provided to encourage carpooling, bike, and pedestrian use. These include providing secure bike racks, pedestrian connections from adjacent properties through the site, and preferred parking for carpools for 5% of the total Parking Stalls after reductions are made from the base ratios.

(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020)

17.03.220 Granite Lofts Multi-Family Townhome (GLT) district.

- A. Uses. Uses within this district are described in this Chapter.
- B. Density. Project Density is limited to residential Development at up to seventeen (17) units per acre in the configuration designated in Subsection C, Site Plan and Unit Configuration.
- C. Site Plan and Unit Configuration. Upon Subdivision, the project Site Plan and unit configuration shall be:



- D. Development Design Regulations. In addition to Chapter 17.07, the following regulations apply:
1. Minimum project area is 1.6 acres;
 2. The project may not include more than nine Townhome Buildings;
 3. Only units one through twelve (12) as depicted above may include rooftop access or use;
 4. Offsite noise projected from rooftop access or use is prohibited from 10:00 p.m. to 8:00 a.m.; and
 5. All units must have enhanced sound attenuation from Street noise and from noise between units.
- (Ord. No. 2020-02, § IV(Exh. C), 1-8-2020)

17.03.230 Nature Center Pilot Project (NCP) Overlay District.

- A. Purpose. The Nature Center Pilot Project (NCP) Overlay District provides Development standards for a one-half acre Nature Center within the City, as an interim component of an anticipated, larger, conceptual Nature Center anticipated for future legislative action.
- B. Establishment. The NCP Overlay District is established to:
1. Provide a tailored Development, design, and Use framework appropriate for a new Nature Center proposed within the City;
 2. Specifically support and increase the Use, awareness, understanding, appreciation, and stewardship of the natural environment within the City; and
 3. Facilitate the investment of future legislative appropriations in a manner consistent with state-level directives.
- C. Applicability. Any Development or Change of Use shall comply with the provisions of this Code.
- D. Uses. A single Nature Center, of no more than one-half acre, shall be the only Primary Use allowed.
1. The Nature Center shall include all of the following:
 - a. A visitor education center;
 - b. Landscaping featuring native, xeric plantings;
 - c. Secured restroom facilities; and
 - d. At least one Specialty Recreational Installation.
 2. The Nature Center may include any of the following accessory components:
 - a. Protected open space, wildlife sanctuary, or nature preserve;
 - b. Educational exhibits, displays, or dioramas;
 - c. A shade pavilion/plaza;
 - d. Nature Center programming; and
 - e. Early childhood education.
- E. Standards.
1. Operator/manager. The Nature Center shall be operated and managed by a single operating/managing entity for the duration of the NCP Overlay District.
 2. No entity other than the Applicant may be substituted for the operator/manager of the Nature Center.
 3. The Nature Center site:

- [illegible]

- a. The Nature Center may operate for a maximum of fifteen (15) hours per day, seven (7) days per week—adjusted seasonally to ensure opening occurs during daylight and closure occurs before dark.
- b. The Nature Center may operate for additional evening hours up to eight (8) times per month, in which cases Nature Center hours may be extended by a maximum of three (3) hours per day, but in no case later than 10:00 p.m.

- a. The Nature Center shall provide staff-directed experiences and staff-hosted group events for up to 200 individuals at a time (with additional temporary infrastructure, as the City and circumstances require).
- b. The visitor education center and any Specialty Recreational Installations may include only *de minimis* Retail sales of concessions and educational materials incidental to the Primary or Accessory Uses permitted onsite.
- c. Specialty Recreational Installations shall be operated and staffed during all regular open hours and shall exclusively be operated and managed by the Applicant's staff, which may be supplemented by trained volunteers.

a. The operator/manager shall employ private security personnel to ensure that the Nature Center offers the general public welcoming and engaging spaces and that it is not occupied during off-hours.

- b. Staff. The Nature Center operator/manager shall have at least one (1) of its staff members onsite during operating hours. Only the Nature Center operator/manager's staff or volunteers may use onsite office space.
 - c. Lighting. The Nature Center shall submit a photometric study for the City's review and evaluation. The Nature Center lighting shall feature strategically located light fixtures across the site to maximize dark-sky compliant night-time visibility and illuminated exterior surfaces of the visitor education center, restroom facilities, and Specialty Recreational Installation Accessory Structures.
 - d. Cameras. The Nature Center shall direct appropriate video camera surveillance onto each Building within the site. The operator/manager shall continuously record activity in the vicinity of each Building and its immediate surrounding area to deter vandalism and ensure the protection of the Nature Center property and shall preserve such recordings for a minimum of 30 days.
 - e. Electrical outlets. All power outlets shall be located inside a Structure, to the extent possible; any power outlets located outside shall employ locking covers and shall remain locked when not in use by Nature Center staff or volunteers.
 - f. Fencing and foliage. The Nature Center site shall install and enclose its perimeter with eight-foot (8') climb-deterrent, black, PVC-coated, welded-wire mesh fencing. The fence shall incorporate two (2) gated entry points: one near the Parking Lot and the other near the Jordan River Parkway. These gated entry points shall match the height of the fence and may be open only during permitted operating hours.
 - g. Restroom facilities. Only Nature Center staff and guests shall have access to restrooms; keyed locks or a keypad access control system shall restrict access.
 - h. Anti-graffiti. The Applicant shall apply an anti-graffiti coating on all vertical, exterior surfaces within five (5) feet of the perimeter fence. The Applicant shall promptly remove any graffiti within the NCPP Overlay District.
 - i. Site management. The Nature Center operator/manager shall contract with a licensed and bonded private security company to conduct at least two (2) site visits to the Nature Center per night, at random hours. The operator/manager shall contract with a licensed and bonded private security company, as needed, to provide security for large events and other identified security needs. The operator/manager shall ensure all Structures are reasonably secured against unauthorized access.
- F. Design and Construction. The following Design Guidelines and construction requirements apply:
- 1. Grading and drainage. Site Development shall be designed and graded to meet MS4 permit standards, all to the City's Engineering standards.
 - 2. Architectural standards.
 - a. One (1) visitor education center is permitted and required onsite.
 - b. The visitor education center may have a maximum Gross Floor Area of 1,000 square feet—exclusive of any exterior deck or Porch area—and may feature a learning area, conference room, and office space.
 - c. The visitor education center may be prefabricated and must be affixed to a foundation.
 - d. The visitor education center Structure shall feature a wrap-around deck and entry Porch with a wood and metal railing. The deck and Porch shall feature an overhead timber trellis and an ADA access ramp.
 - e. The primary cladding of the visitor education center shall be wood, and the roofing shall be finished with asphalt shingles.
 - i. The roof shall feature a prefinished metal fascia and coordinating deck-base surround.

- ii. The glass-to-wall ratio for the Structure shall be at least 15% on the side and rear aspects and 30% on the front aspect of the structure.
 - iii. The visitor education center may have a maximum height of sixteen and one-half feet (16.5').
 - f. Accessory Structures.
 - i. Structures serving an appropriate Accessory Use under Subsection (D) may be prefabricated—including up to one (1) container structure—or may be constructed onsite.
 - ii. All Accessory Structures shall be affixed to a foundation, as applicable.
 - iii. Any Accessory Structure built from a container Structure shall only be used for indoor storage related to a bicycle-share/rental Specialty Recreational Installation and services in support of the bicycle-share/rental operation.
 - iv. A bicycle-share/rental Specialty Recreational Installation Structure shall:
 - a) Have a maximum Gross Floor Area of 400 square feet, exclusive of any exterior bicycle parking racks.
 - b) Be painted one solid color but may feature nature themed murals on its long sides.
 - v. One (1) Specialty Recreational Installation pavilion/plaza designed primarily to provide shade:
 - a) May be constructed from timber trellis;
 - b) May feature photovoltaic solar collection panels; and
 - c) Shall have a maximum height of eleven feet (11').
 - vi. No Specialty Recreational Installations may be constructed in addition to the container Structure for the bicycle-share/rental Structure and the shade pavilion/plaza.
 - g. Restroom facilities. The Nature Center shall include restroom facilities with a maximum Gross Floor Area of 200 square feet and a maximum height of ten feet (10').
 - i. Any restroom facility exterior surfaces shall compliment the exterior finishes of the visitor education center Primary Structure.
 - ii. Any restroom facility shall be ADA accessible and shall feature an ADA-compliant drinking fountain on the facility's exterior.
 - h. Central plaza space. The hardscaped elements of a central plaza space within the Nature Center shall be constructed of a pervious paving system.
3. Landscape and Signage.
- a. The Nature Center may feature one (1) monument sign, with a maximum height of four (4) feet and maximum area of 50 square feet, and one (1) Wall Sign that is limited to 5% of the front Façade area, with alphanumeric character up to three (3) feet in height.
 - b. Any Development shall preserve all existing trees within the site and shall locate each existing tree on an ALTA survey provided to the City during Design and Engineering review before any Building or Grading Permit shall issue for the project.
 - c. Low shrubs and flowers may be planted surrounding the site fencing to the extent such plantings are compatible with CPTED principles.
 - d. Development shall incorporate native, xeric plantings into its landscape.

- e. The Landscape Plan may include immovable seating areas throughout the site.
- 4. Waste containers. All waste containers shall be emptied regularly into aggregate collection containers to prevent onsite litter and unsightly collection of discarded items. Aggregate collection containers shall be located in screened areas, away from public view.
- G. Duration or Conversion. The NCPP Overlay District shall expire four (4) years from May 8, 2019. Upon expiration of this pilot project Overlay District, the Property Owner shall restore the Nature Center site to a state substantially the same as it was on the date of the enactment of the district. The Property Owner shall not be required to restore the site to a state substantially the same as at the enactment of the district if the site has been permanently rezoned for a Nature Center (i.e. Nature Center Phase II) prior to the NCPP Overlay District's expiration.

(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020)

17.03.240 South Salt Lake City Police Department (SSLC-PD) Overlay District.

- A. Purpose. The South Salt Lake City Police Department (SSLC-PD) Overlay District provides Development standards for specific Accessory Structures necessary for safe City Police Department operations.
- B. Establishment. The SSLC-PD Overlay District is established to:
 - 1. To support appropriate addition of Accessory Structures to City Police Department sites to make additions Compatible with the SSLC Police Department Primary Use and Structures surrounding the site;
 - 2. To minimize human interface with hazardous, contaminant, or otherwise unsafe conditions or materials; and
 - 3. To facilitate daily SSLC Police Department operations.
- C. Applicability. A property Owner shall follow the provisions of this Section when Developing or changing the Use of property within the district.
- D. Uses. In the SSLC-PD Overlay District, Uses, Buildings, Structures or land shall only be used or Developed in a nature accessory to the Primary Use of the subject property.
- E. Standards. Specific standards for the SSLC-PD Overlay District are as follows:
 - 1. Permissible Accessory Structure: One Accessory Structure is allowed in the district to support an Accessory Use to (a) minimize SSLC Police Department personnel interface with hazardous, contaminant, or otherwise unsafe conditions or materials; and (b) facilitate daily SSLC Police Department operations. An Accessory Structure serving an appropriate Accessory Use under this Section may be prefabricated—including a container structure—or constructed on-site. All Accessory Structures shall be permanently affixed to a foundation. An Accessory Structure shall only be used for temporary indoor storage and shall not be used for human occupancy other than for and during incidental processing of custodial property.
 - 2. Grading and Drainage: An Accessory Structure shall only be constructed on a site graded and designed to meet MS4 permit standards, all to the City's Engineering standards.
 - 3. Maximum Height: Accessory Structure height shall not exceed 11 feet.
 - 4. Size and Siting: Accessory Structure Gross Floor Area shall not exceed 420 square feet per Accessory Structure. An Accessory Structure must be located within three (3) feet of a Side Property Line and within three (3) feet of the Rear Property Line, but shall not obstruct a Right-of-Way sight-distance triangle or Drive Aisle, including the Accessory Structure's door-swing paths.
 - 5. Construction: An Accessory Structure shall match the exterior color of the primary SSLC Police Department Structure within the district and shall employ an anti-graffiti coating on all vertical,

exterior surfaces. An Accessory Structure may incorporate electrical service for lighting, HVAC, and as necessary to support incidental processing of custodial property within the Accessory Structure. All exterior lighting shall be directed downward and away from any adjacent Residential Uses. HVAC equipment shall not emit noise levels in excess of 55dBA at the Property Line.

6. Security: Appropriate video camera surveillance shall be directed onto any Accessory Structure. The SSLC Police Department shall continuously record activity in the vicinity of the Accessory Structure and its immediate surrounding area to deter vandalism and ensure the protection of City and custodial property. The Accessory Structure shall be appropriately secured from unauthorized access.

(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020)

17.03.250 School (S) district.

- A. Purpose. The purpose of this zoning district is to allow for schools to operate within the district.
- 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. The minimum area of any Lot for Development is two (2) acres.
 2. The maximum Height for any Structure is forty-five (45) feet.
 3. Required Setbacks are detailed in Chapter 17.07.
- D. Development Review. The Planning Commission shall review requests for Development in the district.

(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020)

17.03.260 Temporary Transitional Beneficial Use (TTBU) Overlay District.

- A. Purpose. The Temporary Transitional Beneficial Use (TTBU) Overlay District provides development standards to facilitate the short-term operation of an otherwise prohibited land use, during an economic recession, without disincentivizing redevelopment that is consistent with underlying master planned land use regulations.
- B. Establishment. The TTBU Overlay District is established to:
 1. Allow a short-term beneficial use of vacant property;
 2. Stimulate business activity within and generate short-term tax revenues for the city;
 3. Accomplish beneficial site beautification; and
 4. Simultaneously encourage more beneficial redevelopment in the city.
- C. Applicability.
 1. Unless otherwise provided herein, any development or change of use within the TTBU Overlay District shall comply with all applicable provisions of the City Code.
 2. No person shall obtain any right to use the property within the TTBU Overlay District as a car dealership, after the expiration of the district.
 3. By applying for a zone change to the TTBU Overlay District, the applicant, property owner, lessee, or any successor in interest expressly waives any claim to status as a nonconforming use under the provisions of the TTBU Overlay District.

1. All signage must conform to the pending sign code ordinance.
 2. The landscape plan shall conform to the site plan detailed in subsection 17.03.260(E)(3)(a) of this Code and, specifically, requires removal of the abandoned monopole and dual-pole structures as designated for removal on the site plan.
- G. Term. The TTBU Overlay District shall expire two (2) years from July, 2020 and shall not confer non-conforming use status for any use authorized in the Overlay District beyond the expiration of Overlay District term.

(Ord. No. 2020-09 , § II, 8-12-2020)

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.

(Ord. No. 2021-06 , § XI, 5-26-2021)

Chapter 17.05 CONDITIONAL USE REVIEW

Sections:

17.05.010 Review Process and Requirements.

- A. A person seeking approval of a Conditional Use must file a Complete Application, using the forms established by the Community Development Department, and include payment of all fees. For any Application to construct a Building or other improvement to property for a Use that is defined by this Code as allowed in

the zoning district in which the Building is proposed, the Community Development Department and the City Engineer must review the Application to determine whether the proposal:

1. Is allowed within the district where it is proposed;
 2. Is proposed for Development on a legally subdivided Lot;
 3. Can be adequately serviced by Dedicated roads, improved to City Standards and existing or proposed utility systems or lines;
 4. Complies with all applicable Development requirements of that district, including Building Height, Setbacks, and Lot Coverage;
 5. Meets the applicable Development Standards requirements;
 6. Conforms to the Design Guidelines and the design review process established for that district;
 7. Requires additional conditions of approval;
 8. Complies with the Construction Codes; and
 9. Pertains to land for which all tax assessments have been paid.
- B. The Community Development Department staff shall notify the Applicant of any specific deficiencies in the proposal.
- C. No permit or license issued shall be valid if any of the criteria listed in this Section have not been met.
- D. The land use authority is the Planning Commission for Conditional Use Applications.

(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020)

17.05.020 General Conditional Use Standards.

In reviewing an Application for a Conditional Use Permit, the land use authority shall consider whether the Application:

- A. Identifies the maximum intensity of the proposed Development and Use;
- B. Complies with all provisions of the Code; and
- C. Compared to Permitted Uses and Development within the district, substantially mitigates the adverse impacts that are reasonably anticipated from the magnitude and intensity of the Development and Use, as proposed, considering:
 1. The size and location of the site;
 2. Traffic generation, timing, and nature of traffic impacts and the existing condition and capacity of the Streets in the area;
 3. Utility demand and available capacity, including storm water retention;
 4. Emergency vehicle access and anticipated average and peak day demand;
 5. Location and amount of off-Street parking;
 6. Internal vehicular and pedestrian circulation system, including delivery vehicles, loading and unloading;
 7. Fencing, Screening, and Landscaping to separate the Conditional Use from adjoining property and Uses;

8. Building mass, bulk, design, and orientation, and the location of Buildings on the site including orientation to Buildings on adjoining Lots or Parcels;
9. Usable open space;
10. Signs and lighting;
11. Physical design and Compatibility with surrounding structures in terms of mass, Scale, style, design, and architectural detailing;
12. Noise, vibration, odors, steam, or other factors that might adversely affect people and property off-site;
13. Control of delivery and service vehicles, loading and unloading zones;
14. Generation and Screening of waste;
15. Recycling program and pickup areas;
16. The potential adverse impacts arising from the conduct of patrons, guests, employees, occupants, or their affiliates;
17. Within and adjoining the site, the impacts of the Use on public property and environmentally sensitive lands;
18. Hours of operation, delivery, and activity;
19. Special hazards arising from the Use or from its reasonably anticipated secondary effects, including its potential to attract criminal behavior; and
20. Demand for public infrastructure or services.

(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020)

17.05.030 Standards Applicable to all Conditional Uses.

- A. The outdoor display of goods or merchandise is prohibited unless expressly allowed elsewhere in this Title.
- B. The outdoor storage of any goods or merchandise is prohibited.

(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020)

17.05.040 Conditional Uses with Specific Standards.

The Conditional Uses listed below require compliance with their corresponding specific standards in addition to any other applicable requirements of this Code, including the General Conditional Use standards in Section 17.05.020 and applicable Chapter 17.04 requirements.

- A. Adult Daycare. An Adult Daycare Use shall not include any overnight Residential Use and shall not be located within two thousand six hundred forty (2,640) feet of any Homeless Shelter Use. The distance shall be measured at the closest Property Lines.
- B. Alcoholic Beverage Uses. All Alcoholic Beverage Uses designated as "C"—Conditional Uses—in the Title 17 Land-Use Matrix are subject to the following, additional standards:
 1. Alcoholic Beverage, Bar Establishment; Alcoholic Beverage, Beer Wholesaler; Alcoholic Beverage, Liquor Warehouse; Alcoholic Beverage, Manufacturer; Alcoholic Beverage, Tavern; and Alcoholic Beverage, State Liquor Store Uses also may not be located (a) any closer to a residential district than six hundred (600) feet, as measured at the closest Property Lines, (b) any closer to a community location than permitted under section 32B-1-202 of the Utah Code, as amended, (c) nor any closer to a

- Homeless Shelter than two thousand six hundred forty (2,640) feet, as measured at the closest Property Lines.
2. All such Uses shall incorporate plenary operational and management practices, including the use of properly licensed, bonded, and insured security personnel, to prevent and mitigate adverse on-premises and offsite behavioral and safety impacts.
 3. All such Uses shall maintain throughout all areas of the subject premises during all business hours a minimum of one candle power light measured at a level five feet above the floor.
- C. Animal Kennel/Day Care, Commercial. All instances of this Use shall comply with the criteria specified in Title 6 of this Code. Additionally, all outdoor play areas shall be located a minimum of one hundred fifty feet (150') from any residential district.
- D. Assisted Living Facility. All instances of this Use shall comply with and provide, as applicable, the following:
1. Proof of state licensure for Assisted Living Facility;
 2. A design, residential in character and architecturally Compatible with the neighborhood, which adequately screens the Use from neighboring Lots and complies with Utah Department of Health standards;
 3. An outdoor lighting plan which adequately screens lighting to mitigate its impact on surrounding Uses;
 4. A Sign plan which includes no more than two (2) square feet of signage for facilities on Public Streets smaller than Collector Streets, and monument signs not to exceed thirty-two (32) square feet for facilities on Public Streets considered Collector Streets or larger; and
 5. A delivery, traffic, and parking plan which adequately mitigates the adverse impacts of increased traffic generation on the neighborhood in which the proposed Use is located. The parking plan must propose parking appropriate for the proposed Use of the facility.
 6. An Applicant for this Use acknowledges: its responsibility for each unlawful request for emergency services at the facility, under Chapter 8.34 of this Code; that it is the recipient of all emergency services under Section 2.40.060 of this Code; and shall reimburse the City for the costs of all emergency services rendered at or to residents of the facility under Section 2.40.270 of this Code.
- E. Auto, Light Truck, RV, Boat, Trailer Dealerships (Sale, Lease, or Rent). In addition to being subject to the Design Review process, all instances of this Use (including change of a prior instance of this Use) shall comply with the following criteria:
1. Landscaping shall be required along any Street Frontage and shall be subject to the Development Standards of Chapter 17.06 of this Code.
 2. Buildings must meet the minimum Setback requirements of their respective districts.
 3. Designated customer parking must be provided at a ratio of one (1) space for every twenty (20) vehicles displayed, with a maximum of fifteen (15) spaces required. A minimum of three employee Parking Stalls must be provided. Off-Street customer and employee Parking Stalls must be identified.
 4. All Buildings other than sales offices only must provide additional designated Parking Stalls at a ratio of one (1) space per five hundred (500) square feet of floor space.
 5. All businesses adjacent to residential districts shall require design review approval from the Planning Commission.
 6. Where any business is adjacent to a Residential Use, a Buffer between the Residential Use and the business shall be required. Walls, Landscaping, special Setbacks, other elements, or a combination of these items must be used, as appropriate, to mitigate the impact upon the adjacent Residential Use. The City shall consider the visual appearance of the site, the traffic flows, noise, light and the size and

purpose of adjacent Streets or Alleys, the extent of the business operations, and other factors in determining the Buffer sufficiency.

7. Outside loudspeakers, lighting which intrudes into adjacent properties, deliveries before 7:00 a.m. or after 10:00 p.m., the use of Public Streets for loading and unloading, repair work outside of a Building, and any other public nuisance conduct shall be prohibited.
 8. For the purposes of maintaining safe access and to promote uncluttered and attractive displays, all outdoor Auto, Light Truck, RV, Boat, and Trailer displays must be done in a manner consistent with Parking Lot requirements and such that all individual units can be relocated without the necessity of first relocating others.
 9. All Auto, Light Trucks, RVs, Boats, and Trailers displayed shall meet all requirements of law at all times, shall be in operating condition, shall not have flat tires or broken windows, and shall be capable of being licensed and registered without additional repair or alteration.
 10. The minimum outdoor display lot area, not including any Buildings, for any Auto, Light Truck, RV, Boat, Trailer Dealerships (Sale, Lease, or Rent) Use shall be one (1) acre. The one (1) acre of required display lot area shall be located in the front and side yard areas. Lot area behind a Building shall not be counted as required display lot area. All vehicle display areas shall be Hard-Surfaced as established in the City's parking, access, and circulation requirements. When a Development is larger than one (1) acre and contains more than (1) business, an Auto, Light Truck, RV, Boat, Trailer Dealerships (Sale, Lease, or Rent) Use may be located within that Development if all requirements of this Title are met, including:
 - a. Parking requirements;
 - b. Site and Landscaping requirements;
 - c. Ingress and egress points are provided for the other businesses; and
 - d. The devoted outdoor display lot area is a minimum of one (1) acre in area.
 11. The minimum Lot Frontage shall be two hundred (200) feet in width. The Frontage of Corner Lots shall be determined by the Street on which the property is addressed.
 12. Auto, Light Truck, RV, Boat, Trailer Dealerships (Sale, Lease, or Rent) Uses are exempt from the minimum outdoor display lot area and Lot Frontage requirements of this Section if all inventory is stored and displayed indoors. Indoor-only Auto, Light Truck, RV, Boat, Trailer Dealerships (Sale, Lease, or Rent) Uses are subject to all other applicable requirements of this Section, and the following additional standards:
 - a. Sales of vehicles must be conducted entirely within a fully-enclosed Building consisting of a showroom with an area no smaller than three thousand (3,000) square feet.
 - b. Showroom spaces shall be visible from the exterior of the Building, through the use of windows, storefronts, or other Architectural Elements using either a Single-Story Commercial or Flex Building form.
 - c. Outdoor sales, display, and storage of Autos, Light Trucks, RVs, Boats, and Trailers is prohibited.
 - d. Parking associated with indoor-only Auto, Light Truck, RV, Boat, Trailer Dealerships (Sale, Lease, or Rent) Uses shall only be used for customers and employees.
- F. Child Care Center. All instances of this Use shall comply with and provide, as applicable, the following:
1. Proof of state licensure;
 2. A design which precludes a front yard playground and signage in excess of a two square foot nameplate; and

3. A delivery, traffic, and parking plan which adequately mitigates the adverse impacts of increased traffic generation in the neighborhood where the Use proposed to be located.
- G. Convenience Stores with Fuel Pumps.
1. The pump islands of the convenience store may be erected in the Front Yard area provided the pumps are set back at least twenty-four (24) feet from the Right-of-Way of any Street.
 2. Hard-Surfaced driveways leading to and from a pump island and other properly located service facilities permitted on the property shall be allowed in the Front Yard area provided that the driveways shall be defined by the construction of a concrete curb on the side adjoining the sidewalk. The area between the curb and the sidewalk shall be landscaped to comply with Chapter 17.06.
 3. A ten-foot distance shall be maintained between a driveway and the Property Line with which it is parallel or approximately parallel.
 4. All Parking Areas on the convenience store Lot shall maintain the required landscaped Front Yard as required in Chapter 17.06 and shall be bordered by concrete curbing.
- H. Day Treatment Center. All Day Treatment Center Uses shall be outpatient only with no inpatient residential component. Day Treatment Center Uses shall not be located any closer to residential districts, Parks, or Schools than six hundred (600) feet, nor within two thousand six hundred forty (2,640) feet of any Homeless Shelter Use, as measured at the closest Property Lines.
- I. Funeral/Mortuary Home. This Use cannot share space or any Common Wall with another Use.
- J. Homeless Shelter. Any Homeless Shelter Use shall:
1. Comply with the urban-style Multi-Family design standards;
 2. Conduct all operations within an enclosed structure;
 3. Serve only registered, overnight guests;
 4. Provide 24-hour, on-site management and security;
 5. Provide, implement and maintain a comprehensive design and management plan to prevent the deterioration of public health and public safety, the potential for loss of community, the deterioration of public assets and the devaluation of private property that Utah has recently experienced as a result of the opioid crisis, incomplete criminal justice reform, the lack of long term affordable housing, a lack of qualified and affordable long term treatment facilities and a poorly managed concentration of homeless individuals housed in overcrowded and understaffed facilities by demonstrating:
 - a. Effective measures to:
 - i. Minimize neighborhood disruption associated with the Use and the potential for excessive demands for City services;
 - ii. Adequately and professionally staff the facility;
 - iii. Prevent the spread of disease both on and off-site; and
 - iv. Ensure the safety and convenience of public safety personnel;
 - b. Adequate resources and commitment to promptly reimburse the City for:
 - i. The disproportionate cost or consumption of City services resulting from the use;
 - ii. Each unlawful request for emergency services associated with the Use of the facility, under Section 8.34.020;
 - iii. The costs of all emergency services rendered at the facility as the designated "recipient" under Section 2.40.070;

iv. Implementation of specific objective, and accountable security and operations measures to prevent and eliminate:

- a) Criminal activity on-site, including policies to safely store all guest weapons in a secure location, to securely store and dispense all prescribed medication, to prohibit on-site illegal drug possession or use and possession or storage of any stolen property;
- b) Proliferation of crime off-site that is associated with the use;
- c) Potential for the facility to support/attract/compound the adverse impacts of an off-site homeless population within a one-mile radius of the facility;
- d) Best management practices to minimize the production, accumulation, disposal and transportation of solid waste;
- e) Enforcement of quiet hours to protect neighboring properties;
- f) A transparent and effective guest screening system to promptly refer and transfer applicable guests to off-site rehabilitation and detoxification or mental health programs;
- g) Specific processes and objective commitments to regularly address ongoing operational complaints;
- h) Comprehensive guest registry system that is maintained for a minimum of two years and is readily available to public safety personnel;
- i) Detailed plan to transition guests from shelter within 90 days of initial registry;
- j) Coordination with public safety regarding notice of any registered sex offender within the facility;
- k) A reasonable code of guest conduct, including the prohibition of pan handling within the City;
- l) Best practices to minimize vehicular and pedestrian traffic generation to and from facility.

K. Movie Theater/Live Performance Theater. Such Uses shall not be located any closer to residential districts than three hundred (300) feet, as measured at the closest Property Lines.

L. Sexually Oriented Business. All shall comply with the criteria specified in Title 5 of this Code.

M. Storage Facility, Indoor Climate Controlled. All instances of this Use shall comply with and provide, as applicable, the following:

1. Comply with all Commercial Design Standards found in 17.07;
2. Comply with all Development Standards found in 17.06;
3. Conduct all business operations within an enclosed structure;
4. Provide on-site management and security;
5. Provide, implement and maintain a security plan to prevent the deterioration of public health and public safety;
6. Provide, implement and maintain an outdoor lighting plan that adequately screens lighting to mitigate its impact on surrounding Uses;

7. Provide, implement and maintain best management practices to minimize the production, accumulation, disposal, and transportation of solid waste;
8. Provide, implement and maintain a loading and services plan, including fire access; and
9. Provide, implement and maintain an energy efficiency plan.

N. ~~M~~ Temporary Use.

1. Use Limitations.
 - a. Temporary Uses include firework stands, Christmas tree lots, and other similar seasonal Uses.
 - b. Temporary Use Permit. Temporary Uses shall obtain a separate business license and Conditional Use permit for each Use and location.
 - c. Time Limitations. Use permits may be allowed for up to a six (6) month period with the following exceptions:
 - i. Firework Stands. Restrictions shall follow the public sales and display limitations found in state code.
 - ii. Christmas Tree Lots. Shall only be permitted from November 1 through December 31.
 - d. Hours of Operation. Temporary Uses may be open from eight (8) a.m. to ten (10) p.m. unless provided otherwise under state code.
 - e. Signage. Permanent signs are prohibited for Temporary Uses. All Signs shall follow the requirements of Chapter 17.08.
 - f. Regulations by Other Agencies. This Section does not exempt the Applicant or operator from acquiring any other required permit for operation.
 - g. Liability Insurance. The Applicant must obtain adequate liability insurance to cover all activities related to the Use for the duration of the permit, prior to issuance of the Temporary Use permit. A copy of the liability insurance policy shall be submitted to the City with the business license Application.
2. Site Improvements.
 - a. Temporary Uses shall meet the following requirements:
 - i. If the Temporary Use is located on an unimproved Parcel, the following shall apply:
 - a) Based on the scope of the operation, the land-use authority may require the installation of a minimum road base or gravel surface for parking, to assure the safe passage of vehicles on adjacent roadways, and the safety of patrons.
 - b) Sufficient off-Street parking shall be provided to meet the needs of the operation and of any existing Uses on the property.
 - c) Structures, displays, and other activities must be located sufficient distance from any Street to provide for public safety and Clear View Area requirements as found in Chapter 17.07.
 - d) If any part of the Temporary Use becomes a nuisance or safety hazard, the land-use authority may require changes or discontinuance of the operation.
 - e) All activities and displays shall take place in accordance with the standards for outside business activities found elsewhere in this Title.
 - i. If the Temporary Use is located on an improved Lot or Parcel, the following shall apply:

- a) Sufficient off-Street parking shall be provided to meet the needs of the operation and any existing Uses on the property as determined by the land use authority.
 - b) Structures, displays, and other activities must be located sufficient distance from Streets to provide for public safety and Clear View requirements as found in Chapter 17.07.
 - c) If any part of the operation becomes a nuisance or safety hazard, the land use authority may require changes to or discontinuance of the operation.
 - d) In addition to the foregoing, all activities and displays shall take place in accordance with the standards for outside business activities found elsewhere in this Title.
 - e) Permanently located businesses that operate a Temporary Use shall meet the design standard and site improvement requirements found in Chapter 17.06 and 17.07.
- 3. Site Restoration. The site must be restored to its original condition upon expiration of the Temporary Use permit. The site may not be used for storage of any Temporary Use or Structures.
- 4. Temporary Structures. All Temporary Structures must be approved by the land-use authority. In order to avoid damage to adjacent Uses or property, all Temporary Structures shall be properly secured or anchored to the ground to prevent the Structure from being moved. The City may require additional securing or anchoring upon finding that the method of securing is inadequate.

~~O.-N.~~ 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 require 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 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 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, 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 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 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 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.

(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020; Ord. No. 2021-06 , § XIII, 5-26-2021)

17.05.050 Conditional Use Permit Standards.

Upon review and consideration of the criteria identified in this Chapter, as compared to the impacts of Permitted Uses in the district, the proposal must:

- A. Be Compatible in intensity of Use, Scale, and design with Permitted Uses in the district;
- B. Not compromise the health, safety, or welfare of:
 1. Persons employed within or using the proposed Development;
 2. Those residing or working in the vicinity of the proposed Use or Development; or
 3. Property or improvements in the vicinity of the proposed Use or Development;
- C. Not impose disproportionate burdens on the citizens of the City.

(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020)

17.05.060 Conditional Use Permit Determination.

- A. The land use authority shall issue a Conditional Use Permit, describing the scope of the permit and all reasonable conditions of approval if the Application complies with Code and the Applicant has proposed, or the land use authority has required, conditions to substantially mitigate the reasonably anticipated detrimental effects of the proposed Use.

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- B. If the land use authority determines that the Application does not comply with the standards and criteria of this Chapter and the Applicant has not proposed or the land use authority cannot impose additional, reasonable conditions of approval to that would bring the proposal within the standards and criteria of this Code, the land use authority may deny the Conditional Use Permit Application.

(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020)

17.05.070 Modification of Conditional Use Permit.

- A. The land use authority may reasonably modify the conditions of a Conditional Use Permit if the actual detrimental effects of previously identified adverse impacts are greater than anticipated, or the proposed mitigation has been unsuccessful at mitigating those actual detrimental effects to comply with the standards of this Code.
- B. Modification proceedings may be initiated by the Applicant, the City, or an injured party with standing. The party seeking the modification must pay the costs associated with the modification proceedings and file a petition for modification with the City. Modification proceedings are conducted in the same manner as an initial review.
- C. The Conditional Use permit holder is a necessary party to these proceedings and shall be afforded due process.

(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020)

17.05.080 Expansion or Growth of Conditional Use.

- A. A Conditional Use may not be expanded without first undergoing modification proceedings, as provided in Section 17.05.060, and obtaining a Conditional Use Permit that addresses and allows the proposed expansion of the Conditional Use.
- B. Expansion of a Conditional Use occurs if the square footage of a Structure on a property subject to a Conditional Use Permit or associated with a Use listed as "Conditional" in this Title's Land Use Matrix will be increased by greater than ten (10) percent of the square footage existing at the time of the initial Conditional Use Application.
- C. A Conditional Use has grown if any of the following occurs:
1. The pedestrian or vehicle traffic has increased by greater than twenty (20) percent than was anticipated at the time of the initial Conditional Use Application, and the increased traffic is a result or impact of the Use;
 2. Off-Street parking has become inadequate due to the number of customers, employees, or occupants associated with the Conditional Use; or
 3. Other detrimental effects, such as noise, odor, or light pollution, have increased beyond what was reasonably anticipated at the time of the initial Conditional Use Application.
- D. The City may initiate modification proceedings if a Conditional Use has grown to the extent provided in this Section.

(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020)

17.05.090 Revocation of Conditional Use Permit.

- A. A Conditional Use permit may be revoked or suspended if any of the following occur or are found to have occurred:
1. The Conditional Use Permit was obtained by fraud or misrepresentation;
 2. One or more of the conditions of the Permit have not been met;
 3. The holder or user of the permit has failed to comply with any local, state, or federal laws governing the conduct of the Conditional Use;
 4. The holder or user of the Permit has failed to construct or maintain the site as shown on the approved plans; or
 5. A Conditional Use has been expanded or grown and cannot mitigate the detrimental effects of that expansion or growth.
- B. Revocation is appropriate when the Applicant has knowingly engaged in conduct that violates the Conditional Use Permit, or when the holder or user has previously had the Permit suspended. Notice shall be given of a pending revocation and the Property Owner will be given a reasonable opportunity to cure the violation in the same manner as provided for other violations of ordinances in this Title.

(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020)

17.05.100 Building Permits.

The issuance of a Conditional Use Permit does not excuse an Applicant from applying for and obtaining Building Permits for the location, unless Building Permits are not required for the approved Conditional Use.

(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020)

17.05.110 Conditional Use Permit Expiration.

- A. Conditional Use Not Implemented. A Conditional Use Permit expires if the Permit has not been implemented within one (1) year from the date of approval. The Permit is considered implemented if the holder of the Permit engages in the Conditional Use or completes substantial construction on the site for which the Permit was granted.
- B. Conditional Use Abandoned. If the approved Conditional Use or activity ceases for any reason for a continuous period of six consecutive months or more, the Conditional Use Permit shall automatically terminate without further notice, as having been abandoned. A person may only reinstate the Conditional Use after applying for and receiving a new Conditional Use Permit.

(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020)

Chapter 17.06 DEVELOPMENT STANDARDS

Sections:

ARTICLE I. GENERAL DEVELOPMENT STANDARDS

17.06.010 Site Development Plan and Development Lot Required.

No Building Permit shall be issued for the construction of any Building or Structure located on a Lot or Parcel that does not conform to these regulations.

- A. The Applicant shall prepare Site Development plans consistent with the standards contained herein and shall pay for the design, evaluation, construction and inspection of any Public Improvements required.
- B. No one shall alter any terrain or remove any vegetation from the proposed Development Site or engage in any Site Development until an Applicant has obtained the necessary Development Permits.
- C. The Community Development Department shall review submitted plans for:
 - 1. Design;
 - 2. Conformity to the Master Plans;
 - 3. Compliance with this Title;
 - 4. Adequacy of Public Improvements serving the Lot; and
 - 5. Environmental quality of the Development Design.
- D. Plans of proposed Developments may be referred by the Community Development Department to any City department, special district, governmental board, bureau, utility company, and other agency that will provide public or private facilities and services to the Development for their information and comment. The Community Development Department shall coordinate comments received from public and private entities and share such comments with the Applicant.
- E. The City Engineer shall review and comment on the engineering plans and specifications for the improvements required for Site Development consist with this Title, the Construction Standards and Specifications for Public Improvements and other applicable ordinances and shall be responsible for determining the appropriate amount of an Infrastructure Improvement Assurance, Improvement Warranty, and any Guaranty should be, and for inspecting the required improvements for compliance with this Title.
- F. The City Attorney shall verify that the Infrastructure Improvement Assurance, Warranty and any other Guaranty provided by the Applicant is acceptable.

(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020)

17.06.020 Payment of fees.

No permit shall be issued unless the Applicant has first paid to the City all applicable fees required and, as applicable and has reimbursed the City for all out of pocket costs incurred in review and enforcement of the Application. The amounts of all fees shall be listed in the fee schedule which may be amended from time to time by the City Council. Payment of fees does not affect the Applicant's obligation to construct and Dedicate Public Improvements or meet other obligations of Development approval.

(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020)

17.06.030 Review required.

Each person who proposes to Develop land shall first request a concept review from the Community Development Department. No Development shall be considered for approval until a written concept plan has been received from the Community Development Department. This provides the Applicant with an opportunity to

consult with and receive assistance from the City regarding the regulations and design requirements applicable to the Development of property before submitting a complete Application.

(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020)

17.06.040 General Site Development Standards.

- A. For all Development, prior to issuance of a Building Permit, the Development Site must meet the following criteria:
 - 1. The proposed Development is on a legal Lot.
 - 2. All required curb and gutter must be installed unless the City allows such installation to be deferred until a later stage of the Development; if deferred, then the location and elevation of curb and gutter must be clearly marked in a manner acceptable to the City and the Applicant must have posted a Site Development Guaranty to secure installation of curb and gutter before a date certain;
 - 3. All underground utilities located under the Street or access way surface are installed and accepted by the City and appropriate agencies;
 - 4. Fire hydrants are fully operational in the area of the Development where permits are requested, with adequate culinary water lines fire flow to meet the demands of all properties served by the line;
 - 5. Streets or access ways are rough graded and provided with an all-weather surface acceptable to the City; and
 - 6. Continuous access to the area of the requested permit through the project is provided by an access, approved by the City, and improved with an all-weather surface.
- B. Limits of Disturbance/Vegetation Protection. A plan for vegetation protection during construction and for revegetation after construction is required. A security will be required to be posted to ensure compliance with the Limits of Disturbance plan.
 - 1. All Construction Activity must be contained within the Limits of Disturbance line, with the balance of the Property remaining undisturbed. Access to the Limits of Disturbance Area should be along the planned driveway.
 - 2. Building Pad lines may be specified on some Plats instead of Limits of Disturbance. If Building Pad lines are designated, no part of the new construction may lie outside of the Building Pad line.
 - 3. Limits of Disturbance must be designated in the field prior to commencement of excavation with temporary fencing approved by the Building Department.
- C. Final Grading Required. No Certificate of Occupancy shall be issued until Final Grading has been completed in accordance with the civil engineering plans approved with the final Subdivision Plat and the Lots recovered with top soil with an average depth of at least six inches (6") which shall contain no particles over two inches (2") in diameter over the entire Area of the Lot, except that portion covered by Buildings or included in Streets, or where the Grade has not been changed or natural vegetation damaged.
- D. Revegetation, Seed and Sod. All disturbed Areas on Lots shall be covered with topsoil and landscaped in accordance with Section 17.06.200.
- E. Debris and Waste. Unless otherwise approved by the City Engineer and Building Official, no cut trees, timber, debris, earth, rocks, stones, soil, junk, rubbish, or other waste materials of any kind shall be buried in any land, or left or deposited on any Lot or Street at the time of issuance of a Certificate of Occupancy, and removal of same shall be required prior to issuance of any Certificate of Occupancy in a Subdivision, nor shall any be left or deposited in any Area of the Subdivision at the time of expiration of the Infrastructure Improvement Assurance or acceptance of Dedication of Public Improvements, whichever is sooner.

- F. Maintenance. Until the Site Development is completed and accepted by the City and all appropriate agencies, the Owner/Applicant shall be responsible for the following in the area where Building Permits have been issued:
1. Maintaining roads and access ways in a manner that allows continuous access for emergency vehicles; and
 2. Maintaining continuous flow capacities to all relevant hydrants in the Development.
- G. Guaranty. The Applicant shall issue a Guaranty to the reasonable satisfaction of the City Attorney that shall include an amount to ensure completion of all requirements contained in these regulations including, but not limited to, soil preservation, Final Grading, Lot drainage, Landscaping, lawn-grass seeding, removal of debris and waste, Fencing, and all other required Lot improvements.
1. Governmental units to which a Guaranty applies may file in lieu of said contract or guaranties a certified resolution or ordinance from officers or agencies authorized to act in their behalf, agreeing to comply with the provisions of this Title.

17.06.050. Site Development/Occupancy.

Property Access Requirements. No Building Permit shall be issued on a Lot or Parcel that is not an improved Lot. There shall be no human occupancy of any Building until all required Infrastructure Improvements have been completed and an occupancy permit has been issued.

- A. Disclosure Required. It shall be unlawful for any person to transfer any portion of an approved Development prior to certificate of occupancy unless that person has advised the prospective buyer that occupancy permits will not be issued until all required improvements are completed.
- B. Occupancy Restrictions. Occupancy will not be allowed until the following conditions are met:
1. All necessary utilities are installed: e.g., culinary water lines, sanitary sewer, quad duct, flood control facilities, electric power, natural gas, and telephone transmission lines;
 2. Finished road surfaces and pedestrian safety infrastructure are installed.
 3. All building code requirements are met as confirmed by the City Building Official.
 4. Public Safety and Utility Access. Throughout construction and occupancy, all land Uses and Structures shall maintain unobstructed public utility and safety vehicle access in accordance with Appendix D of the International Fire Code in effect in the state of Utah.

(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020)

ARTICLE II. PARKING, ACCESS, AND CIRCULATION REQUIREMENTS

17.06.110 Purpose.

Off-Street Parking Areas and access management are an integral part of all land use categories in the City of South Salt Lake. Vehicle and bicycle parking, access, loading and circulation requirements are established to reduce Street congestion, traffic hazards, vehicle and pedestrian interaction and to develop standards for organized off-Street parking. The regulations in this Section are intended to complement design and Use standards found elsewhere in this Title.

(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020)

17.06.120 General provisions.

- A. Parking Area Development. The minimum off-Street Parking Stalls with adequate provisions for ingress and egress shall be provided at the time when one or more of the following improvements occur:
 - 1. New site Development.
 - 2. Structure Additions or Expansions. If a Building Permit is issued for an addition or expansion of a non-residential property that would increase the number of stalls required for the land Use.
 - 3. Parking areas, driveways, or drive lanes are expanded to include additional property or land area that was not included when the Development was originally approved.
 - 4. Change of Use to a more intensive Use of a Building through the addition of Dwelling Units, Floor Area, or seating capacity. When the Use of an existing Building or Structure is changed to a different type of Use, parking shall be provided in the amount required for such new Use.
 - 5. Shared Parking is proposed by two or more land Uses that have different parking patterns and peak parking demand hours. **These Uses shall be able to use the off-Street Parking Stalls that are on the same parcel or within the condominium plat throughout the day to reduce the total demand for Parking Stalls.**
 - 6. Existing hard surfacing is removed from the Parking Area and replaced with new hard surfacing as per Section 17.06.140(B).
- B. Existing parking and loading areas. If existing nonconforming parking and loading facilities are below the requirements as established in this Chapter, they shall not be further reduced.
- C. Floor Area. For the purposes of parking requirements, Floor Area shall be defined as the gross footage of the Building measured from the exterior corners. Parking ratios more than one-half will be rounded upward to the next highest whole number. Ratios less than one-half will be disregarded.
- D. Shared Parking. Property Owners and developers are encouraged to work out Shared Parking agreement with adjacent users, **that have off-Street Parking Stalls that are on the same parcel or within the condominium plat**, wherever possible according to the provisions for Shared Parking contained in Section 17.06.160(F).
- E. Continued obligation to provide Parking Stalls. Compliance with this Chapter is a continuing obligation so long as the Use continues. It shall be unlawful for any Owner of any Building or for any person responsible for providing parking to discontinue, eliminate or reduce a required Parking Area without providing some other approved vehicle Parking Area that meets the requirements of this Chapter, unless approval of the land use authority is obtained for the change in Parking Area.
- F. Nonconforming Parking Areas. The area and number of available Parking Stalls in nonconforming parking facilities shall not be further reduced. Any reconstruction, alteration or other change in Use shall be subject to the provisions of this Chapter.
- G. Parking for persons with disabilities. Parking Stalls for persons with disabilities shall meet the ADA and Uniform Federal Accessibility Standards, shall be provided in off-Street Parking Lot areas, and shall count towards fulfilling the minimum required automobile parking.
- H. Storage. All areas designated for off-Street parking, maneuvering, loading or Site Landscaping shall not be used for outdoor storage of materials, repair, dismantling or inventory.
- I. Nonconforming, unused or abandoned drive approaches. When the requirements listed in Subsection (A) are met, nonconforming, unused or abandoned curb cuts and other drive approaches serving property within any land use district shall be brought into compliance with the provisions of this Chapter.

- J. Shared drive approaches. Shared driveways between and among Lots or Parcels are allowed only if both Owners execute and record an easement in a form approved by the City to ensure access in perpetuity for both Lots or Parcels.

K. No Tandem parking is allowed.

(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020)

17.06.130 Residential parking requirements and regulations.

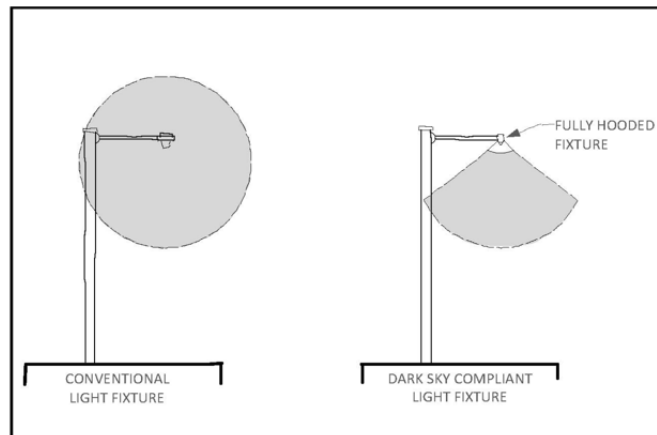
- A. Vehicles must be parked on a Hard Surface. All areas used for parking shall be paved with a Hard Surface of concrete or asphalt material.
- B. Trailer and recreational vehicle parking surface. All areas for parking trailers and recreational vehicles shall be accessed from an approved driveway, incorporated 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.

(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020; Ord. No. 2021-06 , § XIV, 5-26-2021)

17.06.140 Commercial Parking Lot design criteria.

- A. Parking plans. Parking Development plans for any proposed Parking Area or facility shall be submitted to the land use authority. For Parking Lot areas that are not associated with new Building construction or redevelopment, the property Owner or its designated agent shall submit a parking Development plan to the City for review. Work shall not commence on Parking Lot improvements until the City has approved such improvements and issued a permit. The parking Development plan shall indicate the following proposed improvements with accurate measurements, including, but not limited to:
 - 1. Parcel size and dimensions.
 - 2. Building layout.
 - 2. Curb cuts for ingress and egress.
 - 3. Parking dimensions and configuration.
 - 4. Striping and traffic control markings.
 - 5. Landscaping as required in this Chapter and other relevant sections.
 - 6. Lighting.
 - 7. Drainage calculations and facilities for on-site detention and introduction into the storm sewer.
 - 8. Traffic or parking study if requested by the City or other government agency.
 - 9. Any necessary agreements with adjacent property Owners for Shared Parking, ingress and egress, drainage or utilities.
 - 10. Prior approvals from other government agencies which require approval for ingress or egress.

- B. Parking Area surfacing. Every Lot or Parcel of land used for a vehicle Parking Area or facility shall be paved with impervious asphalt or concrete surfacing.
- C. Parking Area lighting. When an existing Parking Area is proposed for redeveloped, or for additional lighting, an Applicant must submit proposed lighting plans to the City and a photometric study showing the following items:
1. Location and description of each outdoor lighting fixture, aiming angle and mounting heights.
 2. Description of the outdoor light fixture including specifications of lamp optics and cutoff angles.
 3. A schedule providing for the reduction of on-site lighting during the hours when the facility is not in operation while still providing for levels necessary for security purposes.
 4. All new and replacement lighting shall have directional shields or control devices to reflect light trespass away from adjacent Uses and roadways.
 5. To control light trespass onto adjacent properties or Streets, the maximum illumination, when measured at the Property Line at a height of five feet and facing the light fixture(s), shall be no greater than 0.5 foot-candles.
 6. All Parking Lot lighting shall use a down lit fixture in order to encourage the practice of "dark sky" friendly practices.



- D. Curb. The perimeter of all paved surfaces shall be finished with a six-inch high curbing with ADA ramps where necessary. Bumper curbs shall be installed where appropriate to keep property and vehicles from being damaged and to prevent vehicles from over-hanging sidewalks. 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. Curbs shall be designed to allow storm water to enter Landscaped Areas.



- E. Landscaping. Parking Lot Landscaping shall meet the requirements as found in Chapter 17.06.300.

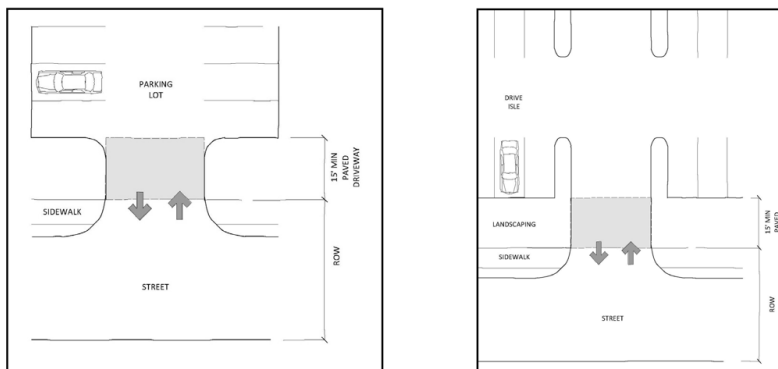
- F. Drainage. Parking Lots shall be graded and drained to detain and dispose of all surface water as required by the City. The introduction of storm water into the storm sewer system shall meet minimum retention requirements as approved by the City.
- G. Parking Area location. See Chapter 17.07 Design Standards.
- H. Nonconforming driveways. Existing, nonconforming driveways and Parking Lots shall be reconstructed or removed upon Development of a new Building or other substantial site improvement.

(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020)

17.06.150 Access management.

A. 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 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.

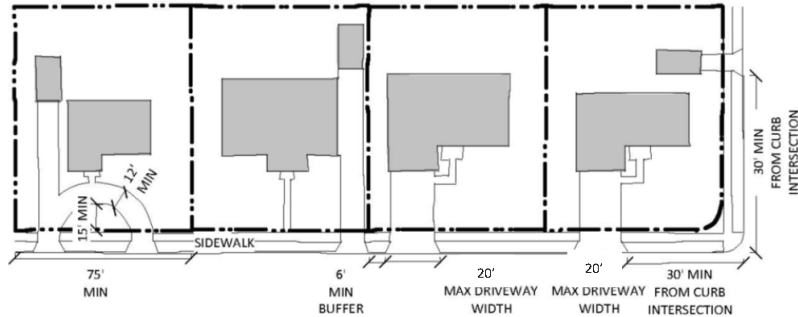


5. Parking Lots shall be designed to include the necessary dimensions and circulation for the on-site maneuvering of fire and refuse trucks as determined by the City Engineer and the Fire Marshal. Fire access shall be continuously maintained for all driveway access and Parking Areas
6. As a condition 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.~~ **Roadways and Functional Classifications in the General Plan.**

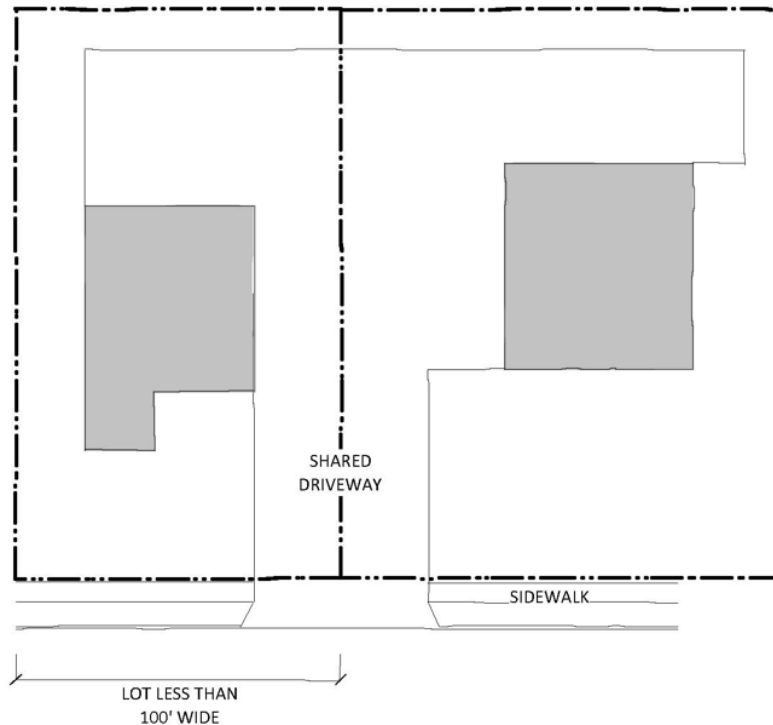
B. Ingress/Egress, Driveway Access and separation.

1. Residential driveways. Single Family Residential Driveways Located on Local Streets.
 - a. Each Parcel shall have one permitted driveway with a maximum width of 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 12 feet in width. To qualify for a circular driveway:

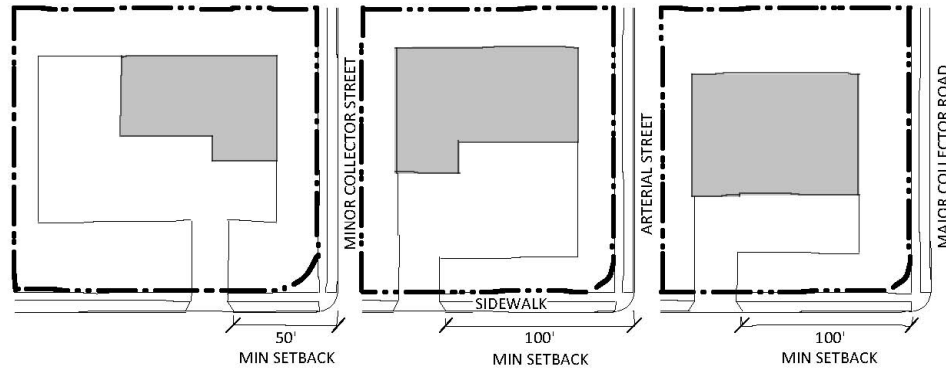
- i. a Lot shall be a minimum of 75 feet in width;
- ii. the Owner shall maintain approved Landscaping at least 15 feet in depth from the Front Property Line to the closest edge of the drive.
- c. Driveways on neighboring Lots shall be separated by a minimum of six feet (6'), as measured at the flare of the adjacent driveways.
- d. For Corner Lots, no driveway shall be located closer than 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~~ **Standard Road Profiles, Roadways and Functional Classifications in the General 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 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 100 feet may have one additional drive approach every 200 feet. Drive approaches shall not be greater than 30 feet 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: 100 feet.
 - ii. Major Collector: 100 feet.
 - iii. Minor Collector: 50 feet.
- d. Driveways on abutting commercial Lots shall be separated a minimum of 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.

(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020; Ord. No. 2021-06 , § XV, 5-26-2021)

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. A traffic or parking study may be requested by the City for Uses that are over 10,000 square feet.
 4. 5. 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	.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 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 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 middle 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 care taker, 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

Parking Requirements by Use		
Land Use	Number of Stalls Required	Number of Public Bicycle Parking Spaces Required
Dwelling		
Dwelling, Single-Family	2 stalls per Single Family Dwelling Unit, with at least 1 stall located in an enclosed garage; for Dwelling, Accessory Unit (external and internal) 1 additional parking stall	N/A
External Accessory Dwelling Unit		
Internal Accessory Dwelling Unit		

Dwelling, Multi-Family	.5 stalls guest parking per unit; 1.2 stalls per unit in TOD-C district Development; All other zones - 1.5 stalls per studio or one-bedroom unit; 2 stalls per two-bedroom unit; 2.5 stalls per three+ bedroom unit. Downtown District - 1 stall per studio/one bedroom unit; 1.2 stalls per two/three bedroom unit; Eaststreetcar District - 1.5 stalls per unit One moving truck parking stall per 100 units	1 per 15 units for visitor and .25 secure spaces per unit
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 each of 20% of the Project units
Assisted Living Facility	.5 stalls per bedroom plus 1 stall per employee	N/A
Nursing Home		
Homeless Shelter	.25 stalls per bed plus 1 stall per employee	N/A
Retail Commercial		
Auto Body Repair	1 stall per employee, 1 stall per 200 square feet of office, and 1 stall per 500 square feet of shop area	N/A
Automotive Restoration		
Automotive Service and Repair		
Automotive Service Station (Non-Mechanical)		
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
Auto, Light Truck, RV, Boat, Trailer Dealership (Sale, Lease, or Rent)		
Bakery, Neighborhood	4.0 stalls per 1,000 square feet Downtown District: 3 stalls per 1,000 for General Retail and Service; 2 stalls per 1,000 square feet for Neighborhood Retail and Service	1 per 20 stalls
Commercial Repair Services		
Convenience Store with Fuel Pumps		
Farmers Market		
Horticulture / Produce Sales		
Pharmacy		
Retail, Accessory		
Retail, General		
Retail, Neighborhood		
Secondhand Merchandise Dealer		

Upholstery Shop / Tailoring Shop		
Commercial Services / Office		
Animal Hospital / Veterinary Office (Small Animal)	4.0 stalls per 1,000 square feet; for data processing or telemarketing Uses, 1 stall per employee Downtown District: 3 stalls per 1,000 for Civic, General Retail and Service, and Office; 2 stalls per 1,000 square feet for Neighborhood Retail and Service	N/A
Animal Kennel / Day Care, Commercial		1 per 20 stalls (or 1 per 25 employees for data processing or telemarketing Uses)
Barber Shop / Hair Salon		
BioTech / Biolife		
Blood / Plasma Donation Center		
City Building		
Commercial Repair Services		
Day Spa		
Employment Agency / Temporary Staffing		
Financial Institution		
Grooming Services (Pet)		
Library		
Office, Professional		
Printing, Large Scale		
Sexually Oriented Business		
Day Treatment Center	4 stalls per 1,000 square feet	1 per 25 stalls
Massage Therapy		
Medical, Dental, Health Care Office		
Adult Daycare	1 stall per 5 children, plus unloading area	N/A
Child Care Center		
Car Wash	1 stall per employee, 1 stall per 200 square feet of office, and 3 stacked spaces per bay, and 5 stacked spaces for automated facility	N/A
Crematory / Embalming Facility	1 stall per 100 square feet of assembly area plus one per employee	N/A
Funeral / Mortuary Home		
Hotel	1 stall per unit plus 1 stall per 200 square feet of office, meeting, assembly, conference or banquet stall	1 per 50 stalls
Storage Facility, Indoor Climate Controlled	1 stall per employee, 3 stalls located at the registration area	1 per 50 stalls
Temporary Use	1 stall for every 3 patrons to the event	N/A
Equestrian Facility	1 stall per 1,000 square feet	1 per 50 stalls
Laundromat		
Arts / Recreation		
Art Gallery	2 stalls per 1,000 square feet	1 per 30 stalls
Art Studio		
Bowling Alley		
Museum		
Nature Center		

Fitness Center	1 stall per 300 square feet; 1 stall per 100 square feet for dance halls	1 per 15 stalls; 1 per 25 stalls for dance halls
Recreation Center		
Movie Studio / Sound Stage	4 stalls per 1,000 square feet	1 per 30 stalls
Theater, Live Performance	1 stall for every 3 seats	
Theater, Movie		
Restaurant		
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
Food Truck Park	3 stalls per food truck/food trailer	1 per 20 stalls
Public Uses		
Hospital, Specialty	1 stall per every 2 beds	1 per 50 stalls
Education, Preschool	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, Elementary or Secondary		
Education, Higher (Public)	1 stall for every 3 seats	
Education, Technical		
Place of Worship	1 stall for every 4 seats in the Place of Worship	
Alcoholic Beverage		
Alcoholic Beverage—Bar Establishment	3 stalls per 1,000 square feet	N/A
Alcoholic Beverage—Tavern		
Alcoholic Beverage—Manufacturer	1 stall per employee	1 per 50 stalls
Alcoholic Beverage—Beer Wholesaler	1 stall per 1,000 square feet	
Alcoholic Beverage—Liquor Warehouse		
Industrial		
Bakery, Commercial	1 stall per employee	1 per 50 stalls
Manufacturing		
Food Processing	2 stalls per 1,000 square feet plus designated parking stall for all food trucks/food trailers	N/A
Storage Facility, Warehouse	1 stall per 1,000 square feet	1 per 50 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	Minimum Drive

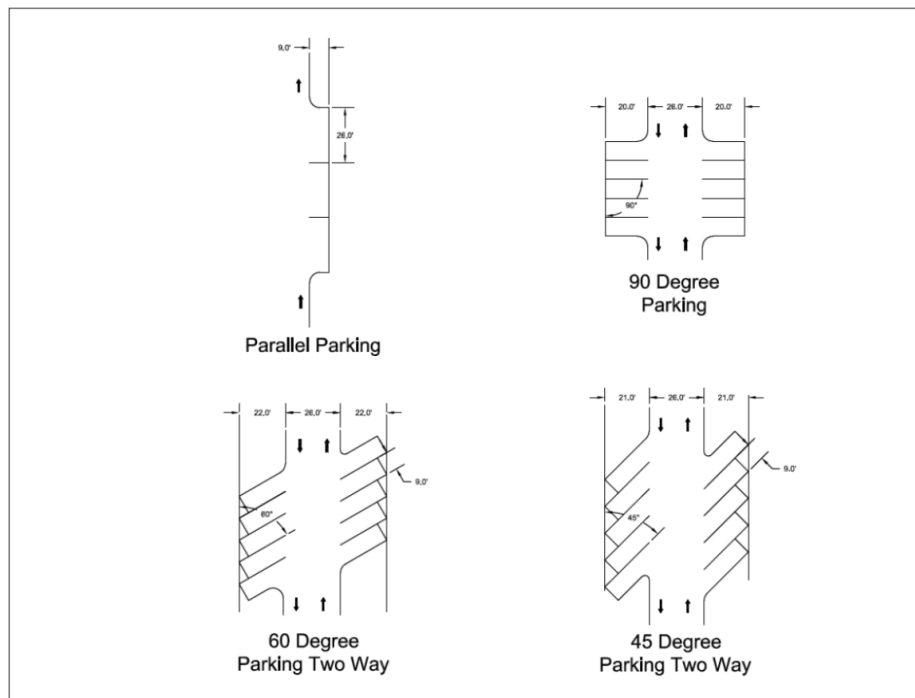
				Aisle Width (One Way)	Aisle Width (Two Way)
Parallel along the curb - 0 degree	9 ft.	26 ft.	26 ft.	12 ft.	24 ft.
45 degree	9 ft.	21 ft.	9 ft.	15 ft.	26 ft.
60 degree	9 ft.	22 ft.	9 ft.	18 ft.	26 ft.
90 degree	9 ft.	20 ft.	9 ft.	24 ft.	26 ft.

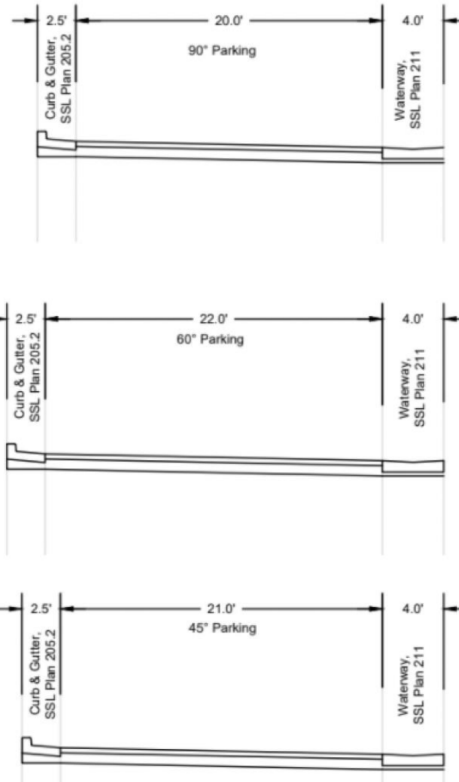
*Drive Aisle widths may be increased when required by the City Fire Marshal or City Engineer.

Parking Structure Stall Dimension Table*						
Angle of Parking	Stall Width	Stall Depth	Aisle Width	Wall to Wall Module Width	Interlock Reduction	Overhang Allowance
0	22'-0"	8'-3"	12'-8"	29'-2"	0'-0"	2'-0"
45	8'-3"	16'-10"	14'-11"	48'-7"	2'-3"	2'-0"
50	8'-3"	17'-5"	15'-6"	50'-4"	2'-0"	2'-0"
55	8'-3"	17'-11"	16'-2"	52'-0"	1'-10"	2'-1"
60	8'-3"	18'-3"	16'-10"	53'-4"	1'-7"	2'-2"
65	8'-3"	18'-6"	17'-9"	54'-9"	1'-4"	2'-3"
70	8'-3"	18'-7"	18'-7"	55'-9"	1'-1"	2'-4"
75	8'-3"	18'-6"	20'-1"	57'-1"	0'-10"	2'-5"
90	8'-3"	17'-6"	24'-10"	59'-10"	0'-0"	2'-6"
0	22'-0"	8'-6"	11'-11"	28'-11"	0'-0"	2'-0"
45	8'-6"	16'-10"	14'-2"	47'-10"	2'-3"	2'-0"
50	8'-6"	17'-5"	14'-9"	49'-7"	2'-0"	2'-0"
55	8'-6"	17'-11"	15'-5"	51'-3"	1'-10"	2'-1"
60	8'-6"	18'-3"	16'-1"	52'-7"	1'-7"	2'-2"
65	8'-6"	18'-6"	17'-0"	54'-0"	1'-4"	2'-3"
70	8'-6"	18'-7"	17'-10"	55'-0"	1'-1"	2'-4"
75	8'-6"	18'-6"	19'-4"	56'-4"	0'-10"	2'-5"
90	8'-6"	17'-6"	24'-1"	59'-1"	0'-0"	2'-6"
0	22'-0"	8'-9"	10'-8"	28'-2"	0'-0"	2'-0"
45	8'-9"	16'-10"	13'-5"	47'-1"	2'-3"	2'-0"
50	8'-9"	17'-5"	14'-0"	48'-10"	2'-0"	2'-0"
55	8'-9"	17'-11"	14'-8"	50'-6"	1'-10"	2'-1"
60	8'-9"	18'-3"	15'-4"	51'-10"	1'-7"	2'-2"
65	8'-9"	18'-6"	16'-3"	53'-3"	1'-4"	2'-3"
70	8'-9"	18'-7"	17'-1"	54'-3"	1'-1"	2'-4"
75	8'-9"	18'-6"	18'-7"	55'-7"	0'-10"	2'-5"
90	8'-9"	17'-6"	23'-4"	58'-4"	0'-0"	2'-6"
0	22'-0"	9'-0"	9'-5"	27'-5"	0'-0"	2'-0"

45	9'-0"	16'-10"	12'-6"	46'-4"	2'-3"	2'-0"
50	9'-0"	17'-5"	13'-3"	48'-1"	2'-0"	2'-0"
55	9'-0"	17'-11"	13'-11"	49'-9"	1'-10"	2'-1"
60	9'-0"	18'-3"	14'-7"	51'-1"	1'-7"	2'-2"
65	9'-0"	18'-6"	15'-6"	52'-6"	1'-4"	2'-3"
70	9'-0"	18'-7"	16'-4"	53'-6"	1'-1"	2'-4"
75	9'-0"	18'-6"	17'-10"	54'-10"	0'-10"	2'-5"
90	9'-0"	17'-6"	22'-7"	57'-7"	0'-0"	2'-6"

*Parking spaces located adjacent to walls or columns shall be one foot (1') wider to accommodate door opening clearance and vehicle maneuverability.





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

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 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 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 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~~ Stalls that are on the same parcel or within the condominium plat 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.

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 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;
 - 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 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.

(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020; Ord. No. 2021-06 , § XVI, 5-26-2021)

17.06.170 Loading areas.

- A. All Buildings with loading docks or loading areas shall meet the following requirements:
 1. All loading and unloading areas must be located behind the Primary Façade and must not be visible from a **Public** Right-of-Way.
 2. All loading and unloading associated with the Use shall be performed on-site. Such on-site loading area shall be in addition to required off-Street parking and shall not be located within driveways or Drive Aisles.
 3. All loading docks and unloading areas shall be located so that no delivery vehicle will be parked or require maneuvering within the public Right-of-Way. Maneuvering and backing space to the loading dock shall be accommodated on-site.
 4. Public Rights-of-Way shall not be used for loading or unloading.
 5. Each loading area shall not be less than thirty-five (35) feet in length and twelve (12) feet in width. Enclosed or covered loading and unloading areas shall have an overhead clearance of not less than fourteen (14) feet.
 6. Off-Street loading areas shall not block use of required Parking Stalls areas on the Site or adjacent Sites.
 7. Loading/unloading areas shall be asphalt or concrete and constructed to drain and dispose of surface water on-site, away from the Building.
- B. Standing and Passenger Loading Areas. Uses such as daycares, schools, hotels, and places for public assembly shall provide at least one safe off-Street passenger loading/unloading area that is adequately signed and striped. Such passenger loading/unloading areas shall be located at the point of primary pedestrian access from the Parking Lot area to the adjacent Building, or Buildings, and shall be designed in such a manner that vehicles waiting in the loading area do not impede vehicular or pedestrian circulation in the Parking Area.

(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020)

17.06.180 Temporary event parking.

Temporary Parking Lot may be approved by the City for a special event if the following conditions are met:

- A. Compacted road base, gravel, or recycled asphalt is used;
- B. Signage is provided that designates the temporary Parking Area; and
- C. Use of the Parking Lot is limited in duration, which Use shall not exceed thirty (30) days in any 365-day period.

(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020)

17.06.190 Bicycle parking standards.

All new Development or change of Use must install parking for bicycles as required in the parking matrix. Required bicycle parking areas shall comply with the following standards:

- A. Bicycle parking shall be provided with racks that allow the frame and one wheel to be locked to the rack with a high security, U-shaped or chain/cable lock.
- B. Racks shall be clearly visible and accessible yet should not interfere with pedestrian traffic or other site furnishings.
- C. Parking areas shall be well-lit for theft protection, personal security and accident prevention.
- D. Location of bicycle parking shall be separated from vehicle parking and roads with space and physical barriers in order to prevent potential damage to parked bikes or vehicles. Bicycle parking shall not be located on sidewalks or in areas that obstruct pedestrian traffic flow.
- E. Parking areas shall be located within one hundred (100) feet of the primary Building entrance.
- F. Where feasible, the use of existing overhangs or covered areas are encouraged to provide weather protection for bicycle parking areas.

(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020)

17.06.200 Parking Lot maintenance.

- A. Designated Parking Areas shall be continually maintained to properly function for the intended vehicle parking Use.
- B. When surfacing materials are removed, changes are made to the Grade, or changes that would require a review by the City, the property Owner or agent shall submit a parking Development plan as outlined in Section 17.06.140, and obtain a permit from the City to ensure that the replaced surfacing and drainage meets current City regulations.
- C. Parking Lot striping for stalls and pedestrian crossings shall be maintained on a regular basis so that striping is visible.
- D. Slurry seals, seal coating, overlays, patching or crack sealing does not require a permit for maintenance unless such work changes the Grade or Retention Areas of the Site.

(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020)

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 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 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 15 percent, or a minimum of seven stalls.
 - g. An existing property is re-landscaped.
- 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 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 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 80% of the total Landscaped Area for all properties other than Single-Family residential.
 - v. Turf Grass shall comprise at least 80% of the total Landscaped Area of a Single-Family residential Lot or Parcel, but not more than 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 75% of the area of the swale or detention or retention basin.
 - iii. Swales, ~~detention and retention basins located along a Right-of-Way~~ shall not be deeper ~~that~~ than 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)~~ six (6) 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 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.

4-3. 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 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**
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,	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.

	street furniture)						
Other Residential	Less than 2'		Concrete, gravel, stone, and mulch	100%	Groundcover Annual or perennial plants Turf	75%	Street trees not encouraged.
	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
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 may 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 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 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 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 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 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 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 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. At least one tree shall be planted for each 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 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 75% of required Landscaped Areas.
 - iii. Site Trees. A minimum of two (2) trees per 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 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 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 75% of required Landscaped Areas.
 - iii. Site Trees. A minimum of two (2) trees per 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.

(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020; Ord. No. 2021-06 , § XVII, 5-26-2021)

Chapter 17.07 DESIGN STANDARDS

Sections:

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.

(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020; Ord. No. 2021-06, § XVIII, 5-26-2021)

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	Indoor Climate Controlled Storage Building	Accessory Structure to Non-Res. Building
Commercial Corridor				A	A	A	A	A		A	A
Commercial Neighborhood					A	A					A
Commercial General					A	A	A				A
TOD & TOD-Core				A	A	A	A	A	A		A
Mixed-Use			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

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Crossing MPMU - Transit District					A		A	A			A
Downtown*				A	A	A	A	A		A	A
East Streetcar**				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.

(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020; Ord. No. 2021-06, § XVIII, 5-26-2021)

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.

- Outdoor Storage is prohibited in all Yard areas, off-Street Parking Areas, maneuvering and loading areas, and site Landscaping.
- All Front and Corner Side Yard areas shall be landscaped according to the landscape standards established in this Title.
- Yard areas shall not be used for parking, except for driveways or garages as required by this Title.
- 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
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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 6 feet	2 feet	4 feet
Decks > 1' above base elevation	4 feet 6 feet	2 feet	4 feet
Eaves, cornices, and overhangs	2 feet 3 feet		4 feet
Required overhead weather protection	4 feet 6 feet		4 feet
Bay windows, cantilevered rooms, and awnings	4 feet 6 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

2. Permitted projections of Architectural Elements and mechanical equipment into Yard areas shall comply with the Clear View requirements established in this Title.

(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020; Ord. No. 2021-06, § XVIII, 5-26-2021)

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.

(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020; Ord. No. 2021-06 , § XVIII, 5-26-2021)

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 35 feet measured from Grade to the peak of the roof or, for flat roofed structures, from Grade to the top of the parapet;

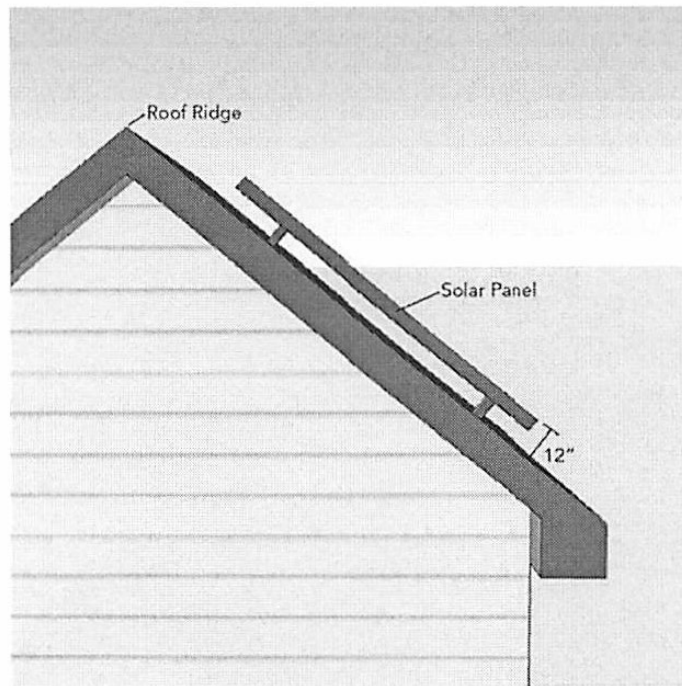
2. An additional one (1) vertical foot of Building Height for every two (2) horizontal feet of distance from the subject property Setback abutting the adjacent R-1 district may be added to achieve the lesser of the maximum district height or the maximum Building form height;
 3. This Building Height 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 15 feet from the Front Property Line to points on the Property Line at the Street in front of the property 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 14 feet in height above all public Rights-of-Way; 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 for all new non-residential, Multi-Family, or Townhome Development, redevelopment, improvement, or construction.

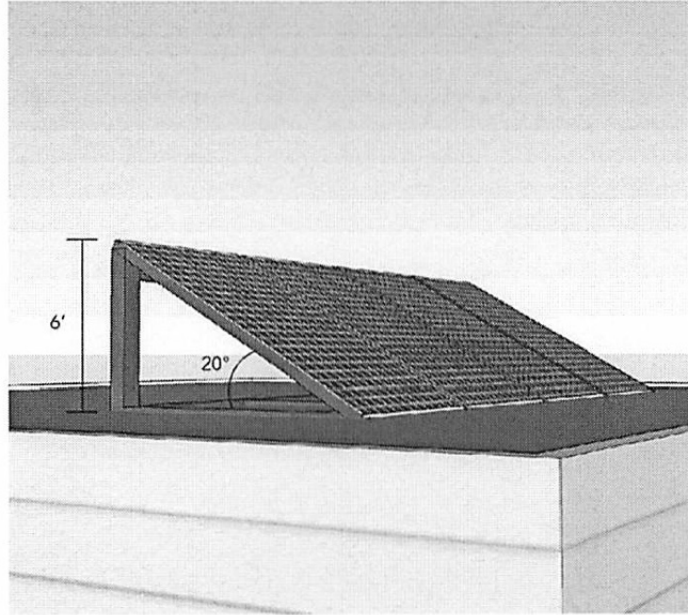
2. All waste container enclosures shall be constructed according to the requirements of this Title.
3. All waste containers shall be located at the rear of each Building, in the service area, or in another properly fenced and screened area approved by the land use authority.
4. All waste containers shall be located so they are not visible from a public Right-of-Way.
5. Height. Waste container enclosures shall be constructed to a height 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, 16-gauge metal cladding.
 - ii. Attachments of cladding to structural frame shall not exceed 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 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 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 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 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.

(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020; Ord. No. 2021-06 , § XVIII, 5-26-2021)

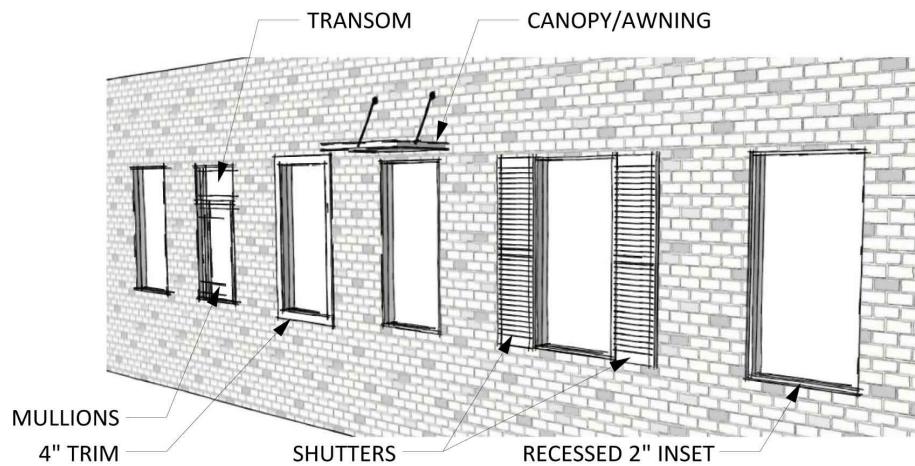
17.07.060 General Design Standards for Residential Buildings/Development.

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.

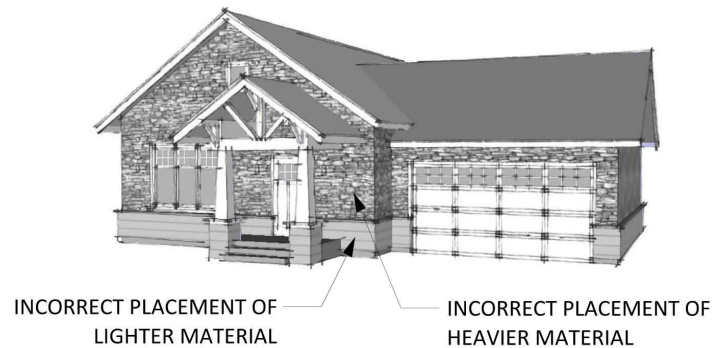
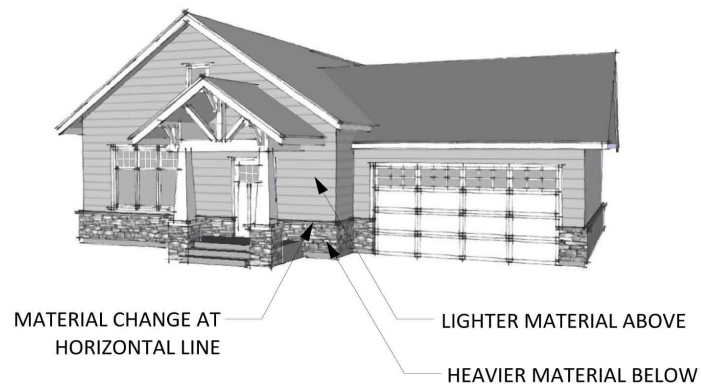
1. Single-Building Developments. Single-Building Developments shall front on a Street.
2. Multi-Building Developments (excluding Townhome Developments). All multi-Building Developments shall be oriented so that the Primary Façade of each Building faces toward the following, listed in priority order:
 - 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%.
 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").

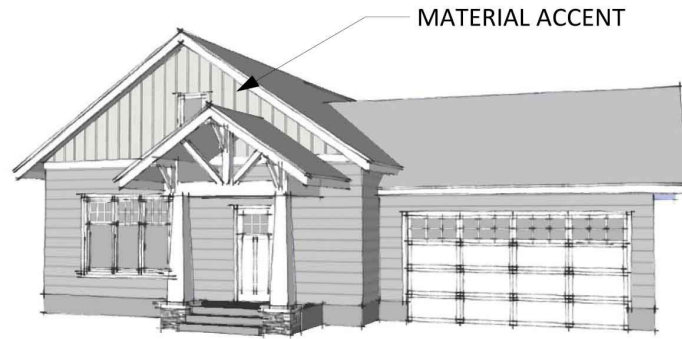


- C. Materials.
1. Primary Materials. All Buildings shall use one of the following materials on at least ~~60%~~ 80% of each Façade:
 - a. Brick;
 - b. Wood;
 - c. Stone; or
 - d. Hardie-board or equivalent material.
 2. Secondary Materials. No Building shall use the following materials on more than 20% of any Façade:
 - a. Stucco;
 - b. Corrugated metal siding;
 - c. Split-faced masonry block;

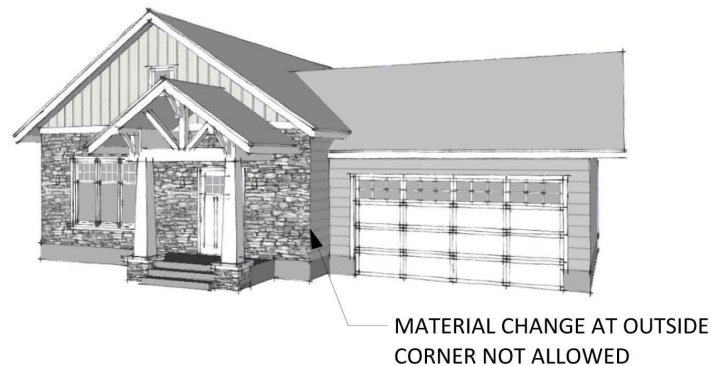
- d. Exposed smooth-finish concrete block;
 - e. Architectural metal panels;
 - f. Cements fiber board; or
 - g. ELF'S.
3. Prohibited Materials. No Building shall use vinyl or aluminum siding on any Façade.
4. Roofs. All roofs shall be clad in asphalt shingles, wood shingles, standing seam metal, or 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.



- 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.



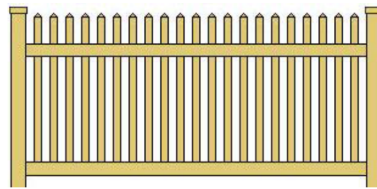
- c. Primary Façade materials and/or colors shall not change within two feet (2') of Building corners and shall continue along any Façade visible from a Street or pedestrian Right-of-Way. Materials may change where side or rear wings meet the main body of a Building. Primary Façade materials used on 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.

(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020; Ord. No. 2021-06 , § XVIII, 5-26-2021)

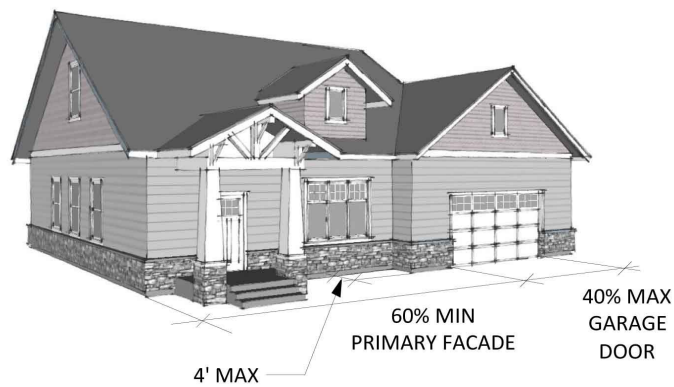
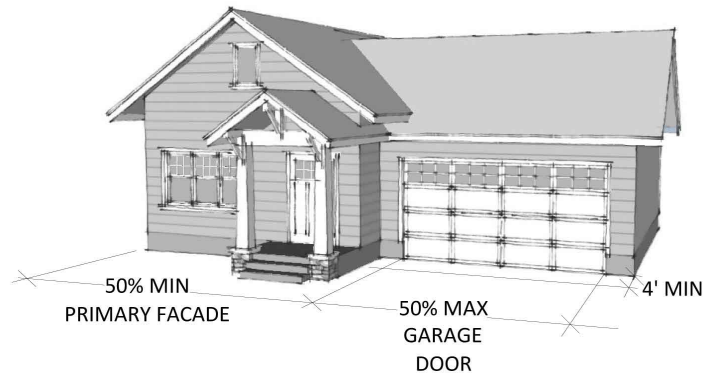
17.07.070 Single-Family Building Form.

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 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 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 50% of the Primary Façade.
 - 3. Garages that comprise between 40% and 50% of the Primary Façade shall be recessed from the Primary Façade by at least four feet (4').
 - 4. Garages that comprise less than 40% of the Primary Façade may be flush with the Primary Façade.
 - 5. Garages that comprise no more than (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 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.

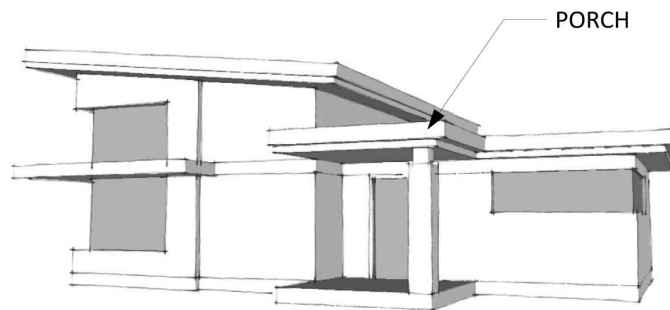
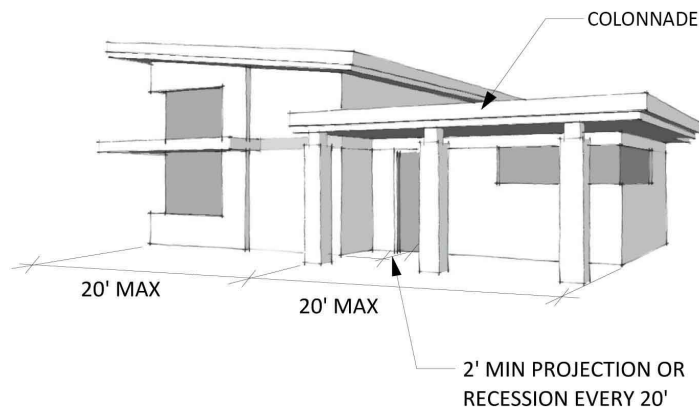
9. All garages must contain at least three (3) of the following design features:
- a. Single carriage house garage doors with windows;
 - b. Garage doors that include windows and are painted to match the main or accent color of the Dwelling;
 - c. Ornamental light fixtures flanking the doors;
 - d. Arbor 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.

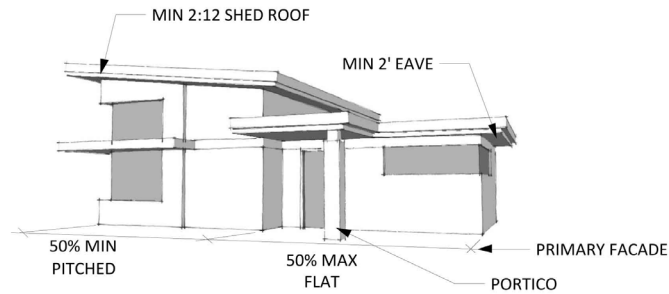




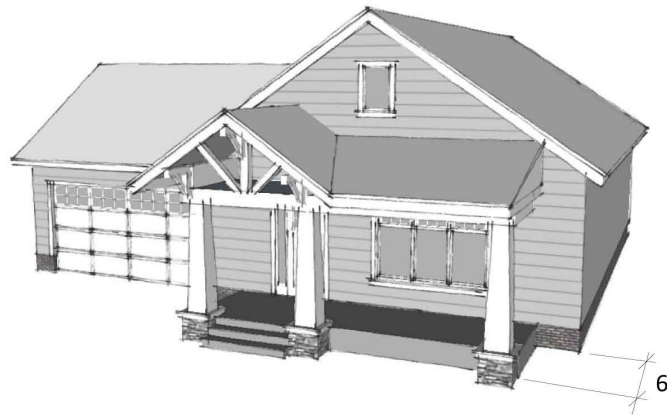
F. Roofs and Overhangs. Roofs and overhangs shall comply with the following standards:

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 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 (20').





- 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.

- Accessory Structures shall not exceed one Story and shall total no more than 700 square feet.
- Accessory Structures shall be clad in similar materials and shall be a similar color as the Primary Building.
- Accessory Structures shall only be accessed at Grade.
- 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.
- Accessory structures shall not be connected to sewer service. All other utilities for Accessory Structures shall be accessed from the Primary Building.

2. Setbacks.

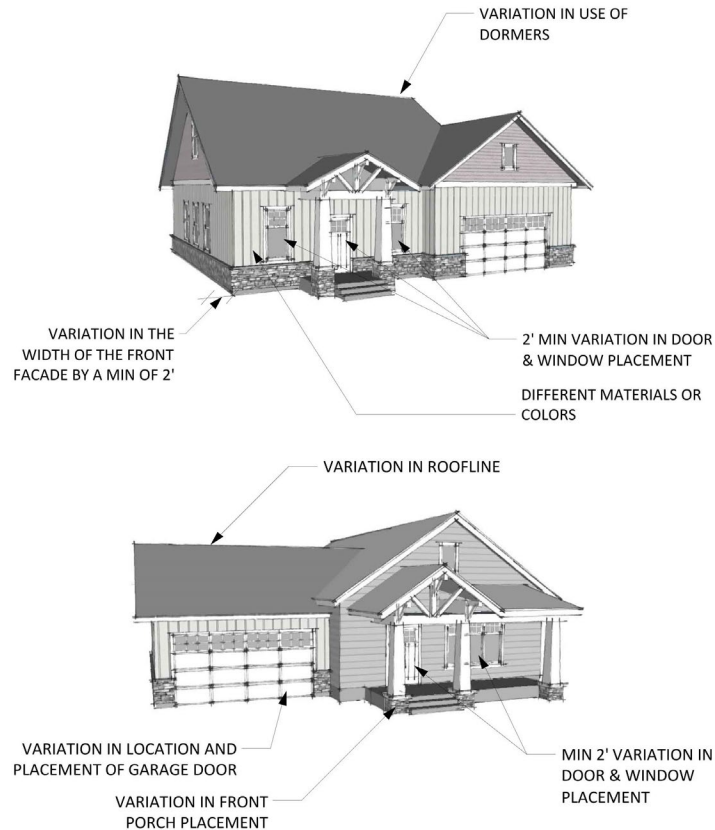
- Accessory Structures shall be located behind the Primary Structure.
- Accessory Structures shall be separated from the Primary Building by at least ten feet (10').
- Accessory Structures shall be located at least two feet (2') from any Property Line.

3. Height. Accessory Structures may not exceed 20 feet in height. Accessory Structures shall have a maximum first floor height of 14 feet measured from Grade to ceiling. Pitched roofs may extend to 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 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.



(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020; Ord. No. 2021-06 , § XVIII, 5-26-2021)

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.

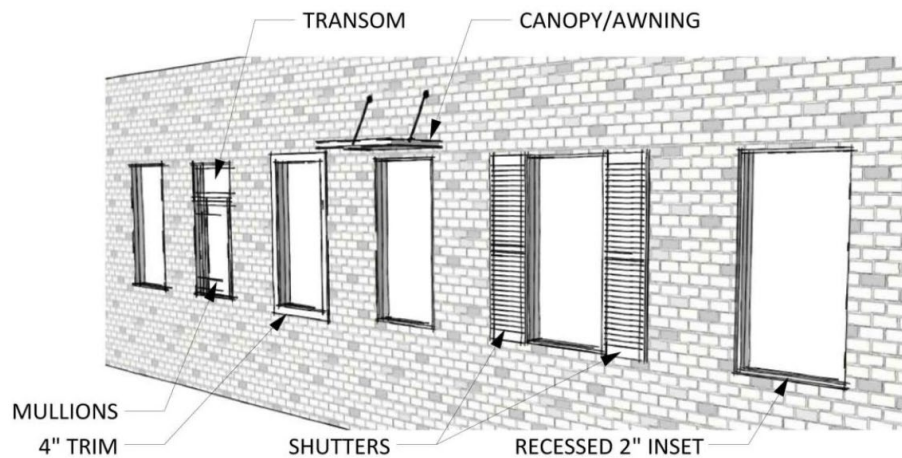
A. Frontage and Orientation.

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;
 - c. canopies, shutters, or awnings proportional to window size; or
 - d. recessed insets from the Primary Façade of at least two inches (2").



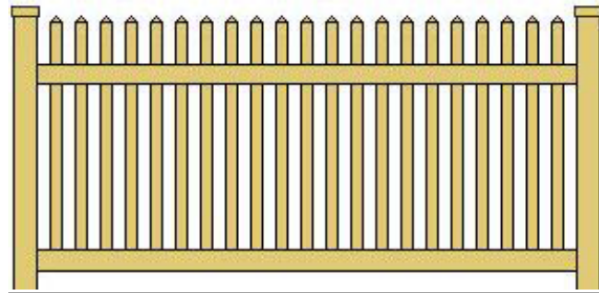
C. Building Materials.

1. Primary Materials. All Buildings shall use one of the following materials on at least ~~60%~~ 80% 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. ELF'S.
- 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; ~~and~~
 - 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;
 - III. additional two-foot (2') projections or recesses in the Façade plane every 20 feet; ~~or~~
 - IV. ~~outdoor living room amenities developed on at least 50% of the surface area of each unit.~~
- 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.

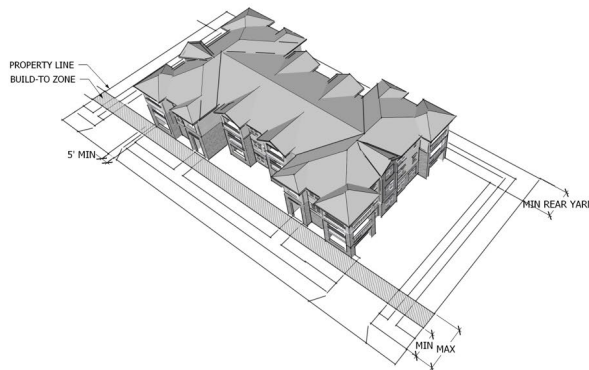
- a. Unoccupied: The following standards apply to Accessory Structures that will not be occupied:
 - i. shall not exceed one Story and shall total no more than 700 square feet;
 - ii. shall be of similar architectural style, be clad in similar materials, and shall be a similar color as the Primary Buildings;
 - 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.

(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020; Ord. No. 2021-06 , § XVIII, 5-26-2021)

17.07.090 Garden-Style Multi-Family Building Form.

The garden-style Multi-Family Building form requires Dwelling Units arranged in a stacked configuration where units are located side-by-side and one atop another and are served by non-climate-controlled staircase. Developments using this Building form shall provide large landscape Buffers between Buildings that shall contain some of the required amenities as specified in this Chapter. In addition to the design standards contained in 17.07.050 and 17.07.060 the following design standards apply to all garden-style Multi-Family Buildings.



- A. Façades. All Façades shall provide at least three (3) of the following design features:
 1. Projections or recesses in the Façade plane every 30 feet (30'). Projections or recesses shall have a minimum depth of two feet (2');
 2. At least two (2) different exterior Building materials or colors;
 3. Decorative textures on exterior finish (e.g. scales/shingles, wainscoting, ornamentation, and similar features);
 4. One or more dormer windows, or box or bay windows with a minimum twelve-inch (12") projection from the Façade plane;
 5. Eaves with exposed rafters or a minimum twelve-inch (12") projection from the Façade plane;
 6. A parapet wall with an articulated design with architectural design variation rather than a simple rectilinear form; or

7. Windows with a minimum four-inch (4') wide trim.
- B. Building Height. The maximum Building Height is forty-five feet (45'), measured from Grade to the peak of the roof or, for flat-roofed Buildings, Grade to the top of the parapet.
- C. Primary Materials. Additional permitted Primary Materials shall include:
 1. Wood clapboard;
 2. Wood board and batten;
 3. Wood siding; or
 4. Other similar material.
- D. Identifiable Transition. All Buildings shall provide an identifiable transition between the lower and upper floors. An identifiable transition shall consist of:
 1. A change in material, with the heavier or more massive material on the lower floor(s); or
 2. A change in Façade articulation.
- E. Windows and Doors. All Buildings shall provide windows or doors in the following amounts:
 1. At least 40 percent (40%) of the Primary Façade and any Façade that faces a Street or Open Space; and
 2. At least 25 percent (25%) of any Façade that does not face a Street.
- F. Garages.
 1. Individual garages or Carports shall be located within interior Parking Lots of the Development.
 2. Shared garages shall include at least one of the following Façade treatments at Street level:
 - a. Artwork;
 - b. Decorative grilles;
 - c. Unique material treatments; or
 - d. Projections or recesses of at least two feet (2') in the Façade plane at least every 30 feet.
 3. Shared garages shall incorporate openings with grillwork or other treatments that resemble windows.
- G. Off-Street Parking. Off-Street surface parking, including access and Drive Aisles, shall not occupy any portion of the Building's Public Street Frontage.
- H. Roofs. Roofs shall comply with the following standards:
 1. Pitched roofs covering the main body of a Building shall have a minimum pitch of 6:12 and shall be hip style, mono-pitch or shed style, or shall have symmetrical gables.
 2. Roof forms shall be designed to emphasize the individual Dwelling Units and to correspond and denote Building elements and functions such as primary entrances and arcades.
 3. All roofs shall be clad in asphalt shingles, wood shingles, standing seam metal, or other material of equivalent quality and durability.
 4. Flat Roofs. All flat roofs shall have a minimum two-foot (2') parapet along the entire length of the roofline.
 5. Equipment. 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.
- I. Porches, Balconies, and Private Patios.

1. Every Dwelling Unit that faces a Public Street, a perimeter Street, primary internal Street, park, or Common Open Space shall have either a Porch, balcony, or private patio.
 2. Porches, balconies, or private patios shall have a minimum Floor Area of 60 square feet and a minimum depth of five feet (5').
 3. Porches, balconies, and private patios shall:
 - a. Be configured to avoid views into rear yards of Parcels containing Single-Family Dwellings to the maximum extent practicable; and
 - b. Have railings consisting of materials other than vinyl, such as powder coated steel, or other materials of equivalent quality and durability.
- J. Exterior Staircases and Entry Features. Each Building shall have a non-climate-controlled staircase as the primary means of access to the upper level Dwelling Units. All staircases shall conform to the following standards:
1. No more than one common exterior staircase per seventy-five feet (75') of Building Façade.
 2. All common exterior staircases shall be enclosed, but not climate controlled.
 3. Common exterior staircases shall be incorporated into a primary entrance that is a prominent, architectural focal point featuring a secondary roof Structure consistent with or complementary to the primary roof form.
 4. Exterior staircases may project from the Primary Building. Projecting staircases shall have a minimum three-foot (3') Façade projection.
 5. Staircases may be recessed from the Primary Façade. Recessed staircases shall be set back at least three-feet (3') from the Primary Façade.
 6. All common staircases shall be designed to allow for natural light.



- K. Usable Open Space. All Developments shall provide large landscape Buffers between Buildings that shall contain some of the required amenities as specified in this Chapter. All Developments shall designate at least 30 percent (30%) of the Development site as Usable Open Space. At least 15 percent (15%) of the required Usable Open Space shall consist of improved exterior recreational amenities. Indoor recreation or community club houses shall not be included in the calculation of Usable Open Space.
- L. Pedestrian Circulation.
1. Sidewalks. All Buildings shall provide full pedestrian access around the exterior of the Building in the form of a sidewalk that is at least five feet (5') wide.
 2. Crosswalks. Crosswalks used as part of an internal pedestrian circulation system, or across driveways accessing Public Streets, shall be constructed using a contrasting paving material, such as stamped concrete, stenciled graphics, colored or varying paint applications, or similar design.
- M. Meter and Equipment Placement. Wall-mounted and ground-based meters, HVAC, and utility equipment shall:

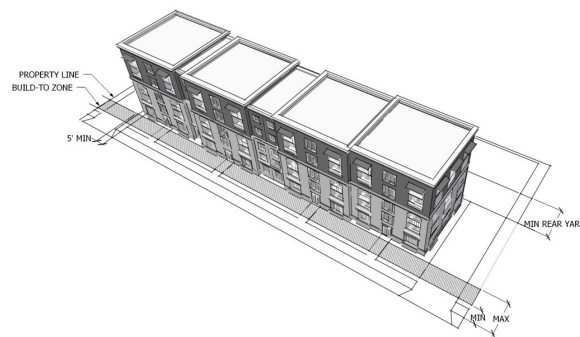
1. Be fully screened from view, or located to the sides or rear of the Building they serve; and
 2. Be placed in close proximity to one another.
- N. Accessory Structures. Accessory Structures shall be constructed with the same architectural style and roofline and with similar materials as the Primary Building.



(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020)

17.07.100 Urban-Style Multi-Family Building Form.

The urban-style Multi-Family Building form requires Dwelling Units arranged in a stacked configuration where units are located side-by-side and one atop another and all units are accessed via internal hallways, staircases, or elevators. In addition to the design standards contained in 17.07.050 and 17.07.060 the following design standards apply to all urban-style Multi-Family Buildings.



- A. Façades.
1. All Façades shall include at least three (3) of the following design features:
 - a. Projections or recesses in the Façade plane every 30 feet (30'). Projections or recesses shall have a minimum depth of two feet (2');
 - b. At least two (2) different exterior Building materials or colors;

- c. Decorative textures on exterior finish (e.g. scales/shingles, wainscoting, ornamentation, and similar features);
 - d. One or more dormer windows, or box or bay windows with a minimum twelve-inch (12") projection from the Façade plane;
 - e. Eaves with exposed rafters or a minimum twelve-inch (12") projection from the Façade plane;
 - f. A parapet wall with an articulated design with design variation rather than a simple rectilinear form; or
 - g. Windows with a minimum four-inch (4') wide trim.
- 2. Dwelling Units located on the ground floor that face a public Right-of-way or park shall have an additional, separate entrance to the Dwelling Unit from the exterior of the Building.
- B. Building Height. The maximum Building Height is sixty-five feet (65') measured from Grade to the peak of the roof or, for flat-roofed Buildings, Grade to the top of the parapet. All Buildings shall have a first-floor minimum ceiling height of twelve feet (12') measured from floor deck to floor deck.
- C. Primary Materials. Additional permitted Primary Materials shall include:
 - 1. Wood clapboard;
 - 2. Wood board and batten; or
 - 3. Wood siding.
- D. Identifiable Transition. All Buildings shall provide an identifiable transition between the lower and upper floors. An identifiable transition shall consist of:
 - 1. A change in material, with the heavier or more massive material on the lower floor(s); or
 - 2. A change in Façade articulation.
- E. Windows and Doors. All Façades shall provide windows or doors in the following amounts:
 - 1. At least 40 percent (40%) of the Primary Façade and any Façade that faces a Street or Open Space; and
 - 2. At least 25 percent (25%) of the side and rear Façades.
- F. Garages.
 - 1. Individual garages or Carports shall be located within interior Parking Lots of the Development.
 - 2. Shared garages shall include Façade treatments at Street level to enhance the pedestrian environment and obscure the view of parked cars, such as:
 - a. Artwork;
 - b. Decorative grilles;
 - c. Unique material treatments; or
 - d. Projections or recesses in the Façade plane every 30 feet.
 - 3. Shared garages shall incorporate openings with grillwork or other treatments that resemble windows at the Street level.
 - 4. No Tandem parking is allowed.
- G. Off-Street Parking. An off-Street Parking Lot, including access and Drive Aisles, shall not occupy any portion of the Building's Public Street Frontage.
- I. Roofs. Roofs shall comply with the following standards:

1. Pitched roofs covering the main body of the Building shall have a minimum pitch of 6:12 and shall be hip style, mono-pitch or shed style, or shall have symmetrical gables.
 2. Roof forms shall be designed to emphasize individual Dwelling Units and to correspond and denote Building elements and functions such as primary entrances and arcades.
 3. All roofs shall be clad in asphalt shingles, wood shingles, standing seam metal, or other material of similar quality and durability.
 4. Flat Roofs. All flat roofs shall have a minimum two-foot (2') parapet along the entire length of roofline.
 5. Equipment. 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.
- J. Porches, Balconies, and Private Patios.
1. At least seventy percent (70%) of the Dwelling Units on each Façade of every Building shall have either a Porch, a balcony, or a private patio.
 2. Porches, balconies, or private patios shall have a minimum area of 60 square feet and a minimum depth of five feet (5').
 3. Porches, balconies, and private patios shall:
 - a. Be configured to avoid views into rear yards of Lots or Parcels containing Single-Family Dwellings to the maximum extent practicable; and
 - b. Have railings consisting of materials other than vinyl, such as powder coated steel, or other material of similar quality and durability.
- K. Stairways and Corridors. All stairways and corridors that provide access to Dwelling Units in any Buildings shall be enclosed and climate controlled.
- L. Open Space. All Developments shall provide large landscape Buffers between Buildings that shall contain some of the required amenities as specified in this Chapter. All Developments shall designate at least 20 percent (20%) of the Development site as Usable Open Space. At least 15 percent (15%) of the required Usable Open Space shall consist of improved exterior recreational amenities. Indoor recreation or community club houses may be included in the calculation of Usable Open Space.
- M. Pedestrian Circulation.
1. Sidewalks. All Buildings shall provide full pedestrian access around the exterior of the Building in the form of sidewalk that shall be at least five feet (5') wide.
 2. Crosswalks. Crosswalks used as part of an internal pedestrian circulation system, or across driveways accessing Public Streets, shall be constructed using a contrasting paving material, such as stamped concrete, stenciled graphics, colored or varying paint applications, or similar design.
- N. Meter and Equipment Placement. Wall-mounted and ground-based meters, HVAC, and utility equipment shall:
1. Be fully screened from view, or located to the sides or rear of the Building they serve; and
 2. Be placed in close proximity to one another.
- O. Accessory Structures. Accessory Structures shall be constructed in the same architectural style and roofline and similar materials as the Primary Building.



(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020)

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 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	Exterior Social Area—at least 1000 square feet	Pool—at least 400 square feet	Compliance with ENERGY STAR New Homes Standard for Buildings three stories or fewer
Private Porches, patio, or balconies for every unit—at least 70 square feet each	Project Security—automated gate or guard	Internal Fitness Facilities at least 1000 square feet in size	Compliance with ENERGY STAR Multi-Family High-Rise Program for Buildings four stories or greater
Upgraded floor coverings (hardwood, tile, concrete, or similar)	Enclosed Parking Garage	Secured, programmed, children's playground (at least 1,000 sq/ft)	Installation of photovoltaic panels, wind turbines, or other electric generating renewable energy source to provide at least 20 percent of the project's estimated
Solid Doors throughout unit	Secured, Enclosed Storage Units, at least 80 sq/ft in size, for each Dwelling Unit	Hot Tub	
Smart Building Capabilities	Public Transit Passes provided to each Dwelling Unit	Community Garden	
	Permanent On-Site Social	Perimeter Trail—a minimum ten-foot wide (10') sidewalk that	

<p>Trash Valet</p> <p>Walk-In Closets— minimum of 6ft x 6ft</p> <p>Dishwasher</p>	<p>Activities</p> <p>Library, Office, or Meeting Facilities</p> <p>Secure Package Room/Package Lockers</p> <p>Freight elevator or loading area</p> <p>Polished concrete in Building hallways</p> <p>Rooftop patio/garden</p>	<p>extends along at least two sides of the Lot and connects to a public trail or Public Open Space</p> <p>Sport Court/Field</p> <p>Bike Storage, Repair and Washing Area</p> <p>Outdoor Dog Park— at least 1000 square feet in size</p> <p>Grilling Stations and Outdoor Pavilions</p> <p>Bike Share/Green Bike program</p>	<p>electricity demand.</p> <p>Electric Vehicle Charging Stations</p> <p>Participation in a recycling program as part of a rental agreement or HOA</p> <p>Installation of tankless hot water systems.</p> <p>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</p>
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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.:
<p>Upgraded floor coverings (hardwood, tile, concrete, or similar)</p> <p>Solid Doors throughout unit</p> <p>Smart Building Capabilities</p> <p>Walk-In Closets— minimum of 6ft x 6ft</p> <p>Dishwasher</p> <p>220 Volt garage power for EV charging</p>	<p>Secured, Enclosed Storage Units, at least 80 sq/ft in size, for each Dwelling Unit</p> <p>Clubhouse, Library, Office, or Meeting Facilities (min 1,000 square feet)</p> <p>Secure Package Room/Package Lockers</p> <p>Rooftop patio/garden</p>	<p>Pool—at least 400 square feet</p> <p>Internal Fitness Facilities at least 1000 square feet in size</p> <p>Secured, programmed, children's playground (at least 1,000 sq/ft)</p> <p>Community Garden</p> <p>Sport Court/Field</p> <p>Bike Storage, Repair, and Washing Area</p>	<p>Compliance with ENERGY STAR New Homes Standard for Buildings three stories or fewer</p> <p>Compliance with ENERGY STAR Program for Buildings four stories or greater</p> <p>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.</p>

<p>Hot Tub</p> <p>Fully amenitized rooftop garden/deck comprising at least 50% of the roof area</p> <p>Installation of tankless hot water systems</p> <p>Balcony on each unit (minimum 6 feet in depth, 70 square feet in area)</p>		<p>Outdoor Dog Park- at least 1000 square feet in size</p> <p>Grilling Stations and Outdoor Pavilions</p> <p>Bike Share/Green Bike program</p>	<p>Electric Vehicle Charging Stations</p> <p>Participation in a recycling program as part of a rental agreement or HOA</p> <p>Demonstrated compliance with any of the criteria listed in the Site Improvements, Water Conservation, or Energy Efficiency sections of the <i>2011 Enterprise Green Communities Criteria</i></p>
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(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020; Ord. No. 2021-06 , § XIX, 5-26-2021)

17.07.120 General Design

Standards for Non-Residential Development.

In addition to the design standards contained in 17.07.050, the following design standards apply to all non-residential Development:

- A. Frontage. The Primary Façade of all Buildings shall front onto a Public Street or a Common Open Space area.
- B. Orientation.
 1. Single-Building Development. All single-Building Development shall be oriented so that the Primary Façade is parallel to the Public Street it fronts.
 2. Multi-Building Development. Multi-Building Development shall be configured to:
 - a. Break up the site into a series of smaller Blocks defined by on-site Streets, Drive Aisles and internal Streets, pedestrian walkways, or other circulation routes;
 - b. Frame the corner of an adjacent Street intersection or entry point into the Development;
 - c. Frame and enclose a main pedestrian or vehicle access corridor within the Development site;
 - d. Frame and enclose at least three (3) sides of Parking Areas, public spaces, or other site amenities; or
 - e. Frame and enclose outdoor dining or gathering spaces for pedestrians between Buildings.
 3. Outparcel Development.
 - a. Outparcel Developments shall be clustered to define Street edges, entry points, and outdoor seating and gathering areas.
 - b. Spaces between Buildings and outparcels shall be improved to provide small scale pedestrian amenities such as plazas, seating areas, pedestrian connections, gathering spaces, or landscaped Parking Areas.

- C. Building Height. The maximum Building Height shall be the lesser of the maximum district height (See 17.03 for Land Use Districts) or the maximum Building form height as provided below:

Building Form	Minimum Height	Maximum Height
Single-Story Commercial	20 feet	36 feet
Civic	28 feet	65 feet
Office	26 feet	65 feet
Large Format Commercial	26 feet	36 feet
Flex	30 feet	65 feet
Indoor Storage Climate Controlled	30 feet	Unlimited*

* Unlimited height applies to the Downtown District only, in the Commercial Corridor the maximum height is 65 feet.

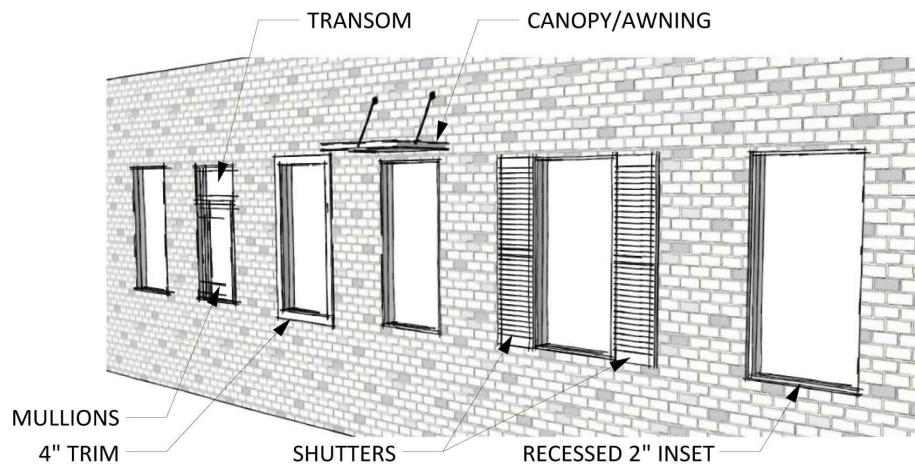
D. Materials.

1. Primary Materials.
 - a. The following shall be additional permitted Primary Materials:
 - i. Cast concrete;
 - ii. Brick; or
 - iii. Stone.
 - b. All Buildings shall use low-reflectance, subtle, and neutral colored Primary Materials.
2. Secondary Materials.
 - a. The following shall be additional permitted Secondary Materials:
 - i. Cementitious fiber board; or
 - ii. Architectural metal paneling.
 - b. Secondary Materials may feature brighter colors and need not be neutral in color.
3. Prohibited Materials. No Building shall use the following materials on any Façade:
 - a. Stucco;
 - b. Vinyl siding; or
 - c. Aluminum siding.
4. All Buildings shall use at least two (2) materials on each Façade.
5. Identifiable Transition. All Buildings shall provide an identifiable transition between the lower third (1/3) of the Building and the upper two-thirds (2/3). An identifiable transition shall consist of:
 - a. A change in material, with the heavier or more massive material on the lower floor(s); or
 - b. A change in Façade articulation.
6. Building materials shall continue to the Grade on any Façade.
7. Exceptional Architectural Merit. The Community Development Director may, with a written explanation of such findings, accept Building designs that deviate from these materials standards for designs exhibiting exceptional architectural merit.

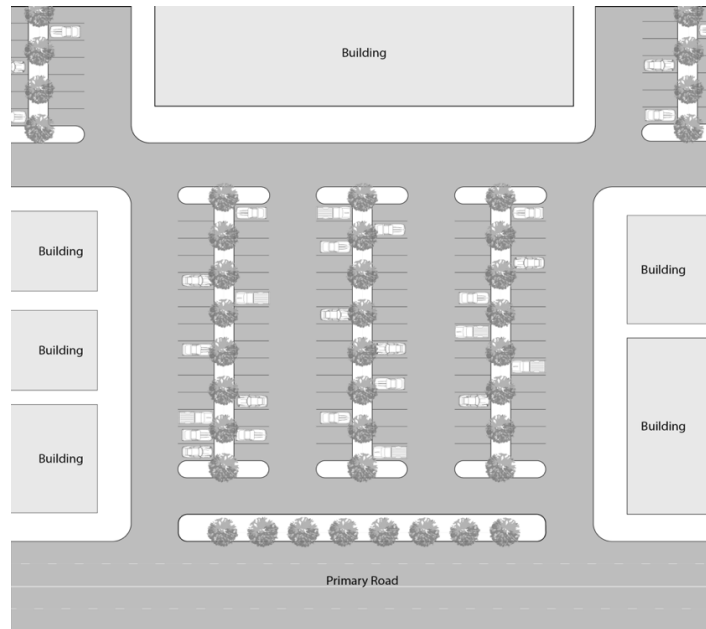
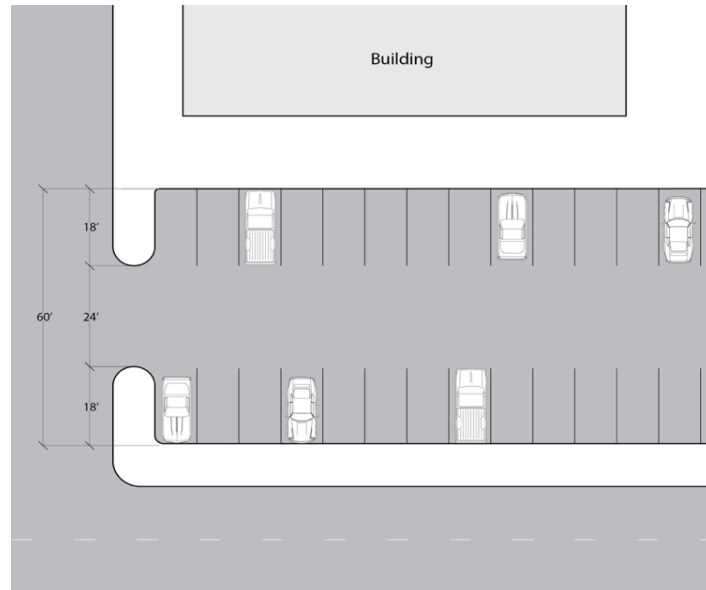
E. Windows.

1. The total Building Façade area shall comprise at least 50% windows.
2. Each Façade that fronts on a Street shall have a minimum of 40% windows.
3. All Façades shall have a minimum of 20% windows.

4. All ground floor windows shall extend from two-feet (2') above Grade a minimum of six-feet (6'), to achieve at least eight-feet (8') above Grade.
5. All ground floor windows shall have a minimum transparency of 60%.
6. All windows above the ground floor shall have a minimum transparency of 25%.
7. All windows shall be recessed from the exterior surface by at least two inches (2").
8. In addition, all Buildings shall incorporate at least two of the following window design elements:
 - a. Mullions and/or transoms;
 - b. Trim or molding at least four inches (4") wide; or
 - c. Canopies, shutters, or awnings, proportional to window size.



- F. Off-Street Parking Areas. In addition to the parking and Landscaping requirements found elsewhere in this Title, the following requirements apply to all non-residential Buildings:
1. Parking in front of any Building shall be a maximum of 60 ft. wide. All additional required parking shall be located to the side or the rear of the Building's Primary Façade.
 2. Multiple-Building Development. Buildings shall be arranged to frame and enclose at least three (3) sides of all Parking Areas.
 3. Surface Parking Lots containing 100 or more stalls shall be organized into a series of parking bays surrounded by Buildings, Landscaping, or Drive Aisles designed to function as Streets.



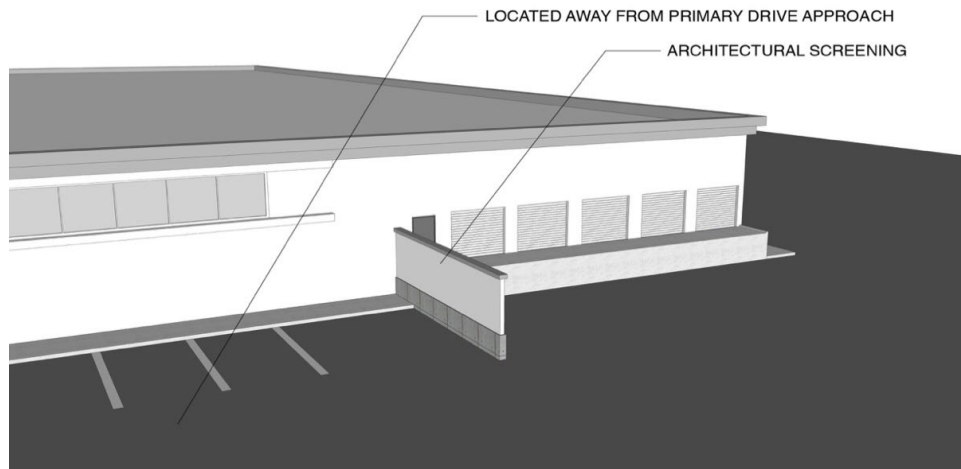
G. Roofs.

1. All Buildings shall have roofs clad in asphalt shingles, wood shingles, standing seam metal, a material of similar quality and durability, or a combination thereof.
2. Buildings with flat roofs shall incorporate a two-foot (2') parapet wall along the entire roofline.

H. Primary Entrance. Every Building shall provide a primary entrance along the Primary Façade.

1. Buildings with multiple tenants shall feature multiple primary entrances.
2. All Primary Façades shall incorporate a Building canopy, awning, or similar weather protection, projecting at least four feet (4') from the Façade, along the Building's primary entrances.

3. Primary Façades shall incorporate visually prominent Building entrances through the use of at least one of the following features:
 - a. Secondary roof structures or a parapet roof with transitions used to accent the principal public entrance;
 - b. Outdoor pedestrian features such as seat walls and Landscaping, or permanent landscaped planters with integrated benches; or
 - c. Architectural details such as tile, metal, stone, precast or cement board work and moldings integrated into the Building.
- I. Loading and Service Areas. Loading, service, and equipment areas shall be located at the rear or side of the Building, behind the Primary Façade, in a manner that minimizes their visibility from drive approaches, Parking Lots, and Streets. Loading, service, and equipment areas shall be screened through the use of Architectural Elements, materials, and Landscaping that reduce their visibility. All loading and service areas must comply with the parking and loading area standards in Chapter 17.06.



- J. Screening Requirements.
 1. Ground-level, wall-mounted, or roof-top mechanical equipment shall be screened from Streets and off-site view.
 2. All roof vents, pipes, Antennae, satellite dishes, and other roof penetrations and equipment, except for chimneys, shall be located on the rear elevation, shall be screened from view, and shall match the roof color.
- K. Fencing. All Buildings shall comply with the following additional fencing requirements:
 1. All fences shall meet the Clear View Area requirements set out in this Title.
 2. Front Yard. ~~Fences are prohibited in the Front Yard of any Building.~~ The maximum height for any fence in the Front Yard of any Building shall be four feet (4').
 3. Rear or Side Yard. The maximum height for any fence in the Rear or Side Yard of any Building shall be eight feet (8').
 4. Solid Fencing. Solid fencing within a Development or along required Buffers shall be constructed of brick, ceramic tile, stone, precast concrete panel, concrete block, or similar masonry material.
 5. Semi-Transparent Fencing. Semi-Transparent fencing is permitted where solid fencing is not required. Acceptable materials for semi-transparent fencing visible from drive approaches, Parking Lots, or Streets shall be metal or composite picket fencing.

6. Prohibited Materials.
 - a. Chain link fencing is prohibited.
 - b. Vinyl fencing is prohibited. Existing vinyl fence may be extended as part of a permitted Building addition or site expansion.
7. Exceptions. Regardless of the exceptions contained in this Section, minimum Clear View Area requirements shall not be violated under any circumstance. Public schools or private schools approved by applicable state agencies may use a decorative fence up to six feet (6') high in Front Yards and up to ten feet (10') high in Side or Rear Yards for school playgrounds or school-related recreation areas only.
- L. Buffering Requirements. All new Development that abuts a Residential Use shall provide a ten-foot (10') landscape Buffer, containing a solid eight-foot (8') fence, on each Property Line or portion thereof.
- M. Waste Container Enclosures. Waste container enclosures are required to be constructed for existing non-residential Buildings when any of the following occur:
 1. An existing Building is expanded or remodeled;
 2. Garbage, junk, solid waste, debris, or refuse are piled or stacked next to or outside the container on a regular basis;
 3. The container is regularly overfilled to the point that garbage or refuse from the waste container litters the property on which the container is located or litters that of adjoining properties; or
 4. The container has been damaged or dilapidated to the extent that it has become unsightly, or the property Owner has allowed graffiti defacement of the container to remain on the container for more than seven (7) days after the vandalism occurred, and this has occurred at least two (2) other times.
- N. Unity.
 1. The architectural design within a multi-Building Development shall be organized around a consistent theme in terms of the Architectural Elements, character, materials, texture, color, and Scale of Buildings.
 2. Themed Restaurants, Retail chains, and other franchise-style Buildings shall conform to the Development's Architectural Elements and character.
- O. Drive-Through Window.
 1. Canopy or Roof. Drive-through windows shall include a canopy or roof that is architecturally integrated with the Building and mirrors the roof form of the Primary Building.
 2. Location. Except when a 10 ft. landscape Buffer that fully screens the drive-through from view is provided, drive-through windows shall be prohibited on any Façade that faces a Right-of-Way.

(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020)

17.07.130 Single-Story Commercial Building Form.

The single-Story commercial Building form is intended to be used for small and moderate scale commercial or Retail Uses. In addition to the design standards contained in 17.07.050 and 17.07.120, the following design standards apply to all single-Story commercial Buildings.



- A. Façade. All Buildings shall comply with the following Façade requirements:
1. The Primary Façade shall contain at least one primary entrance and one entrance for every seventy-five feet (75') of Frontage.
 2. The Primary Façade shall contain Façade depth variations every 40 feet (40') of Façade. Façade depth variations shall be at least one-foot (1') deep and ten (10') feet wide.
 3. Primary Façade. Primary Façades shall incorporate at least four (4) of the following design elements:
 - a. Variation in roof form and parapet height;
 - b. Wall recesses or projections of a minimum depth of two feet (2') at least every forty feet (40');
 - c. A ground-level arcade along the full length of the Primary Façade;
 - d. Architectural metal awnings above all entrances and windows;
 - e. Secondary roof structures or a parapet roof with transitions used to accent the primary entrance;
 - f. Outdoor pedestrian features such as seat walls and Landscaping or permanent landscaped planters with integrated benches; or
 - g. Architectural details such as tile, metal, stone, precast or cement board work and moldings integrated into the Building.
- B. Windows and Doors.
1. Each Façade shall have a minimum of 40% windows.
 2. All Buildings shall have doors at least every 30 feet (30') along the ground floor.
- C. Materials
1. Primary Materials. Additional permitted Primary Materials shall include:
 - a. Marble;
 - b. Split-faced masonry block; or
 - c. Other materials comparable in appearance, quality, and durability.
 2. Secondary Materials. Additional Permitted Secondary Materials shall include:
 - a. ELF'S; or
 - b. Architectural metal panels.

- D. Roofs. All roofs shall comply with the following standards:
1. Roofs shall correspond with and denote Architectural Elements and Building functions, including primary entrances and arcades.
 2. Flat Roofs. Flat roofs shall incorporate a minimum two-foot (2') parapet wall along the entire roofline. The following additional standards apply:
 - a. The parapet shall have a distinct cornice treatment;
 - b. The parapet shall extend along all Façades of the Building; and
 - c. Additional two-foot (2') projections or recesses shall be required in the Façade plane at least every 40 feet (40').
- E. Overhead Doors. Buildings may incorporate overhead doors, subject to the following standards:
1. Overhead doors may not exceed 22 feet in width.
 2. Transparency. Each overhead door visible from a public Right-of-Way shall be at least 80% transparent.
 3. Materials. Overhead doors visible from a public Right-of-Way shall use materials and colors consistent with Building design standards in this Title.
 4. Façades containing overhead doors shall incorporate:
 - a. A canopy or awning over the door; and
 - b. Sconces or other decorative lighting.

(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020)

17.07.140 Civic Building Form.

The civic Building form is reserved for City facilities and Libraries. In addition to the design standards contained in 17.07.050 and 17.07.120, the following design standards apply to all civic Buildings.



- A. Orientation. Accessory Buildings shall be located behind the Primary Façade of the Primary Building and shall be arranged to create secondary gathering space on the site.
- B. Materials.
1. Primary Materials. Additional permitted Primary Materials shall include:
 - a. Integral color CMU; or
 - b. Marble.
 2. Secondary Materials. ELF'S shall be an additional permitted Secondary Material.

C. Façades. Blank Façades are prohibited.

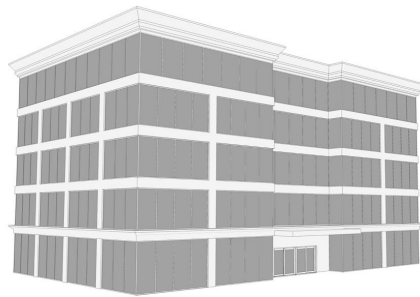
D. Windows.

1. All Buildings shall have a 4-sided average of at least 75% windows on the ground floor.
2. All floors above the ground floor shall have a 4-sided average of at least 25% windows.

(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020)

17.07.150 Office Building Form.

In addition to the design standards contained in 17.07.050 and 17.07.120, the following design standards apply to all office Buildings.



A. Orientation.

1. Single Building Development. All single-Building Developments shall have the primary entrance on the Primary Façade.
2. Multi-Building Development. Multi-Building Developments shall be configured to incorporate on-site Streets, drive approaches, pedestrian walkways, and other circulation routes throughout the Development.

B. Façade.

1. Primary Façade.

- a. All Buildings shall incorporate at least three (3) of the following design features:
 - i. Canopies or porticos above all entrances;
 - ii. Roof overhangs above all entrances;
 - iii. Entry recesses or projections;
 - iv. Raised corniced parapets above all entrances;
 - v. Gabled roof forms or arches above all entrances; or
 - vi. Architectural details, such as tile work or moldings, integrated into the Building above or directly adjacent to all entrances.
 - b. All Buildings shall have a primary entrance a least every 75 feet (75') on the Primary Façade.
2. Façade Division. All Buildings shall emphasize, through the use of materials, design elements, or architectural details, the proportion of height to width so that Building Façades are oriented vertically.

- a. Horizontal Façade Division:
 - i. All multi-Story Buildings shall have a base, consisting of at least one-third (1/3) of the total Building Height, that incorporates at least 3 Of the following features:
 - a) Thicker walls, ledges or sills;
 - b) Integrally textured materials such as stone or other masonry;
 - c) Integrally colored and patterned materials such as smooth finished stone or tile;
 - d) Bulkheads;
 - e) Lighter or darker colored materials, mullions, or panels;
 - f) Landscaped planters; or
 - g) A canopy or an awning above all windows on the Primary Façade.
 - i. All Buildings with a maximum height of 44 feet (44') shall have a horizontal Façade division within three feet (3') of the top of the ground floor.
 - ii. All Buildings over 44 feet (44') in height shall have a horizontal Façade division within three feet (3') of the top of the ground Story or the second Story.
 - b. Vertical Façade Division. All Buildings shall incorporate a vertical Façade division at least every 40 feet (40') of Façade for the entire height of the Building.
 - c. Façade Depth Variation. All Buildings shall have a Façade depth variation that is at least two-feet (2') deep.
- C. Materials.
- 1. Primary Materials. Additional permitted Primary Materials shall include:
 - a. Cast concrete;
 - b. Marble;
 - c. Split-faced masonry block; or
 - d. Other material of equivalent quality and durability.
 - 2. Secondary Materials. Additional permitted Secondary Materials shall include:
 - a. ELF'S;
 - b. Architectural metal panels; or
 - c. Corrugated metal.
- D. Windows. All Buildings shall comply with the following window design standards:
- 1. All Buildings shall have a 4-sided average on the ground floor of at least 75% windows. For the purposes of this Section, the ground floor of the Primary Façade consists of the portion of the Façade from Grade to the roof deck of the ground floor, or 14 feet (14'), whichever is less.
 - 2. All floors above the ground floor shall have a 4-sided average of at least 35% windows.
- E. Roofs
- 1. Flat Roofs. All Buildings with flat roofs shall have a parapet of at least two-feet (2') for the entire roofline.
 - 2. All roofs shall correspond to and denote Architectural Elements and Building functions, including primary entrances and colonnades.

3. All rooftop equipment shall be screened from pedestrian view.
 4. All skylights shall be flat.
- F. Pedestrian Circulation. All Buildings shall provide a six-foot (6') wide sidewalk across the Primary Façade of the Building.

(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020)

17.07.160 Large Format Commercial Building Form.

The large format commercial Building form is intended for commercial Buildings with a ground Floor Area of 30,000 square feet or greater. In addition to the design standards contained in 17.07.050 and 17.07.120, the following design standards apply to all large format commercial Buildings.



- A. Façade. All Buildings must comply with the following Façade design standards:
1. The Primary Façade shall contain at least one primary entrance and one entrance for every seventy-five feet (75') of Frontage.
 2. The Primary Façade shall contain Façade depth variations at least every 40 feet (40') of the Façade. Façade depth variations shall be at least one-foot (1') deep and ten (10') feet wide.
 3. All Buildings shall provide a Building canopy, awning, or similar weather protection over the primary entrance that extends at least four feet (4') from the Façade.
 4. Primary Façade.
 - a. All Primary Façades shall feature a primary entrance featuring an outdoor plaza adjacent to the entrance containing seating. Outdoor plazas shall have a minimum depth of 20 feet (20').
 - b. Customer Entrances. All Buildings shall include at least one primary entrance on the Primary Façade.
 - c. Primary Façades shall incorporate at least four (4) of the following design elements:
 - i. Variation in roof form and parapet height;
 - ii. Wall recesses or projections of a minimum depth of two feet (2') every forty feet (40');
 - iii. A ground-level arcade along the full length of the Primary Façade;
 - iv. Architectural metal awnings above all entrances and windows;

- v. Secondary roof structures, or a parapet roof with transitions, used to accent the primary entrance;
- vi. Outdoor pedestrian features such as seat walls and Landscaping, or permanent landscaped planters with integrated benches; or
- vii. Architectural details such as tile, metal, stone, precast or cement board work and moldings integrated into the Building.

B. Materials

- 1. Primary Materials. Additional permitted Primary Materials:
 - a. Marble;
 - b. Split-faced masonry block; or
 - c. Other materials comparable in appearance and durability.
- 2. Secondary Materials. Additional permitted Secondary Materials:
 - a. ELF'S; or
 - b. Architectural metal panels.

C. Roofs. All roofs shall comply with the following standards:

- 1. Roof forms shall correspond with and denote Architectural Elements and Building functions, including primary entrances and arcades.
- 2. Flat Roofs. All flat roofs shall incorporate a minimum two-foot (2') parapet along the entire roofline. The following additional standards apply:
 - a. The parapet shall have a distinct cornice treatment;
 - b. The parapet shall extend along all Façades of the Building; and

D. Overhead Doors. Buildings may incorporate overhead doors, subject to the following standards:

- 1. Overhead doors may not exceed 22 feet in width.
- 2. Transparency. Each overhead door visible from a public Right-of-Way shall be at least 80% transparent.
- 3. Materials. Overhead doors visible from a public Right-of-Way shall use materials and colors consistent with Building material standards in this Chapter.
- 4. Façades containing overhead doors shall incorporate:
 - a. A canopy or awning over the door; and
 - b. Sconces or other decorative lighting.

(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020)

17.07.170 Flex Building.

In addition to the design standards contained in 17.07.050 and 17.07.120, the following design standards apply to all flex Buildings.



A. Materials

1. Primary Materials. Additional Primary Materials shall include:

- a. Natural or synthetic stone;
- b. Integral color CMU;
- c. High-quality pre-stressed concrete systems;
- d. Finished and treated tilt-up concrete panels; or
- e. Float finish EIF'S.

2. Secondary Materials. Additional Secondary Materials shall include:

- a. Architectural metal paneling;
- b. Unfinished or untreated tilt-up concrete panels; or
- c. Standard single-tee or double-tee concrete systems.

B. Façades. All Buildings shall incorporate wall recesses or projections along the Primary Façade at least every 60 feet (60') or for each primary entrance, whichever is greater. Recesses or projections shall be a minimum depth of two feet (2'). In addition, at least two of the following design elements are required:

1. Variations in roof form and parapet height;
2. Distinct changes in texture and color of wall surfaces; or
3. Vertical accents or focal points.

C. Windows. The following window design standards apply to all flex Buildings and supersede the general, non-residential, minimum window percentages contained in this Chapter.

1. Each Façade that fronts on a Street shall have a minimum of 40% windows.
2. All Façades shall have a minimum of 5% windows.

D. All Buildings shall employ pedestrian Scale design along the ground floor consisting of a variety of Architectural Elements and architectural detail to break up large walls and enhance visual quality.

(Ord. No. 2020-02, § IV (Exh. C), 1-8-2020)

17.07.180 Indoor Storage Climate Controlled Building

In addition to the design standards contained in 17.07.050 and 17.07.120 the following design standards apply to all Indoor Storage Climate Controlled Buildings.

A. Materials

1. Primary Materials. Additional Primary Materials shall include:
 - a. Natural or synthetic stone;
 - b. Integral color CMU;
 - c. High-quality pre-stressed concrete systems;
 - d. Finished and treated tilt-up concrete panels; or
 - e. Insulated metal panels
2. Secondary Materials. Additional Secondary Materials shall include:
 - a. Architectural metal paneling;
 - b. Unfinished or untreated tilt-up concrete panels;
 - c. Standard single-tee or double-tee concrete systems; or
 - d. Float finish EIF'S.

B. Façades.

1. All facades shall have the same level of architectural design and exterior materials.
2. The Primary Façade shall feature a primary entrance that includes a Building canopy, awning or similar weather protection over the primary entrance that extends at least four (4) feet from the Façade.
3. The Primary Façade and primary entrance shall have enhanced design. The primary entrance shall be the primary architectural element on the façade.
4. All Buildings shall incorporate wall façade depth variation at least every forty feet (40'). Façade depth variation shall be a minimum depth of two (2) feet every forty (40) feet of façade width of the bottom 3 stories. In addition, at least two of the following design elements are required:
 - a. Variations in roof form and parapet height;
 - b. Distinct changes in texture and color of wall surfaces; or
 - c. Vertical accents or focal points.
5. Exterior ground floor overhead doors are prohibited along the Primary Façade.

C. Windows. The following window design standards apply to all Indoor Storage Climate Controlled Buildings and supersede the general, non-residential, minimum window percentages contained in this Chapter.

1. The Primary Façade shall have a minimum of 40% windows.
2. The side and rear Façades shall have a minimum of 20% windows.

D. Setbacks. The following setbacks apply to all Indoor Storage Climate Controlled Buildings located in the Downtown District. All Indoor Storage Climate Controlled Building located in the Commercial Corridor shall comply with the setbacks found in 17.07.030.

1. Front Yard: 0' - 10'
2. Side and Rear Yard: 5'

E. Fencing. The following fencing design standards apply to all Indoor Storage Climate Controlled Buildings and supersede the general, non-residential fencing standards contained in this Chapter.

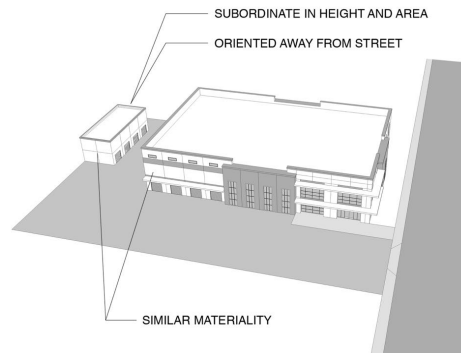
1. The entire property shall be fenced with an eight (8') non-cutttable transparent metal fence from the front plane of the front façade around the entire side and rear property lines. Chainlink and vinyl fences are prohibited.
2. All vehicle access into the Development shall be through an access-controlled gate.

F. Loading Areas.

1. Loading 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.

~~17.07.180~~ 17.07.190 Accessory Structures to Non-Residential Buildings.

In addition to the design standards contained in 17.07.050 and 17.07.120 the following design standards apply to all Accessory Structures to non-residential Buildings.



- A. Orientation. Except for fuel pump canopies, Accessory Structures shall not front on a Street, and shall be located in the rear yard in a manner that minimizes their impact on adjacent Uses.
- B. Height and Area Requirements.
 1. Except for fuel pump canopies, Accessory Structures shall not exceed the height of the Primary Building.
 2. Except for fuel pump canopies, Accessory Structures shall have a maximum area of 20% of the Primary Building.
- C. Materials. Accessory Structures shall use materials of the same or higher quality and durability as the materials used on the Primary Building it serves.
- D. Roofs. Accessory Structures shall incorporate the same roof type, materials, and pitch used on the Primary Building it serves.
- E. Fuel Pump Canopies.
 1. Fuel pump canopies shall incorporate similar materials used on the Primary Building it serves.
 2. Canopy lighting shall be recessed and flush with the underside of the canopy.
 3. Columns shall be integrated with the design of the Primary Building it serves.

(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020)

Chapter 17.10 SUBDIVISION AND PLATTING

Sections:

17.10.010 Purpose, Policy, and Authority.

A. The purpose of this Chapter is to:

1. Protect and provide for the public health, safety, and general welfare of the citizens of the South Salt Lake City;
2. Facilitate and encourage efficient orderly growth and beneficial Development of all parts of the City;
3. Provide for adequate light, air, and privacy, to secure safety from fire, flood, collapsible soils and other geologic hazards, and other danger, and to prevent insufficient infrastructure or overcrowding of the land and undue congestion of population;
4. Protect the character and the social and economic stability of all parts of the City;
5. Regulate future growth and Development within the City in a manner which promotes the physical integration of diverse housing forms, the preservation of South Salt Lake community values, and the social integration of residents from diverse backgrounds in accordance with the General Plan;
6. Provide procedures and standards for the physical Development of Subdivisions and other Uses of land and construction of Buildings and thereon within the City including, but not limited to, the construction and installation of Streets, curbs, gutters, sidewalks, drainage systems, water and sewer systems, design standards for public facilities and utilities, access to public Rights-of-Way, Dedication of land and Streets, granting easements for Rights-of-Way, and to establish fees and other charges for the authorizing of Development and for the improvement of land and Buildings thereon;
7. Protect and conserve the value of land throughout the City and the value of Buildings and improvements upon the land, and to minimize the conflicts among the Uses of land and Buildings;
8. Guide public and private policy and action to provide adequate and efficient transportation, water, sewerage, schools, parks, playgrounds, recreation, and other public requirements and facilities;
9. Provide the most beneficial relationship between the Uses of land and Buildings and the circulation of traffic, throughout the City, having particular regard for the avoidance of congestion in the Streets and highways, and the pedestrian traffic movements appropriate to the various Uses of land and Buildings, and to provide for the proper location and width of Streets and Building Lines;
10. Establish reasonable standards of design and procedures for Platting, Subdivisions, Re-Subdivisions, and Lot Line Adjustments, in order to facilitate the orderly layout and Use of land and to insure proper legal description and monumenting of all platted land;
11. Ensure that public facilities are available and will have a sufficient capacity to serve the proposed Plat, Subdivision, Plat Amendment, Parcel Boundary Adjustment, or Lot Line Adjustment;
12. Prevent the pollution or degradation of air, streams, and ponds, assure the adequacy of drainage facilities, and safeguard the water table;
13. Minimize site disturbance, removal of native vegetation, and soil erosion;
14. Encourage the wise use and management of natural resources throughout the municipality in order to preserve the integrity, stability, and beauty of the community and the value of the land;

15. Preserve the natural beauty of South Salt Lake City and to ensure appropriate Development to complement the natural features; and
16. Provide for open spaces through the most efficient design and layout of the land, including the use of flexible Density or cluster-type zoning in providing for minimum width and Area of Lots, while preserving the Density of land.

B. Policy.

1. The Subdivision or Platting of land and the subsequent amendment of a Subdivision Plat, the adjustment of Lot Lines therein, is required for the orderly, planned, efficient, and economical Development of property within the City.
2. Development property shall be of such character that it can be used safely for Building purposes without danger to health or peril from fire, flood, landslide, mine subsidence, geologic hazards, or other menace.
3. Land shall not be subdivided, re-subdivided, platted, or adjusted until available public facilities and improvements exist and proper provision has been made for drainage, water, sewerage, roads, trails, parks, public transportation facilities, and related improvements.
4. The existing and proposed Public Improvements shall conform to the ~~Streets Master Plan, Roadways and Functional Classifications in the General Plan~~, designated City Road Profiles, the Official Land Use Map, the International Construction Codes, the 2017 American Public Works Association Manual of Standard Plans, Utah Chapter (as further specified in this Chapter) and the capital budget and program of the City.

C. Authority.

1. The Planning Commission is the land use authority to review, approve, and deny Plats for subdividing land or platting a legal Development Lot within the corporate limits of the City.
2. The Planning Commission is the land use authority to approve Development in Subdivisions, Subdivision amendments, or Parcel Boundary Line or Lot Line Adjustments of land already recorded in the office of the County Recorder.
3. A Plat, Subdivision, Subdivision amendment, or Parcel Boundary Line or Lot Line Adjustment is void if the Plat, Subdivision, Subdivision amendment, Parcel Boundary Line or Lot Line Adjustment has not been recorded, or has been recorded with the County Recorder's office without a prior approval by the Planning Commission and signature by the Planning Commission Chair, or in the case of a Parcel Boundary Line or Lot Line Adjustment, without prior written approval by the Community Development Director.
4. A transfer of land that has not properly been subdivided, amended, or adjusted is voidable.

(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020)

17.10.020 Interpretation and Conflicts.

- A. Interpretation. The provisions of these regulations are the minimum requirements for the promotion and preservation of the public health, safety, and general welfare.
- B. Conflict with public and private provisions.
 1. Public provisions. Where any provision of these regulations imposes a restriction different from that imposed by any other provision of these regulations or any other ordinance, rule or regulation, or other provision of law, whichever provisions are more restrictive or impose a higher standard to protect the public health, safety, and welfare shall control.

2. Private provisions. Where the provisions of these regulations are more restrictive or impose higher standards or regulations than a private easement, covenant, or other private agreement or restriction, the requirements of these regulations shall govern. The City does not enforce private covenants.

(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020)

17.10.030 Alteration or Amendment of Plats.

The Planning Commission may consider and resolve at a public hearing any proposed alteration or amendment of a Subdivision Plat, or Lot, including any proposed alteration to any Street, easement, or Alley that has been extinguished by law or, with the consent of its Owner, is proposed to be replaced with an equivalent Dedication. If the amended Plat is approved, signed by all property interest Owners, and recorded, the recorded Plat shall vacate, supersede, and replace any contrary provision in a previously recorded Plat on the same land.

(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020)

17.10.040 Vacation of Public Streets or Easements.

- A. Street. State law governs the process required to vacate a Public Street. The process varies according to the nature of the City's property interest in the Street and the manner by which the property was acquired.
 1. Typically, upon proper notice, Planning Commission recommendation, and a finding that the public and no person will be adversely affected by the vacation, the City Council may by Resolution, establish the fair market value basis for the purchase price of the vacated Right-of-way. In most circumstances, upon payment of fair market value, the Street will be vacated from the center line of the Right-of-way to each of the adjoining property Owners.
 2. The Planning Commission shall incorporate the vacated Street into the adjoining Lots or Parcels by Plat (or Plat Amendment). The vacation shall not be effective until the Plat (or Plat Amendment) is recorded.
- B. Utility Easement. State law governs the process to wholly vacate a utility easement. Amendments to utility easements can be made in the normal platting process, with the consent and mylar signature of the affected utility or utilities.

(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020)

17.10.050 Enforcement.

- A. No Owner, or Agent of the Owner, of any un-subdivided Parcel of land located in a proposed Subdivision, shall transfer or sell any such Parcel before a Plat of such Subdivision has been approved by the Planning Commission in accordance with the provisions of these regulations, signed by all required parties and filed with the County Recorder.
- B. The Subdivision of any Lot or any Parcel of land, by the use of metes and bounds description for the purpose of sale, Transfer, or lease is unlawful. However, subject to all of the requirements contained in these regulations, the City may approve metes and bounds descriptions for purposes of Parcel Boundary Adjustment, Lot Line Adjustment, or judicial process, resolving conflicting boundary descriptions, and the recombination (but not Subdivision or re-Subdivision) of historically platted Properties located within the Big Fields Survey.
- C. No Building Permit shall be issued for the construction of any Building or Structure located on a Lot or Plat that does not conform to these regulations.

(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020)

17.10.060 Prerequisite Conditions.

No land shall be subdivided until:

- A. The Owner or its Agent submits an Application for Subdivision to the Planning Commission through the South Salt Lake City Community Development Department;
- B. The Planning Commission provides proper notice, holds a public hearing, and approves the proposed Subdivision;
- C. All technical deficiencies with the proposed Subdivision Plat are resolved;
- D. All required improvements and Dedications are made and warranted free of liens or encumbrances or have been adequately assured and warranted;
- E. Conditions, Covenants, and Restrictions are approved as to form by the City Attorney;
- F. All fees, costs, and property taxes are paid;
- G. All required signatures are obtained on the approved Subdivision Plat mylar; and
- H. The approved and signed final Subdivision Plat is recorded.

(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020)

17.10.100 Subdivision Application Process.

- A. Preliminary Subdivision Plat. Preliminary Subdivision Plat approval is a required before Final Subdivision Plat approval for a Subdivision Application.
 - 1. Preapplication requirements. Before preparing the Preliminary Plat for a Subdivision, the Applicant should arrange for a pre-Application conference with the Community Development Department to discuss the procedure for approval of a Subdivision Plat and the general approval requirements regarding access, layout of Streets, availability of existing services, standards for Street improvements, storm water drainage, sewerage, fire protection, required mitigation of environmental impacts, required cleanup of environmental hazards within Dedicated Rights-of-Way, standards for required public Dedication, resolution of adverse property interests and similar matters.
 - 2. Application procedure and requirements. Before subdividing land in a manner that requires a Preliminary Plat, an Owner of the land or the Owner's representative shall file an Application for approval of a Preliminary Plat. The Application shall be made on a form available at the office of the Community Development Department and shall include
 - a. All information requested on the form;
 - b. Payment of the Preliminary Plat Application fee; and
 - c. A trust deposit for out-of-pocket costs the City expects to incur as a result of processing the Application.
 - 3. Review of Preliminary Plat. The Community Development staff shall schedule the complete Preliminary Plat Application for review by the City's Development Review Committee. Staff will consider all input received by the Development Review Committee members, seek clarification and any additional required information from the Applicant, and when appropriate, prepare a proper notice of and a Planning Commission staff report for a public hearing and potential action on the Preliminary Plat Application.
 - 4. Planning Commission review of Preliminary Plat. The Planning Commission shall study the Preliminary Plat Application and the staff report, taking into consideration requirements of this Title.

5. Public hearings. Subject to proper notice, the Planning Commission shall hold a public hearing on the Preliminary Plat Application.
 6. Preliminary approval. After the Planning Commission has reviewed the Preliminary Plat Application and the staff report, including any staff recommendations for conditions of approval, any testimony and exhibits submitted at the public hearing, the Applicant shall be advised of any required changes and/or additions to its proposed Preliminary Plat. One copy of the proposed Preliminary Plat shall be returned to the Applicant with the date of approval, conditional approval, or disapproval and rationale for the decision accompanying the Plat. The other copy shall be maintained in the Community Development Department files.
 7. Public Improvements. The Planning Commission shall require the Applicant to indicate on both the Preliminary and Final Plat all roads and Public Improvements to be Dedicated, all infrastructure for water, fire, and utility improvements to be Dedicated, all City approved Street names and addresses, and any other special requirements deemed necessary by the Planning Commission in order to conform the Subdivision Plat to the Official Land Use Map, ~~the Streets Master Plan~~, Roadways and Functional Classifications in the General Plan, any applicable Master Planned Mixed-Use approval, the City Construction Standards and Specifications, and this Code.
 8. Completion/Assurances. An Applicant with a conditionally approved or approved Preliminary Plat Application shall—prior to receiving the City's signatures on the Final Subdivision Plat—be required to either:
 - a. Install and Dedicate the required Public Improvements and execute a one-year infrastructure Improvement Warranty with accompanying 10% cash deposit to assure the proper installation of the required Public Improvements; or
 - b. Provide an adequate improvement assurance for completing and Dedicating all required Public Improvements and for warranting the completed work for one (1) year after acceptance.
 9. Effective period of preliminary approval. The approval or conditional approval of a Preliminary Plat shall be effective for a period of one (1) year. An Applicant may request an extension of the approval or conditional approval of a Preliminary Plat by submitting a request in writing to the Community Development Department prior to expiration of the approval or conditional approval. After a properly noticed public hearing, the Planning Commission may approve the extension request if the Applicant is able to demonstrate no change in circumstance since the previous approval that would result in a denial of a new Preliminary Plat Application.
 10. Zoning Regulations. Every Preliminary Plat shall conform to the Land Use Regulations in effect on the date the Applicant is vested in its Application, provided the Applicant's Preliminary Plat approval or conditional approval has not expired without a valid extension to obtain Final Plat approval.
- B. Final Subdivision Plat.
1. Accuracy. Final Plats shall be drawn according to an accurate and complete survey to second-order accuracy of the land to be Developed. A traverse of the exterior boundaries of the tract, and of each Block, when computed from field measurements on the ground shall close within a tolerance of one foot to twenty thousand (20,000) feet.
 2. Monuments. Prior to Final Plat approval, the Applicant shall install permanent survey monuments on the Property as required by the City Engineer.
 3. Subdivision Plat. Final Subdivision Plat approval is a required before recording Subdivision Plats as well as Condominium Plats.
 4. Final Plat Application procedure and requirements. The Final Plat Application shall be made on a form available at the office of the Community Development Department and shall include:
 - a. All information requested on the form;

- b. Payment of the Preliminary Plat Application fee; and
 - c. A trust deposit for out-of-pocket costs the City expects to incur as a result of processing the Application.
- 5. Review of Final Subdivision Plat. The Community Development Director shall schedule the Final Plat Application for review by the Development Review Committee. The Community Development Department Staff will consider all construction drawings and specifications submitted by the Applicant, all conditions of Preliminary Plat Approval (as applicable), all input received by the Development Review Committee members, seek clarification and any additional required information including proposed Covenants, Conditions, and Restrictions (as applicable) from the Applicant, and prepare a staff report for a public hearing and potential for proposed action to the Planning Commission.
- 6. Planning Commission Review of Final Subdivision Plat. The Planning Commission shall review the Final Subdivision Plat and the staff report, taking into consideration requirements of this Title, any Master Plan, ~~the Streets Master Plan, Roadways and Functional Classifications in the General Plan~~, the Site Plan, construction standards and specifications, and any environmental review pending on the Property. Particular attention will be given to the arrangement, location, width, profile, and construction specifications of Streets, and their relation to sewer lines, storm water drainage, erosion, topography and natural features of the Property, location of Geologic Hazards, Lot sizes and arrangement, the further Development of adjoining lands as yet un-subdivided, requirements of the Preliminary Plat (if a Preliminary Plat was required), and requirements of the Official Land Use Map ~~and Streets Master Plan, Roadways and Functional Classifications in the General Plan~~.
- 7. Public Hearing and Planning Commission action.
 - a. The Planning Commission shall give proper public notice and hold a public hearing on the proposed Final Subdivision Plat.
 - b. After closing the public hearing and considering the Final Subdivision Plat and proposed conditions of approval, the Planning Commission shall take action.
 - c. If the Planning Commission approves the Final Subdivision Plat, the Planning Commission shall stipulate the period of time when the Final Plat shall be recorded and when the performance assurances shall be filed or the required improvements installed and warranted, whichever is applicable. No Plats will be approved or released for recording until necessary warranties have been established. In no event shall the period of time stipulated by the Planning Commission for completion of required improvements exceed one (1) year from the date of the Final Plat approval.
 - d. Extension of Approval. Applicants may request a time extension of the Planning Commission approval by submitting a request in writing to the Community Development Department prior to expiration of the approval. The Planning Commission may grant an extension to the expiration date when the Applicant is able to demonstrate no change in circumstance that would result in an unmitigated impact or that would result in a finding of non-compliance with the Land Use Regulations in effect or pending at the time of the extension request. A "change in circumstance" includes a physical change to the Property or its surroundings. Notice of the request for extension shall be provided consistent with the requirements for a Final Plat.
- 8. Good Cause. The Planning Commission shall make a finding as to Good Cause prior to approving any new Plat or Plat Amendment.
- 9. Submission and Review. After Planning Commission approval, one paper copy of the construction plans, a Word-formatted copy of the proposed Covenants, Conditions, and Restrictions, and one twenty-four inch by thirty-six inch (24" x 36") copy of the approved Subdivision Plat shall be submitted to the Community Development Department for its final review.

- a. No final approval shall be endorsed on the Plat until the staff's review has indicated that all requirements of Planning Commission approval have been met. The border line of the Plat shall be drawn in heavy lines leaving a space of at least one and one-half inches on the left side and at least one-half inch margin on the other sides. The Plat shall be so drawn that the top of the drawing faces either north or west, whichever accommodates the drawing best. All lines, dimensions, and markings shall be made on a mylar, or comparable material approved by the City, with approved waterproof black ink. The Plat shall be made to a scale large enough to clearly show all details, and in any case not smaller than one hundred (100) feet to the inch, and workmanship on the finished drawing shall be neat, clean cut and readable.
 - b. If the submitted, approved Final Subdivision Plat is incomplete, not in compliance with all requirements, or does not incorporate any required changes, the Community Development Department shall notify the Applicant and specify the respects in which it is deficient. The Community Development Department may refer the documents, Plats, and drawings to others for assistance in its review process.
- 10. City Engineer Approval. Throughout the process and prior to Plat recordation, the City Engineer shall review:
 - a. Any required environmental assessment of the property to confirm that all Dedicated land is free from environmental hazards,
 - b. Tentative Final Plat and construction drawings for compliance with the City Development Standards and Specifications,
 - c. Criteria set forth in this Title, and
 - d. All other applicable ordinances of the City and the state of Utah.

If the Final Plat and construction drawings comply, the City Engineer shall sign the Final Plat and forward the Final Plat and construction drawings to the Community Development Department for processing. If the Plat and/or construction drawings do not comply, the City Engineer shall return the Plat and/or construction drawings to the Applicant with comments and provide a copy of comments to the Community Development Department. The Applicant shall be responsible for submitting all redlined Plats, plans, and construction drawings, along with corrected copies, to the City for re-review.

Prior to recordation of the Final Plat, the Applicant shall submit a current title report to be reviewed by the City. A "current title report" is considered to be one that correctly discloses all recorded matters of title regarding the property and is prepared and dated not more than thirty (30) days before the proposed recordation of the Final Plat.

- 11. City Attorney Approval. Once the Planning Commission has approved the Final Plat, the City Attorney shall review the submitted Final Plat, Covenants, Conditions, and Restrictions (as applicable), signed Infrastructure Improvements Agreement (as applicable), current title report to assure all property interests are reflected on the Plat, and the adequacy of the security for insuring completion of the improvements to verify compliance with the City's Dedication and assurance requirements—including the requirement for encumbrance-free Dedications. The City Attorney may also review and require resolution by the Applicant of any title conflicts, public easements, protective covenants, other documents where applicable. Upon approval of the items specified in this Section, the City Attorney shall sign the Plat in the appropriate signature block and forward the Final Plat to the Community Development Department for further processing.

C. Parcel Boundary and Lot Line Adjustments.

- 1. The Community Development Director may approve without a Subdivision Plat Amendment a single Lot Line Adjustment between two (2) properly subdivided Lots, or a single Parcel Boundary Adjustment between two Parcels, or a Parcel and a single Lot, if the Owners of each property demonstrate, to the satisfaction of the Community Development Director that:

- a. No new Developable Lot, Parcel, or unit results from the Adjustment;
 - b. All Owners of Property contiguous to the adjusted properties, or to properties owned by the Applicant(s) that are contiguous to the adjusted properties, including those separated by a public Right-of-Way, consent to the Adjustment;
 - c. The Adjustment will not result in remnant land;
 - d. The Adjustment and resulting Lots or Parcels comply with the requirements of their zoning district and are Compatible with existing Lot sizes in the immediate neighborhood;
 - e. Neither of the original Lots or Parcels were previously Adjusted without a Subdivision Plat;
 - f. Written notice was mailed to all Owners of Property within six hundred feet (600') of the Applicants' Property and neither any person nor the public will be materially harmed by the Adjustment; and
 - g. The City Engineer and Community Development Director authorizes the execution and recording of an appropriate deed or Plat, to reflect that the City has approved the Adjustment.
2. Extension of Approval. Applicants may request time extensions of the Adjustment approval by submitting a request in writing to the Community Development Department prior to expiration of the approval. The Community Development Director shall review all requests for time extensions of Adjustments and may grant up to a one-year extension when the Applicant is able to demonstrate no change in circumstance that would result in an unmitigated impact or that would result in a finding of non-compliance with the Land Use Regulations in effect or pending at the time of the extension request. Change in circumstance includes physical changes to the Property or its surroundings. Notice shall be provided consistent with the requirements for Parcel Boundary and Lot Line Adjustments.
 3. If the Community Development Director denies the Adjustment, the Director shall inform the Applicant(s) in writing of the reasons for denial, of the right to appeal the decision to the Administrative Law Judge, and of the right to file a Plat Amendment Application.

(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020)

17.10.110 Signatures, Assurances, and Recording of the Plat.

- A. Signatures. The Final Plat shall include the notarized signatures of all property interest Owners, the Culinary Water Authority, the Sanitary Sewer Authority, all other service providers, the County Health Department (if the City considers Health Department approval necessary), the Chairman of the Planning Commission, the Community Development Director, the City Engineer, the City Attorney, the City Recorder, and the County Recorder.
- B. Notice to Proceed. Prior to commencement of construction of any Public Improvement or private improvement required to be built to public standards, the Applicant shall first obtain a Notice to Proceed from the Community Development Director or her designee.
- C. Completion/Assurances. Before an Applicant conducts any Development, or records a Plat, the Applicant shall: (i) complete any required Landscaping or Infrastructure Improvements; or (ii) post an Improvement Completion Assurance or Performance Guaranty for any required Landscaping, Dedication, or Infrastructure Improvements.
 1. If the Applicant elects to install Infrastructure Improvements prior to Plat recordation, the City shall endorse its approval on the Plat after all public Dedications and conditions of Plat approval have been satisfied, the City Engineer has accepted all Infrastructure Improvements, and the Applicant has posted an Infrastructure Improvement Warranty, accepted by the City Attorney, and has deposited a 10% Warranty Assurance.

2. At any time prior to recording the Final Plat, an Approved Plat Applicant may post an Improvement Completion Assurance, equal to 100% of the City Engineer's estimate of the cost of completing all required Landscaping and Infrastructure improvements in the manner conditioned in the Final Plat Approval.
 3. If an Applicant elects to post an Improvement Completion Assurance, the Applicant shall provide an Improvement Completion Assurance for:
 - a. Completion of 100% of the required Landscaping and Infrastructure Improvements; or
 - b. If the municipality has inspected and accepted a portion of the Landscaping or Infrastructure Improvements, 100% of the incomplete or unaccepted Landscaping or Infrastructure Improvements.
 4. The Improvement Completion Assurance (and any performance Guaranty is made for the benefit of the public.)
 5. If an Applicant elects to post an Improvement Completion Assurance, the City shall endorse its approval on the Plat after the Improvement Completion Assurance has been approved by the City Attorney and all public Dedications and conditions of the Plat approval have been satisfied.
 6. The City may withhold an otherwise valid Plat approval until the Owner of the land provides the City with a tax clearance indicating that all taxes, interest, and penalties owing on the land have been paid.
 7. A Subdivision Plat recorded without the required signatures is void.
- D. Inspection of Improvements—General Procedure and Fees. The Planning Commission in consultation with or upon the advice of the City Engineer or Community Development Director, shall provide for inspection of required improvements during construction and insure their satisfactory completion.
1. The Applicant shall, in accordance with the City's Consolidated Fee Schedule, pay to the City an inspection fee. The Final Subdivision Plat shall not be signed by the Chairman of the Planning Commission unless such fee (including any outstanding out-of-pocket costs) has been paid. These fees shall be due and payable upon demand of the City and no Building Permits or certificates of occupancy shall be issued until all fees are paid.
 2. If the City Engineer finds upon inspection that any of the required Landscaping or Infrastructure Improvements have not been constructed in accordance with the City's Construction Standards and Specifications, the Applicant shall promptly complete the improvements in accordance with the City's Construction Standards and Specifications.
 3. Wherever the cost of improvements is covered by a performance Guaranty, or an Infrastructure Completion Assurance, the Applicant is severally and jointly liable for completing the improvements according to the City's Construction Standards and Specifications.
 4. Maintenance of Improvements. The Applicant shall maintain all required public and private improvements on the newly subdivided Lots and provide for clean Streets and sidewalks until the City's acceptance of all public and required private improvements.
 5. Completion of Improvements. Before the Plat is signed by the Chairman of the Planning Commission, all Applicants shall be required to complete, in accordance with the Planning Commission's decision and to the satisfaction of the City Engineer, all the Street, sanitary sewer, and other improvements (e.g. storm drainage, trails, sidewalk, curb, gutter, Street signs, water lines, etc.) including Lot improvements on the individual Lots of the Subdivision as required, and as approved by the Planning Commission and the City Council, and to Dedicate all required Property and Public Improvements to the City or applicable special service district, free and clear of all environmental contamination, liens, and encumbrances on the Property and Public Improvements thus Dedicated.
 6. Certificate of Satisfactory Completion. The City will not accept Dedication of required improvements until the City Engineer has submitted a certificate stating that the required improvements have been

satisfactorily completed, the Applicant's engineer or surveyor (as applicable) has submission of detailed "as-built" survey Plats of the Subdivision, indicating location, dimensions, materials, and other information required by the Planning Commission and City Engineer, that the layout of the line and Grade of all Public Improvements is in accordance with the City approved construction plans for the Subdivision and that a commitment for a title policy or other acceptable evidence has been furnished to the City Attorney and City Engineer indicating that the improvements have been completed, are ready for Dedication to the local government and are free and clear of any and all liens and encumbrances.

7. After the City Engineer has certified that all required improvements have been satisfactorily completed, and upon the City Engineer's approval and recommendation, the Planning Commission shall thereafter accept the improvements for Dedication in accordance with the established policy and procedure.
8. The City Engineer may partially release or reduce an Infrastructure Assurance or a performance Guaranty by submitted a certificate stating that the partial release is limited to a functionally discrete portion of the required improvements that have been satisfactorily completed.

E. Failure to Complete Improvement.

1. For Subdivisions or Plats for which no Infrastructure Assurance or performance Guaranty has been posted, if the improvements are not completed within the period specified by the Planning Commission, the approval shall expire.
2. Where an Infrastructure Assurance or performance Guaranty has been posted and required improvements have not been installed as conditioned, the Community Development Department may thereupon declare the Infrastructure Completion Assurance or other Guaranty to be in default and require that all the improvements be installed with funds secured by the Guaranty or the Completion Assurance.

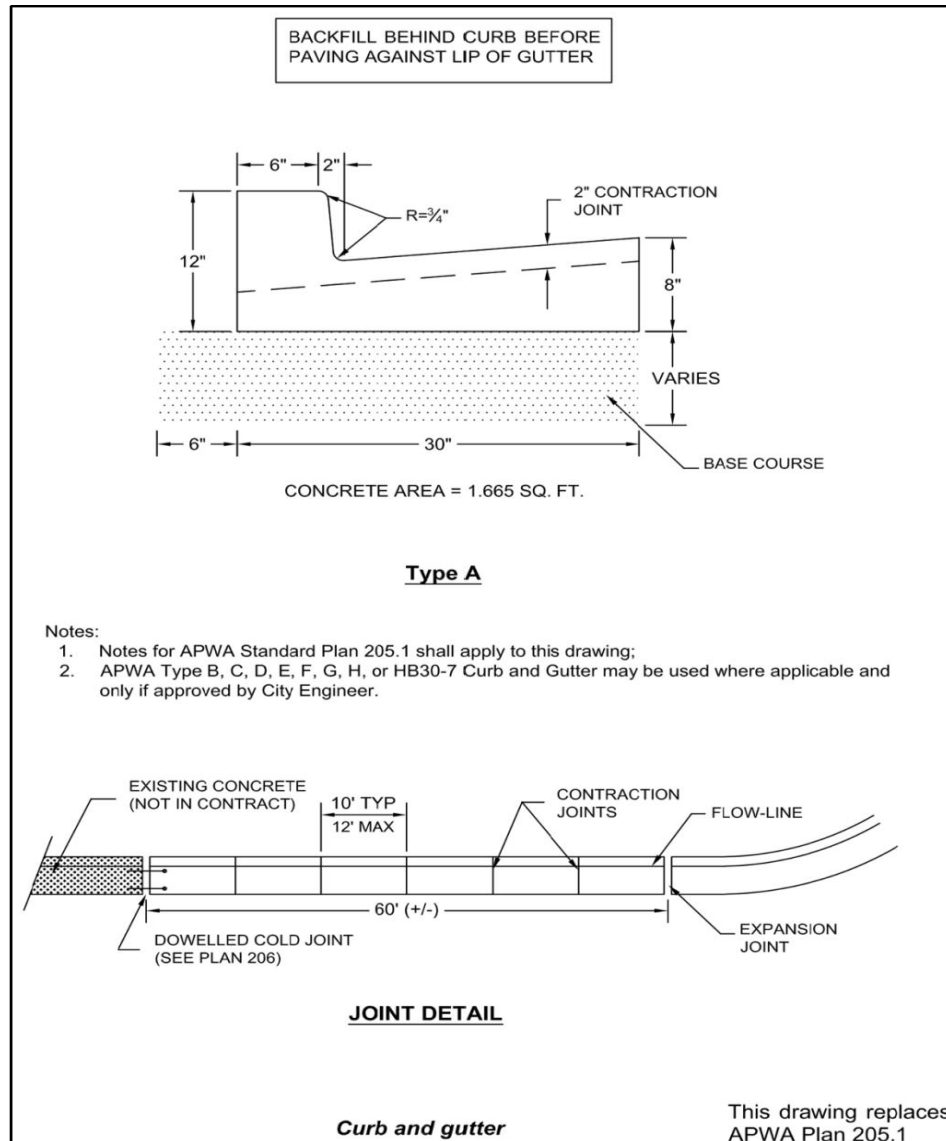
F. Recording of Plat. The City shall have exclusive authority to record all fully executed Final Plats.

(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020)

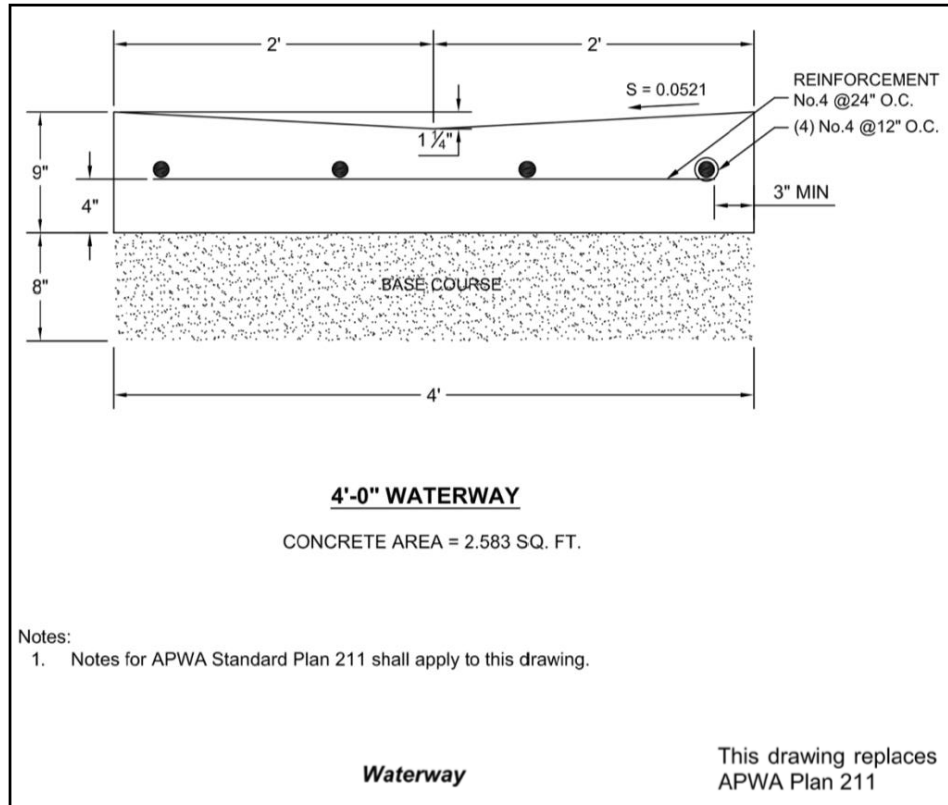
17.10.120 Requirements for Improvements and Design.

- 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~~ Roadways and Functional Classifications in the General 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 home owners' 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.

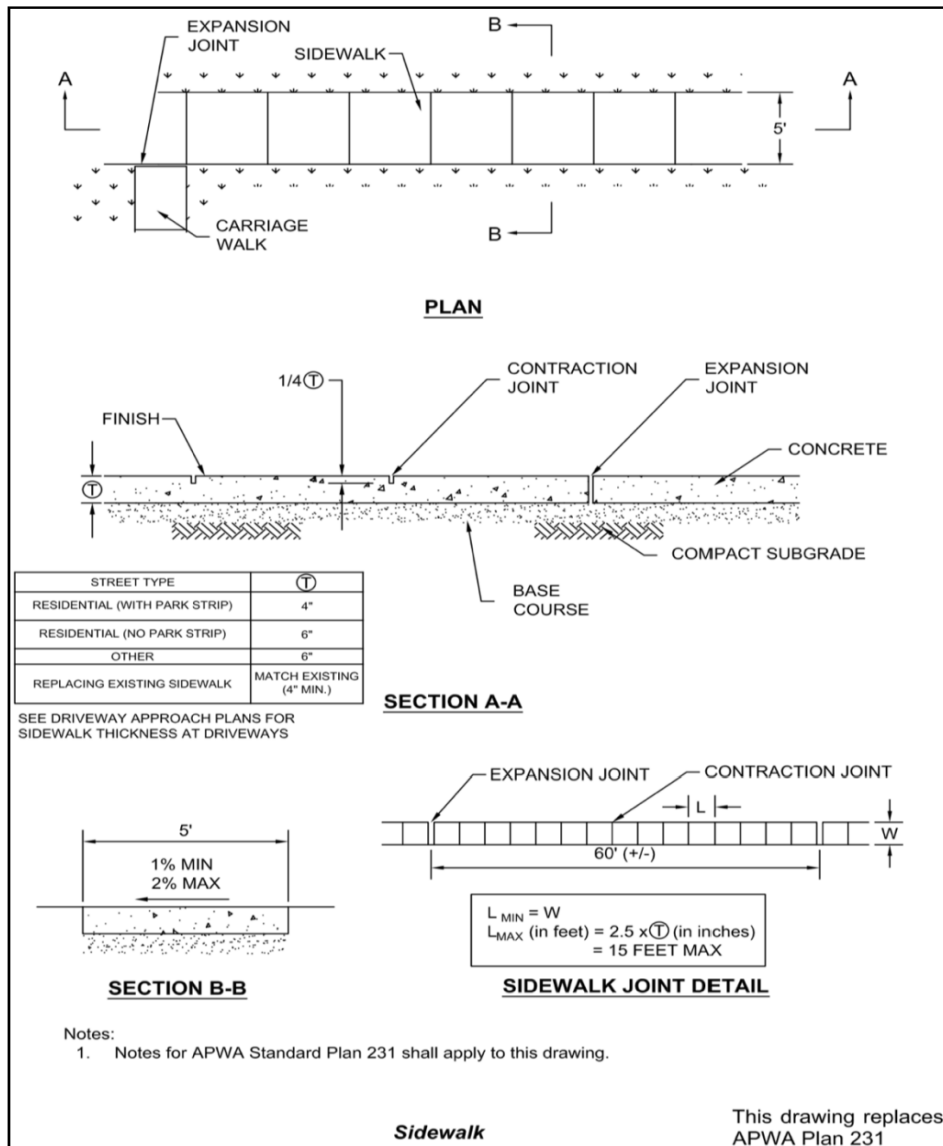
3. The City has adopted refinements to the APWA standards that supersede the APWA Manual as provided below.
4. Any variation, substitution, or exception from the standards in this policy must be authorized by the City Engineer or his/her designee. Any item of construction not covered by the provided 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.



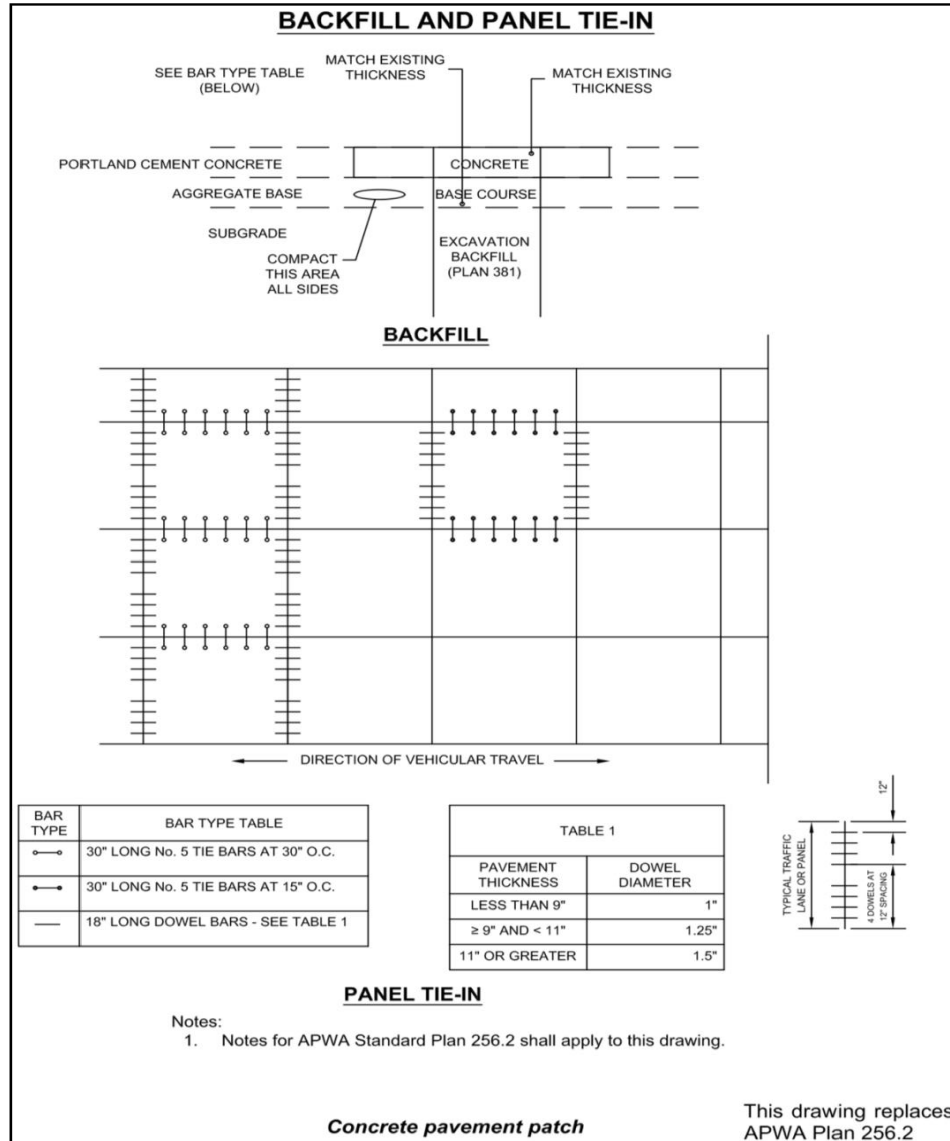
- ii. Plan 209: Curbs. No details from plan 209 are acceptable. The City of South Salt Lake standard is Type A, from plan 205.1.
- iii. Plan 211: Waterway. The City's standard plan is depicted below and replaces APWA Plan 211. The City of South Salt Lake standard shall be a four-foot (4') waterway. No other details are acceptable.



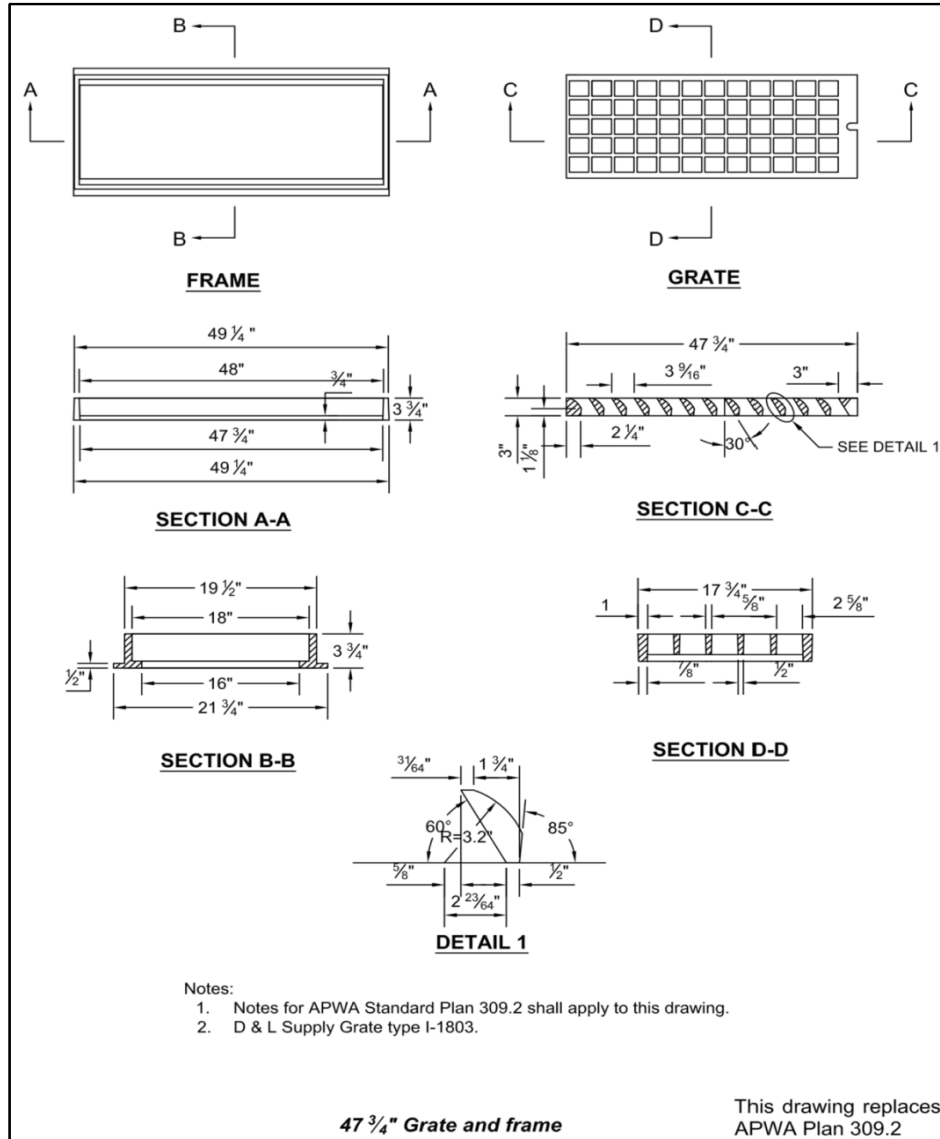
- iv. Plan 225: Open driveway approach. This plan is not acceptable and is deleted.
- v. Plan 229.1: Bridge driveway approach. This plan is not acceptable and is deleted.
- vi. Plan 229.2: Bridge driveway approach. This plan is not acceptable and is deleted.
- vii. Plan 231: Sidewalk. The City's standard plan is depicted below and replaces APWA Plan 231. The City of South Salt Lake only accepts sidewalk widths of five feet (5').



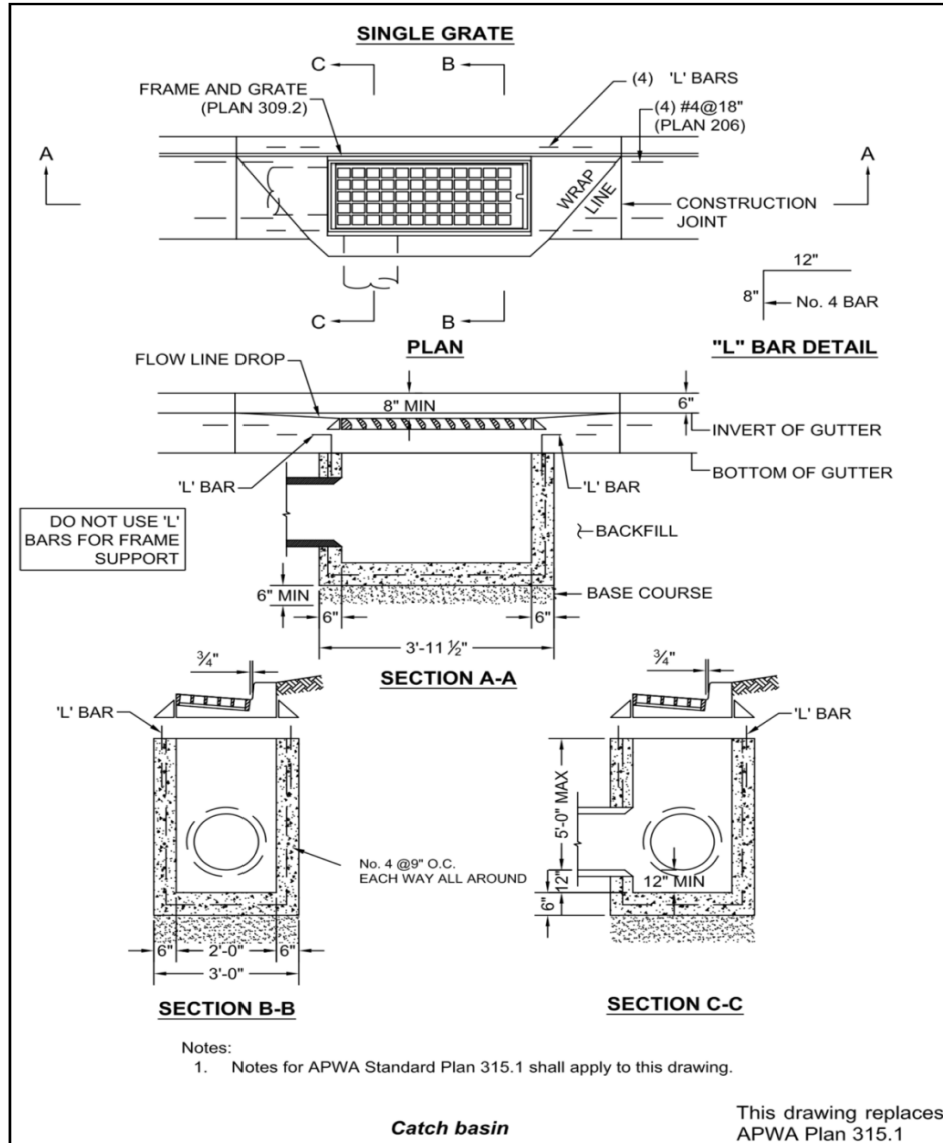
- viii. Plan 235.1: Corner curb cut assembly. The City of South Salt Lake standard is Example B. Example A may be acceptable, at the City Engineer's sole discretion, if Example B is not feasible for the particular project.
- ix. Plan 235.2: Corner curb cut assembly. This plan is not acceptable and is 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.



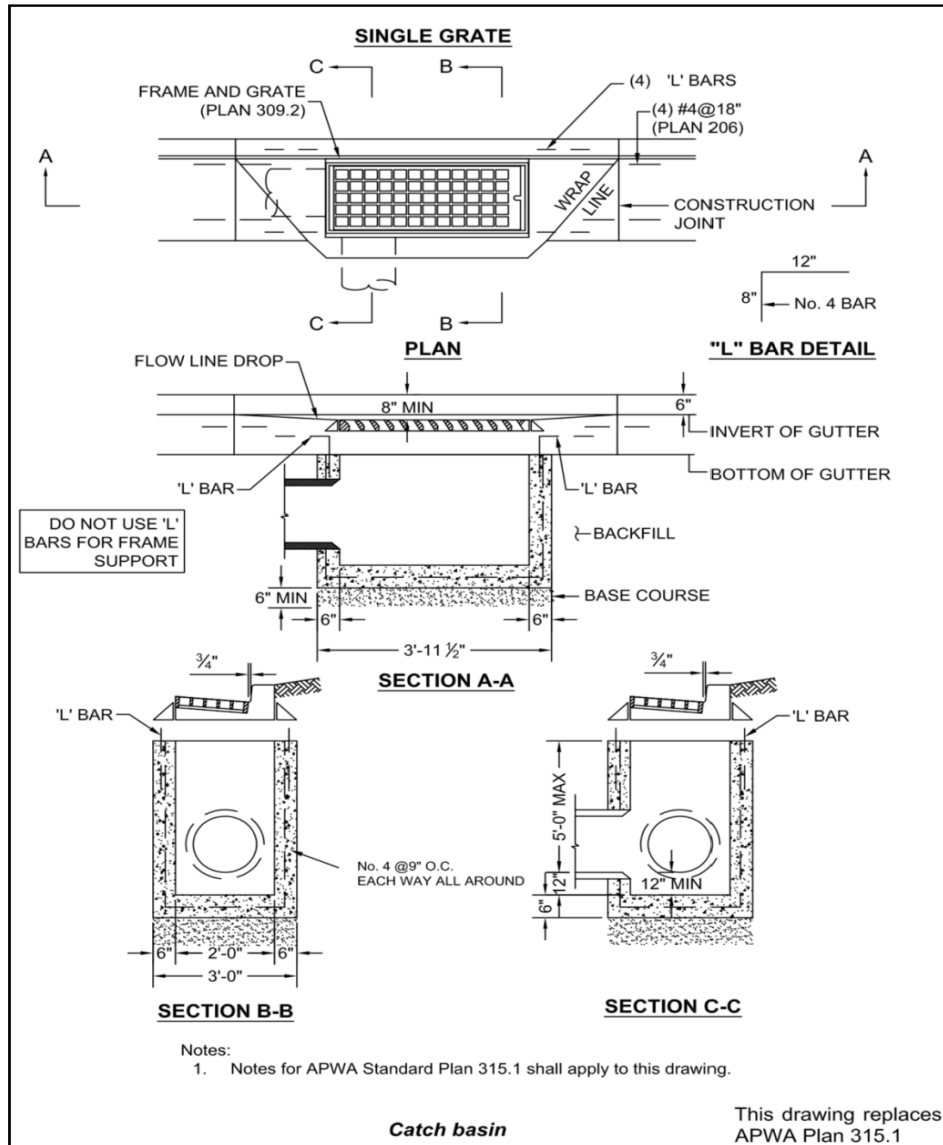
- b. Drainage catch basins, inlets, outlets, and hardware standards.
- Plan 303: 44" Frame and cover. This plan is not acceptable and is deleted.
 - Plan 304: 48" Cover and frame. This plan is not acceptable and is deleted.
 - Plan 305.1: 51" Cover and frame. This plan is not acceptable and is deleted.
 - Plan 305.2: 51" Cover and frame. This plan is not acceptable and is deleted.
 - Plan 305.3: 51" Cover and frame. This plan is not acceptable and is deleted.
 - Plan 308: 35 ½" Grate and frame. Curb hoods are not allowed.
 - Plan 309: 47 ¾" Grate and frame. The City's standard plan is depicted below and replaces APWA Plan 309.



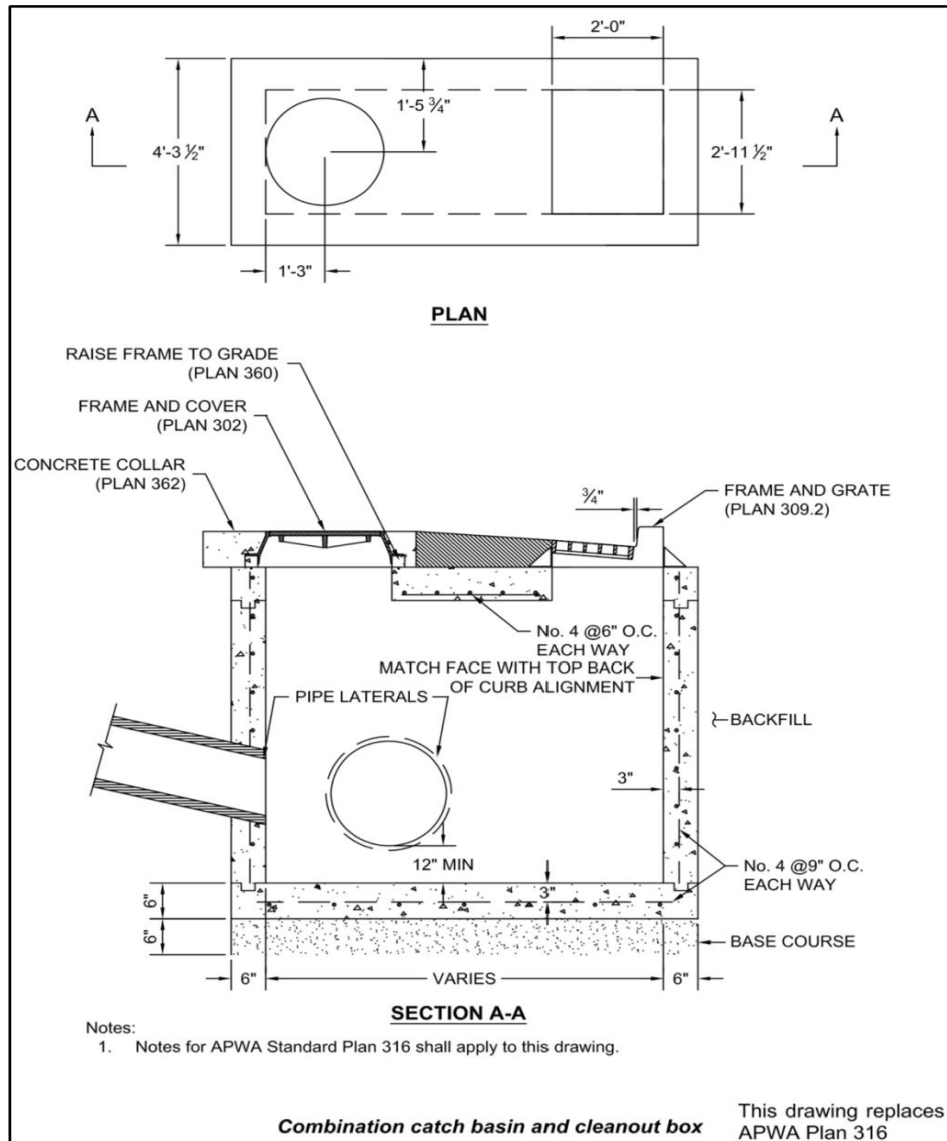
- viii. Plan 310: 48" Grate and frame. This plan is not acceptable and is deleted.
- ix. Plan 315.1: Catch basin. The City's standard plan is depicted below and replaces APWA Plan 315.1. Curb hoods are not allowed.



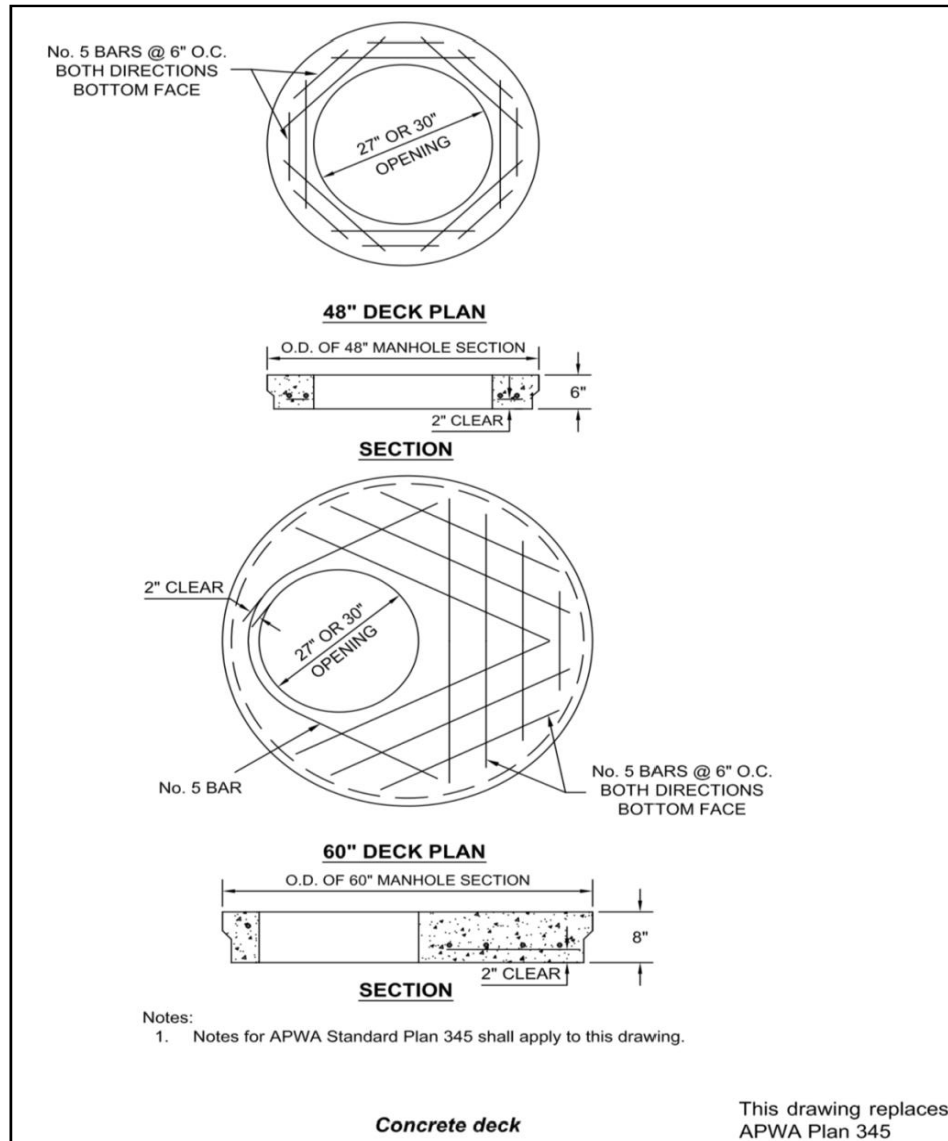
- x. Plan 315.2: Catch basin. The City's standard plan is depicted below and replaces APWA Plan 315.2. Curb hoods are not allowed.



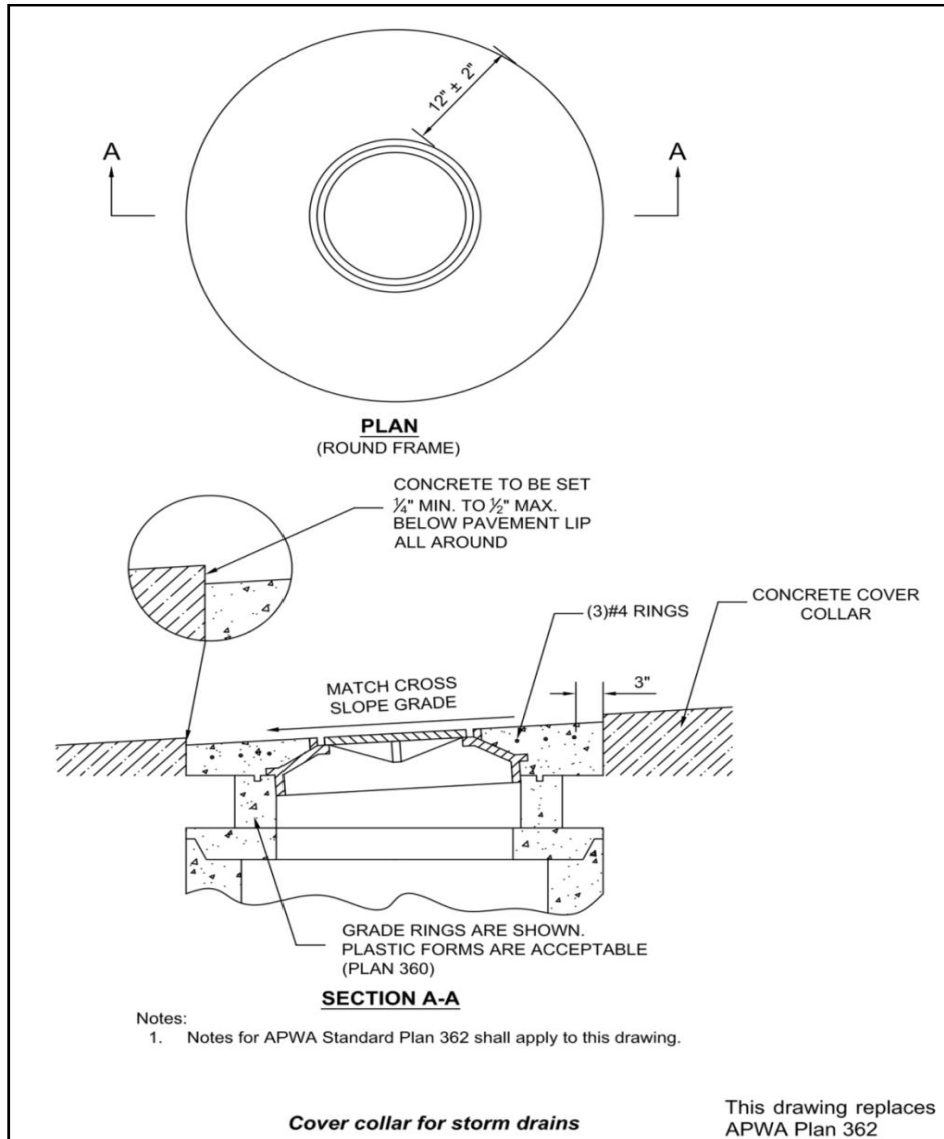
- xi. Plan 316: Combination catch basin and cleanout box. The City's standard plan is depicted below and replaces APWA Plan 316. Curb hoods are not allowed.



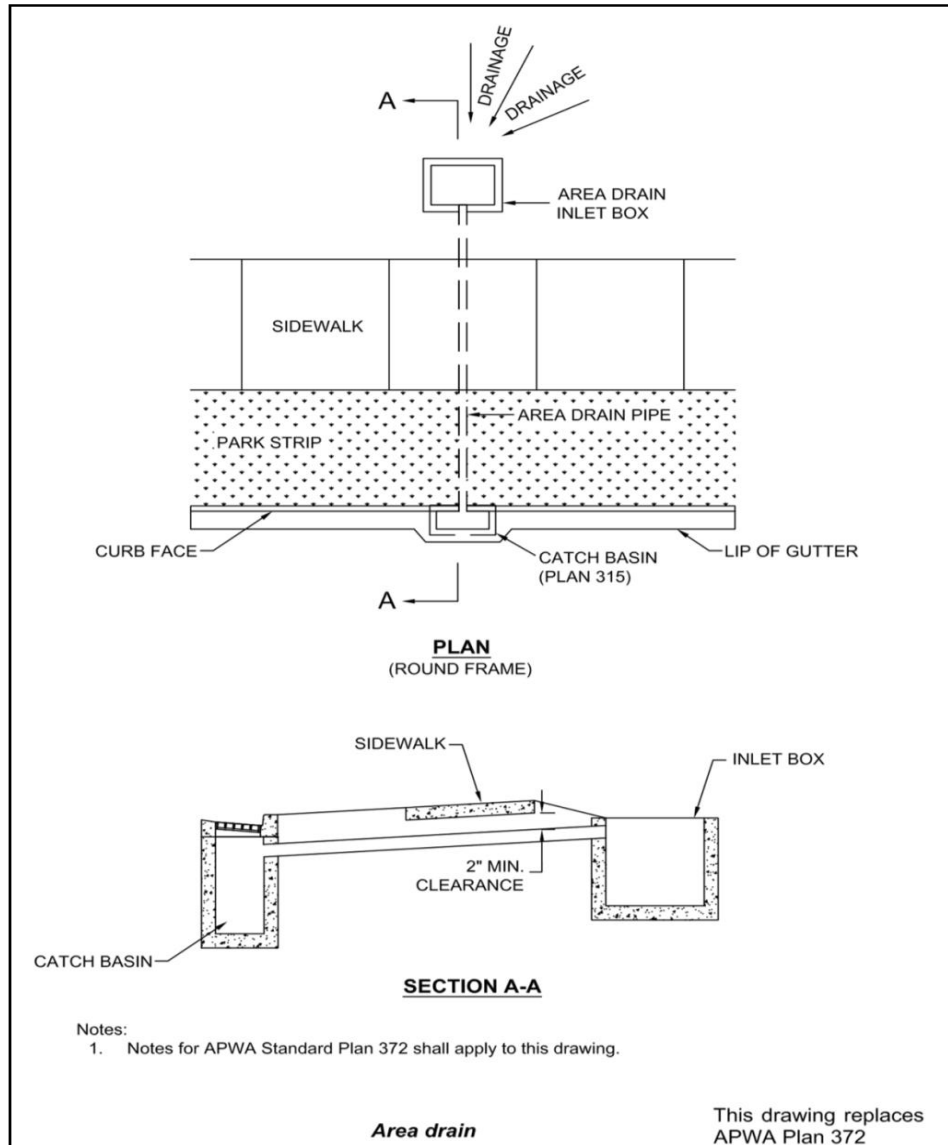
- xii. Plan 317: Curb face and inlet box. This plan is not acceptable and is deleted.
- xiii. Plan 322: Curb face outlet box. This plan is not acceptable and is deleted.
- xiv. Plan 331.1: Cleanout box. This plan is not acceptable and is deleted.
- xv. Plan 331.3: Cleanout box. This plan is not acceptable 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.



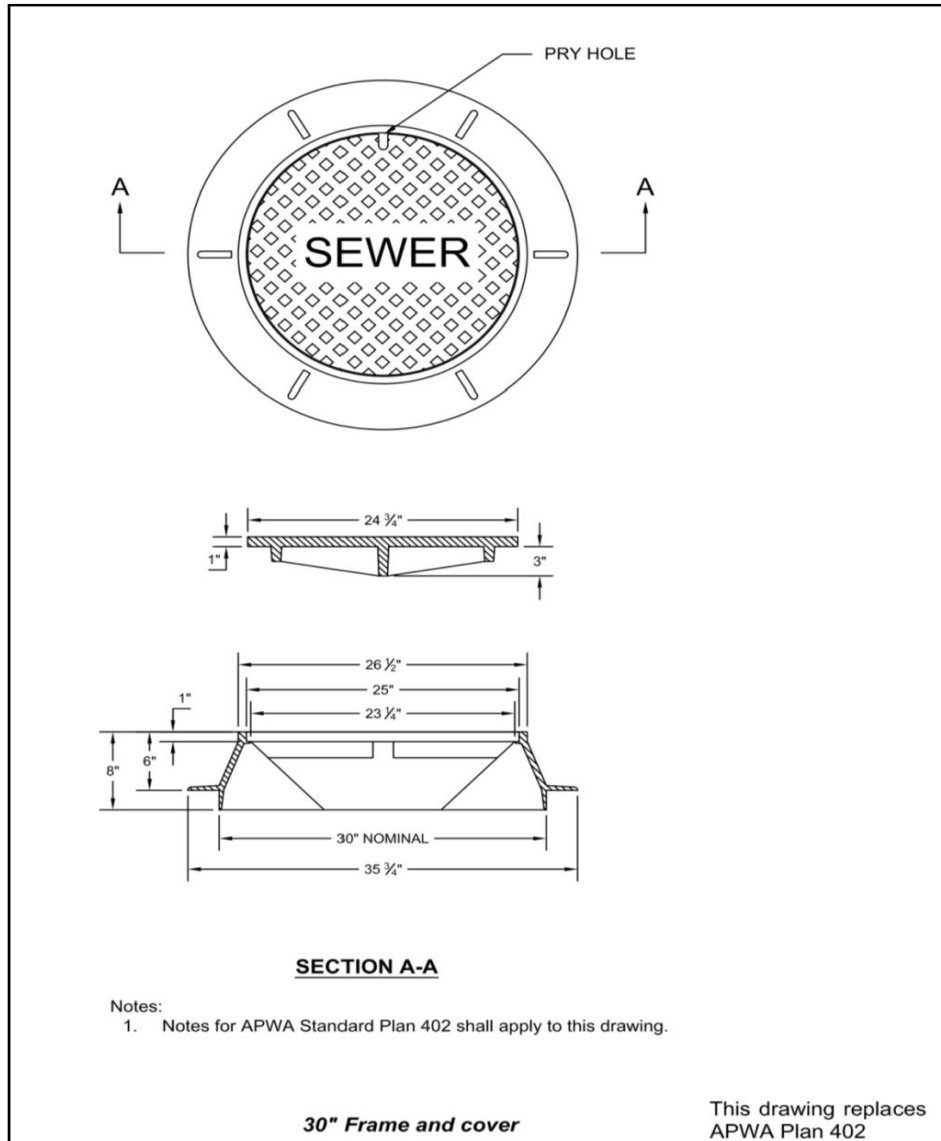
- xvii. Plan 362: Cover collar for storm drains. The City's standard plan is depicted below and replaces APWA Plan 362. The only acceptable detail is in Section A-A.



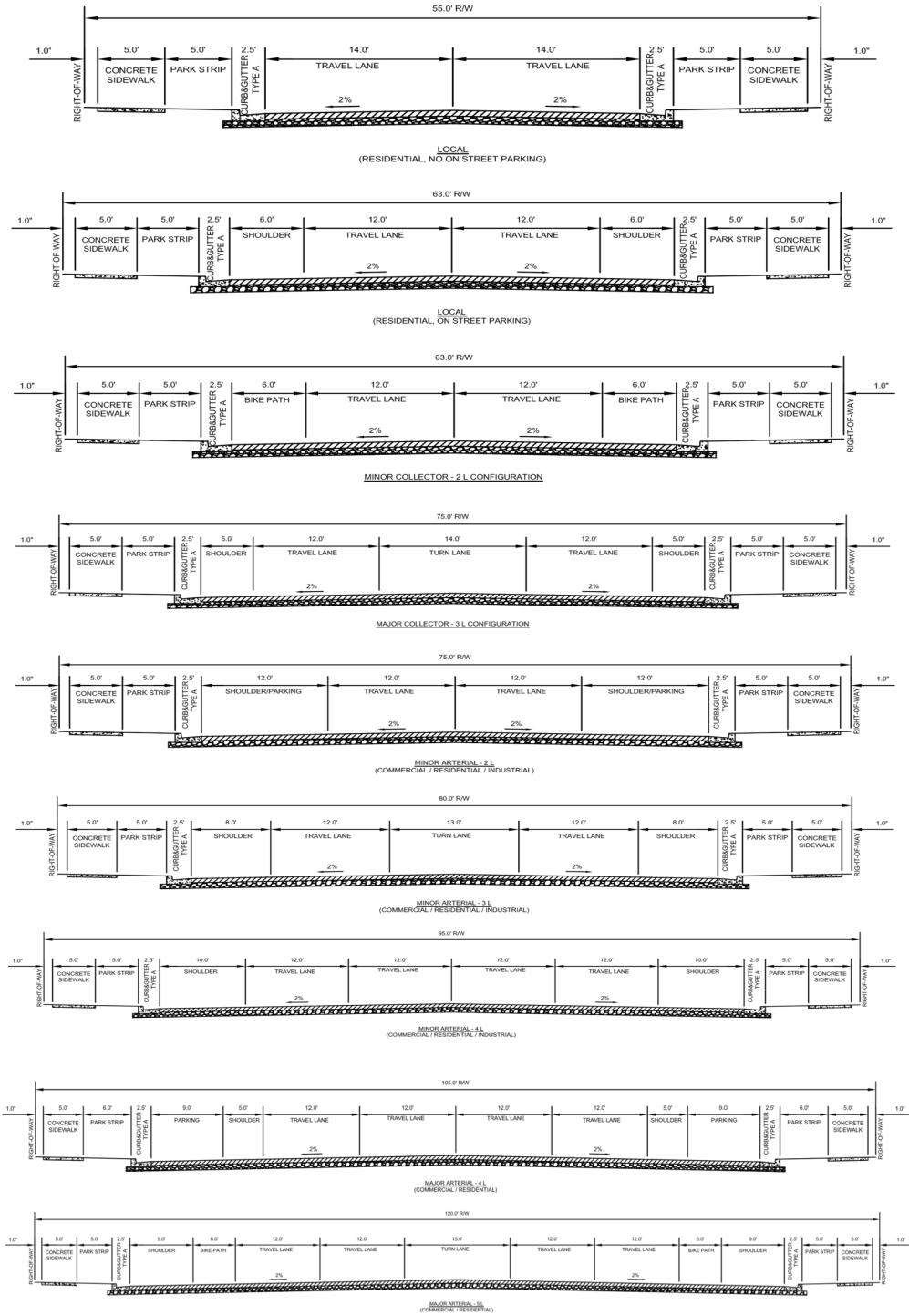
- xviii. Plan 372: Area drain. The City's standard plan is depicted below and replaces APWA Plan 372. Curb hoods are not allowed.

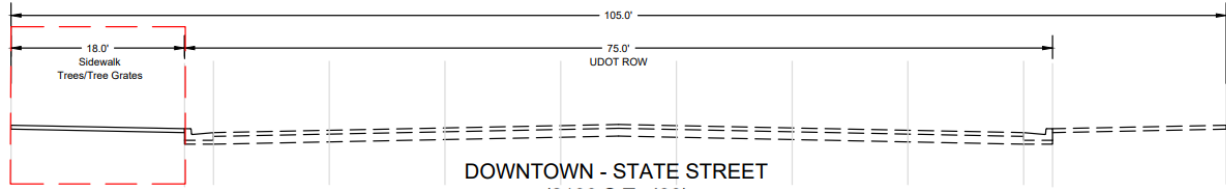


- xix. Plan 402: 30" Frame and cover. The City's standard plan is depicted below and replaces APWA Plan 402. The standard requires solid sewer covers. Sewer covers with holes are not acceptable.

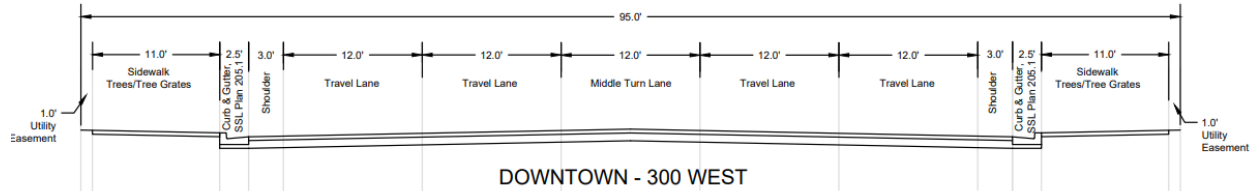


6. Standard Road Profiles. Each Subdivision or Condominium Plat shall Dedicate Public Streets according to the ~~Streets Master Plan~~ Roadways and Functional Classifications in the General Plan that meet the following applicable minimum road profiles:

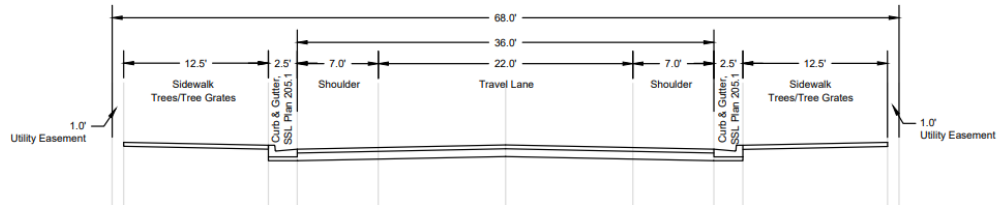




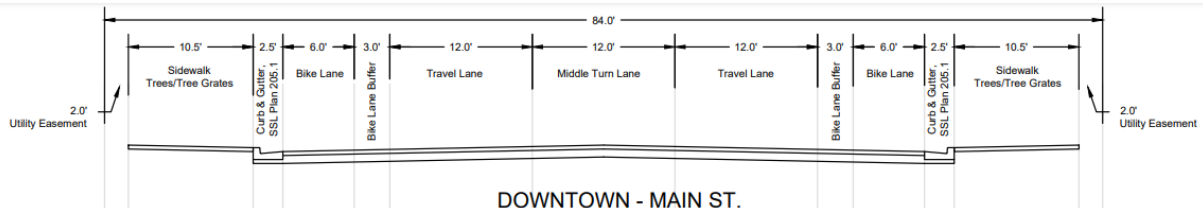
DOWNTOWN - STATE STREET
(2100 S To I80)



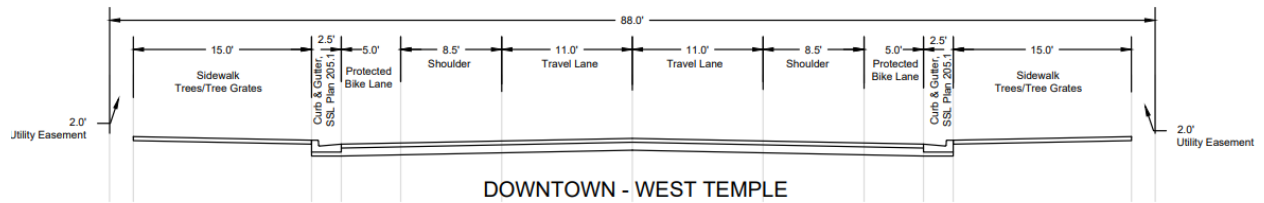
DOWNTOWN - 300 WEST
(2100 S To I80)



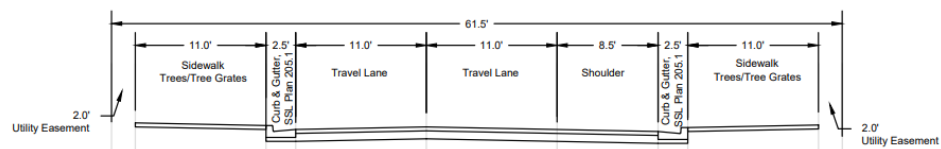
DOWNTOWN - LOCAL STREET



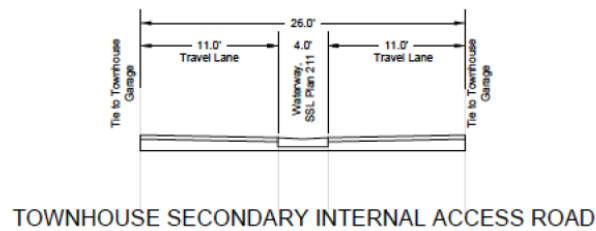
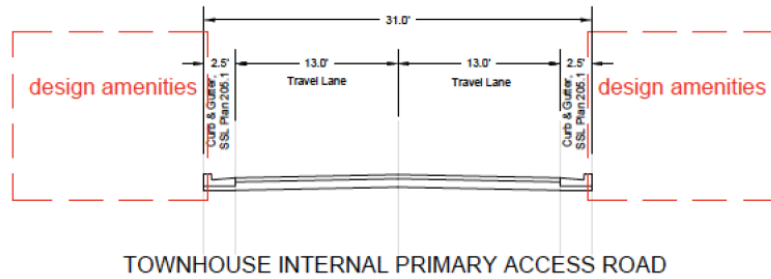
DOWNTOWN - MAIN ST.
(2100 S To I80)



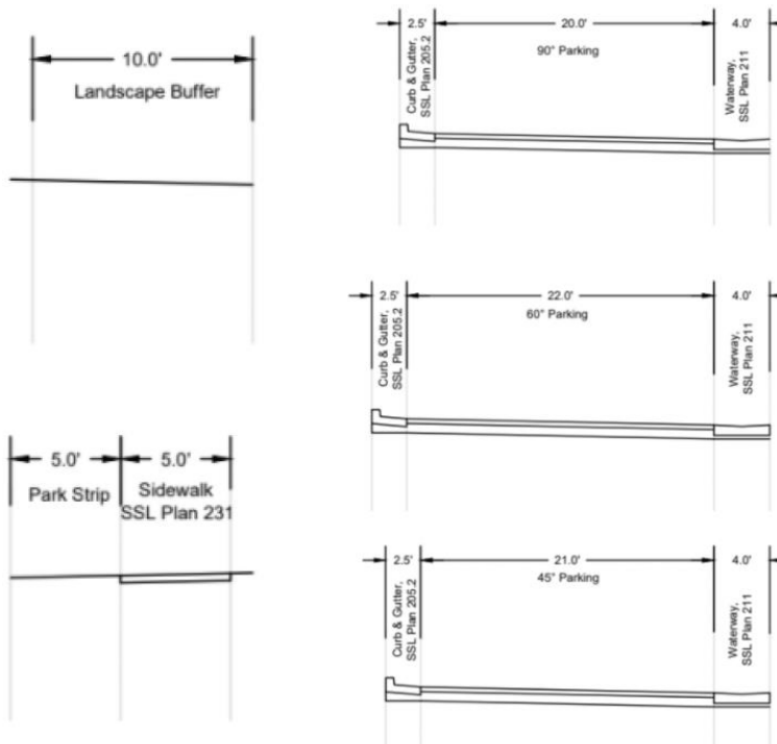
DOWNTOWN - WEST TEMPLE
(2100 S To I80)



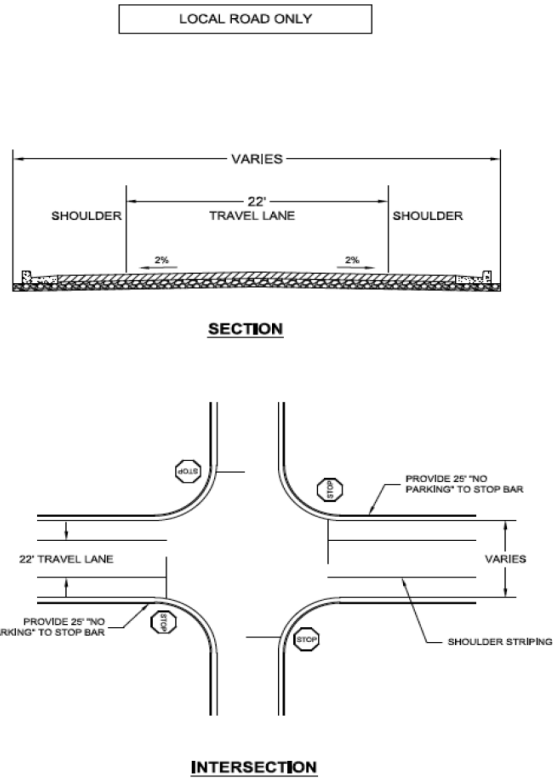
DOWNTOWN - UTOPIA
(Main To Trax (200W))



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:



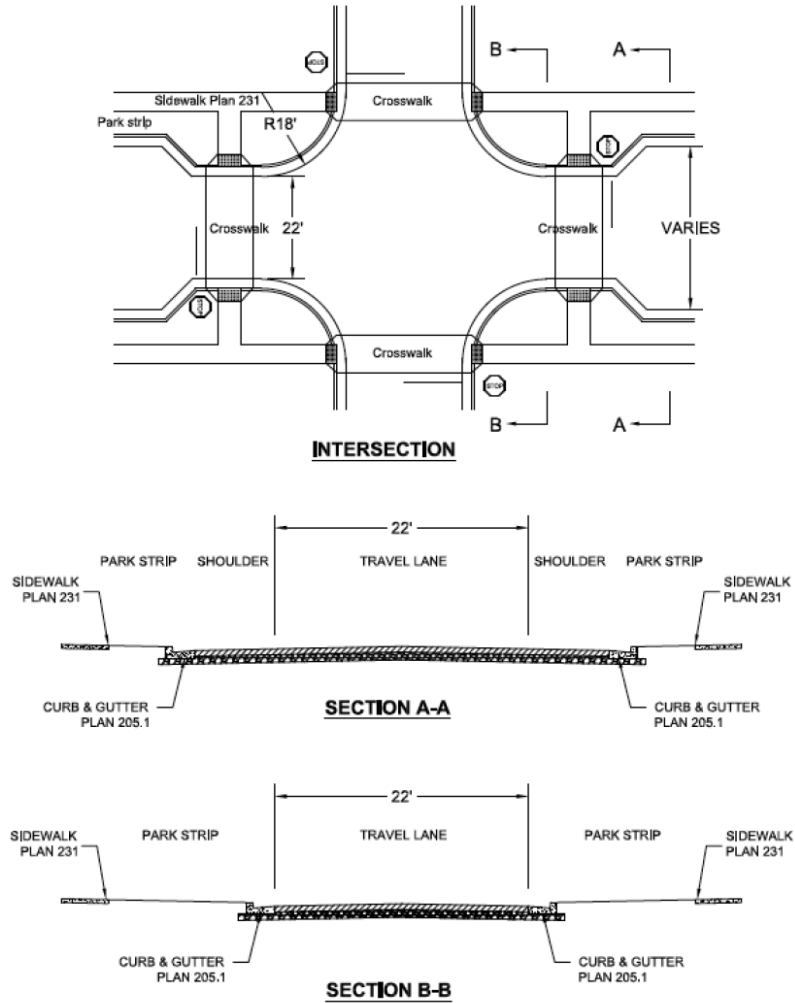
8. Standard Local Road Intersection Profile. The intersection of local roads in each Subdivision or Condominium Plat shall be configured as follows:



Narrow travel lane

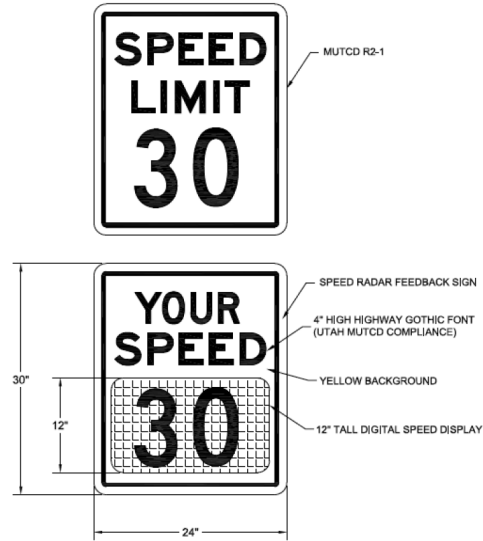
1. GENERAL
 - A. The drawing is a typical arrangement. Construction varies according to the architectural and engineering design.
2. PRODUCTS
 - A. Pavement Markings: Paint. APWA Section 32 17 23.
3. EXECUTION
 - A. Pavement Markings: Follow APWA Section 32 17 23.

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:



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.

(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020; Ord. No. 2021-06 , § XX, 5-26-2021)

17.10.130 General Subdivision Requirements.

- A. Subdivision Name. The proposed name of the Subdivision and all roadways contained therein shall not duplicate, or too closely approximate, the name of any other Subdivision or Street in the Area covered by these regulations or those of Salt Lake County, Utah. The Planning Commission shall have final authority to designate the name of the Subdivision and to select Street names.
- B. Survey Monuments. Prior to Final Plat Approval, the Applicant shall place permanent survey monuments in the Subdivision as required herein or as otherwise approved by the City Engineer.
 - 1. Survey monuments shall be installed in accordance with the South Salt Lake City Construction Specifications and Standard Drawings.
 - 2. All monuments shall be properly set in the ground and approved by a Registered Land Surveyor prior to the time the Planning Commission recommends approval of the Final Plat unless a performance Guaranty is established in accordance with the provisions of this Code.
- C. Limits of Disturbance/Vegetation Protection. A separate plan that addresses Limits of Disturbance and vegetation protection during construction and re-vegetation of disturbed Areas will be required. This shall include a construction plan for all project improvements such as Streets and utilities and a commitment to replace Significant Vegetation in a ratio of four (4) four-inch (4") caliper trees for each tree outside of the Limits of Disturbance that qualifies as Significant Vegetation.
- D. Soil Conditions. Consideration must be given to soil conditions and ground water existence and may include appropriate Setbacks or restrictions.
- E. Trails and Sidewalks. Trails and sidewalks shall be provided to allow efficient internal circulation as well as links to adjacent trail systems on other Properties. Existing trails should be maintained and incorporated into open space elements of the project. This may include trails for pedestrian or bicycle use. Construction of new trails will be required concurrently with the installation of other Public Improvements. Although required trails may not link to adjacent trails immediately, each trail is a vital part of an overall Trails Master Plan. In most cases, the homeowners are required to maintain the trails internal to their Subdivision.
- F. Limits of Disturbance/Vegetation Protection. Limits of Disturbance or Building Pad lines shall be shown on the Preliminary and Final Plats if the staff determines that there is Significant Vegetation on the Site or if it is important to clearly designate future Building locations. Limits of Disturbance or Building Pad lines with definitions as approved by the Planning Commission must be reflected on the Final Plat.

- G. Top Soil Preservation and Final Grading. Topsoil shall not be removed from residential Lots or used as spoil, but shall be redistributed so as to provide at least six inches (6") of cover on the Lots and at least four inches (4") of cover between the sidewalks and curbs, and shall be stabilized by seeding or planting.

(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020)

17.10.140 Subdivision Development Lot Standards.

- A. All Final Plats shall result in the creation of compliant Lots and Building sites.
- B. All Lots or Parcels created by a Final Plat shall have Frontage on a Public Street that has been Dedicated to the City and has been improved to the applicable City Road Profile according to City Engineer approved Construction Standards and Specifications.
- C. Property designated as Street Right-of-Way shall be separate and distinct from subdivided Lots adjoining such Street Right-of-Way.
- D. The minimum area and dimensions of all Lots shall conform to the requirements of this Code.
- E. The side boundary lines of all Lots, so far as possible, shall be at right angles to the Street which the Lots face, or approximately radial to the center of curves, if such Street is curved.
- F. Side boundary lines of Lots shall be approximately radial to the center of a Cul-de-Sac on which the Lots face.
- G. Corner Lots for Residential Use shall be platted wider than Interior Lots within the Subdivision to facilitate conformance with the required Front Yard Street Setback requirements of this Code.
- H. A Lot shall not be divided by a City boundary line.
- I. Double Frontage residential Lots are not permitted for Single-Family residential Subdivision.
- J. Building sites or Development envelopes shall be designed to allow for minimum separations between Structures.
- K. Side Lot Lines shall be at right angles to Street lines, or radial to curving Street lines.
- L. Dimensions of Corner Lots shall be large enough to allow for erection of Buildings, observing the minimum Front Yard Setback and Site Distance Triangles from both Streets.
- M. Depth and width of Properties reserved or laid out for business, commercial, or industrial purposes shall be adequate to provide for the Off-Street parking and loading facilities required for the type of Use and Development generally contemplated in the District.
- N. New Single-Family Lots shall not Front on or access an Arterial or Collector Street.
- O. If Access from an Arterial or Collector Street is necessary for new adjoining Lots, at a minimum, such Lots shall be served by a separate Local Street to limit potential traffic hazards on larger Arterial or Collector Streets.
- P. Driveways shall be designed and arranged to avoid vehicles backing onto Streets. Single-Family homes may not back onto Arterial or Collector Streets.
- Q. Lots shall be laid out to provide positive drainage away from all Buildings and individual Lot drainage shall be coordinated with the general storm drainage pattern for the Area. Drainage shall be designed to avoid surface concentration of storm drainage water from any Lot to adjacent Lots or Streets.

(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020)

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~~ **Roadways and Functional Classifications in the General 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~~ **Standard Road Profiles and in the Roadways and Functional Classifications in the General 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 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 not be nearer to such boundary than fifty feet (50'). 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~~ Roadways and Functional Classifications in the General 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~~ **Standard Road Profile and Roadways and Functional Classifications in the General 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 regulations. Land reserved for any road purpose may not be counted in satisfying Yard or Area requirements contained in this Title.

(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020; Ord. No. 2021-06 , § XXI, 5-26-2021)

17.10.160 Drainage and Storm Sewers.

- A. General Requirements. Each Plat shall make adequate provision for storm or flood water runoff in compliance with Title 13 and the Construction Specifications and Standard Drawings. The storm water

drainage system shall be separate from and independent of the sanitary sewer system. Storm sewers, where required, shall be designed by the Rational Method or other methods as approved by the City Engineer, and a copy of storm water system design computations shall be submitted along with plans. When calculations indicate that curb capacities are exceeded at a point, catch basins shall be used to intercept flow at that point. Surface water drainage patterns shall be shown for each and every Lot and Block. On-Site storm water detention is required.

B. Nature of Storm Water Facilities.

1. Location. Upon the recommendation of the City Engineer, the Planning Commission may require the Applicant to carry away by pipe or open channel any spring or surface water that may exist either previously to, or as a result of the Subdivision. Such drainage facilities shall be located in the road Right-of-Way where feasible, or in perpetual unobstructed easements of appropriate width Dedicated to the City and constructed in accordance with Title 13 and the Construction Standards and Specifications.
2. Accessibility to Public Storm Sewers.
 - a. Underground storm sewer systems shall be constructed throughout the Subdivision and be conducted to an approved out-fall, maintained by the Owner. Periodic inspection of facilities shall be conducted by the City Engineer over the life of the Development.
 - b. If a connection to a public storm sewer will be provided eventually, as determined by the City Engineer and the Planning Commission, the Applicant shall make arrangements for future storm water disposal by a public utility system at the time the Plat receives final approval. Provision for such connection shall be incorporated by inclusion in the performance Guaranty required for the Subdivision Plat.
3. Accommodation of Upstream Drainage Areas. A culvert or other drainage facility shall in each case be large enough to accommodate potential runoff from its entire upstream drainage Area, whether inside or outside the Subdivision. The Applicant shall hire a qualified engineer to determine the necessary size of the facility, based on the provisions of the current MS4 permit and Construction Standards and Specifications assuming conditions of maximum potential permitted Development. The City Engineer must review, recommend modifications where applicable, and approve the proposed design prior to Plat approval.
4. Effect on Downstream Drainage Areas. The City Engineer shall also require the Applicant's qualified engineer to study the effect of each Subdivision on existing downstream drainage facilities outside the Area of the Subdivision. City storm drainage studies together with such other studies as shall be appropriate, shall serve as a guide to any needed improvements required by the Development to City facilities prior to Development approval. No Subdivision shall be approved unless adequate storm/flood water drainage will be provided to an approved drainage watercourse or facility with capacity to serve the anticipated storm water flow.
5. Areas of Poor Drainage. Whenever a Plat is submitted for an Area that is subject to periodic flooding, the Planning Commission upon recommendation of the City Engineer, may approve such Subdivision provided that the Applicant fills the affected Area of said Subdivision with appropriate structural base materials to an elevation sufficient to place the elevation of Streets and Lots at a minimum of twelve inches (12") above the elevation of the maximum probable 100 year flood event. The Plat of such Subdivision shall provide for an overflow zone along the bank of any stream or watercourse, in a width that is sufficient in a time of high water to contain or move the flood water without damaging improved properties, including City Streets and facilities. No fill shall be placed in the overflow zone nor shall any Structure be erected or placed therein.
6. Flood Plain Areas. The Planning Commission may, upon recommendation of the City Engineer and when it deems it necessary for the health, safety, or welfare of the present and future population of the Area and necessary to the conservation of water, drainage, and sanitary facilities, prohibit the

Subdivision of any portion of the Property which lies within the flood plain of any river, stream or drainage course. These flood plain Areas should be preserved from any and all destruction or damage resulting from clearing, Grading, or dumping of earth, waste material, or stumps.

C. Dedication of Drainage Easements.

1. General Requirements. Where a Subdivision is traversed by a watercourse, drainage way, channel, or stream, the Owner shall Dedicate to the City a storm water easement or drainage Right-of-Way conforming substantially to the lines of such watercourse, and of such width and construction or both as will be adequate for drainage in the 100 year flood event. The existing drainage will be maintained by an open channel with landscaped banks and adequate width for maximum potential volume of flow.
2. Drainage Easements.
 - a. Where topography or other conditions make impractical the inclusion of necessary drainage facilities within road Rights-of-Way, perpetual unobstructed easements at least twenty feet (20') in width for such drainage facilities shall be provided across the platted Property outside the platted road lines and with satisfactory access to the road. Drainage easements shall be indicated on the Plat. Drainage easements shall be carried from the road to a natural watercourse or to other drainage facility.
 - b. When a proposed drainage system will carry water across private land outside the Subdivision, appropriate drainage rights must be secured from the affected land Owner and must be indicated on the Plat.
 - c. The Applicant shall Dedicate, either in fee simple or by drainage easement, land on both sides of existing watercourses within the Subdivision.
 - d. Low-lying lands along watercourses subject to flooding or overflowing during storm periods, whether or not included in Areas for Dedication, shall be preserved and retained in their natural state as drainage ways.

(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020)

17.10.170 Water Facilities.

A. General Requirements.

1. The Applicant shall extend the public culinary water-supply system for the purpose of providing an adequate water-supply to the Plat that is capable of providing domestic water Use and fire protection for the proposed land uses within the Plat without diminishing the water-supply to land uses outside of the Plat.
2. The Applicant shall install adequate water facilities, including fire hydrants, subject to the specifications of the City and Appendix C to the International Fire Code in effect in the state. All water mains shall be at least eight inches (8") in diameter.
3. Water main extensions shall meet the City's standards and shall be approved by the City Engineer, the City Water Manager and, where applicable, the culinary water provider.
4. Fire flow shall be approved by the Fire Marshal, consistent with Appendix B of the International Fire Code in effect in the state.
5. The location of all fire hydrants, all water and storage supply improvements, and the boundary lines of proposed districts, indicating all improvements proposed to be served, shall be shown on the Preliminary and Final Plat, and the cost of installing same shall be included in the performance Guaranty to be furnished by the Applicant.

6. Prior to approval of the Subdivision Plat by the City Engineer, a determination shall be made by the City Water Manager and City Engineer as to the location and extent of facilities to be maintained by South Salt Lake City. Private facilities may be required to be so noted on the Plat
- B. Fire Hydrants. Fire hydrants are required for all Plats. Fire hydrants shall be located no more than one thousand feet (1,000') apart and within one hundred and fifty feet (150') of any Structure and shall be approved by the City Fire Marshal and City Engineer in accordance with Appendix D of the International Fire Code in effect in the state. To eliminate future Street openings, all underground utilities for fire hydrants, together with the fire hydrants themselves and all other water supply improvements shall be installed according to approved civil engineering plans before any final paving of a Street shown on the Subdivision Plat.

(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020)

17.10.180 Sewer Facilities.

- A. General Requirements. The Applicant shall install sanitary sewer facilities in manner prescribed by the applicable sanitary sewer authority's construction standards and specifications. All plans shall be designed in accordance with their rules, regulations, and standards.
- B. Residential and Nonresidential Subdivisions. Sanitary sewer facilities shall connect with the public sanitary sewer at sizes required by the sanitary sewer authority. No individual disposal system or treatment plants, private or group disposal systems, shall be permitted. Sanitary sewer facilities, including the installation of laterals in the Right-of-Way, shall be subject to the sanitary sewer authority's specifications, rules, regulations, and guidelines.

(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020)

17.10.190 Utilities

- A. Location. Utility facilities including, but not limited to, gas, fiber, electric power, fiber, telephone, and cable TV, shall be located underground in new Subdivisions wherever underground location does not violate safety standards of the particular utility. Underground service connections for water and sewer shall be installed to the Street Property Line of each platted Lot at the expense of the Applicant, as shall adequate casings or conduits for fiber and all other underground utilities.
- B. Easements.
 1. Easements centered on Rear Lot Lines shall be provided for private and municipal utilities; such easements shall be at least ten feet (10') wide. Proper coordination shall be established by the Applicant between the applicable utility companies for the establishment of utility facilities and easements to adjoining Properties.
 2. Where topographical or other conditions make impractical the inclusion of utilities within the Rear Lot Lines, perpetual unobstructed easements at least ten feet (10') in width shall be provided along Side Lot Lines with satisfactory Access to the road or Rear Lot Lines. All easements shall be indicated on the Plat.
 3. Where necessary to ensure proper Access and maintenance, easement widths shall be increased as required by the City Engineer for the type of Development proposed. Easements for water lines shall be a minimum of thirty feet (30') wide.

(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020)

17.10.200 Sidewalks, Trails, and Bike Paths.

The following are required Improvements:

- A. Sidewalks, Landscaping, bike lanes, curb, and gutter, shall be included within the Dedicated Right-of-Way of all roads, consistent with the applicable road profile, unless an alternate location has been specifically recommended by the City Engineer and approved by the Planning Commission.
- B. Trails, pedestrian paths, and bike paths shall relate appropriately to topography, require a minimum of Site disturbance, permit efficient drainage, and provide safe Access.
- C. Trails, pedestrian paths, and bike paths shall be provided by the Applicant in accordance with the Trails Master Plan and where otherwise necessary as determined by the Planning Commission. Trails should connect traffic generators such as schools, recreation facilities, commercial Areas, parks, and other significant natural features. Such trails shall be built to City specifications and easements shall be Dedicated for such trails. The trails shall be constructed at the time of road construction.

(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020)

17.10.210 Nonresidential Subdivisions

- A. In addition to the principles and standards for residential Subdivisions in this Chapter the Applicant shall demonstrate to the satisfaction of the Planning Commission that the Street, Parcel, and Block pattern proposed is specifically adapted to the Uses generally applicable in the District anticipated and other Uses in the vicinity.
- B. The following principles and standards shall be observed:
 - 1. Proposed industrial Parcels shall be suitable in Area and dimensions to the types of industrial Development anticipated.
 - 2. Street Rights-of-Way subbase, pavement width, and pavement depth shall be adequate to accommodate the type, gross vehicle weight and volume of traffic anticipated to be placed thereupon.
 - 3. Every effort shall be made to protect adjacent residential Areas from potential nuisance from a proposed commercial or industrial Subdivision, including the provision of extra depth in Parcels backing up on existing or potential residential Development and provisions for a permanently landscaped Buffer strip when necessary.

(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020)

17.10.220 Specifications for Documents to be Completed

- A. Preliminary Plat Specifications. A Preliminary Plat shall include the following:
 - 1. General. The Preliminary Plat shall be prepared by a licensed land surveyor at an engineers' scale not more than one inch (1") equals twenty feet (20'), may be prepared in pen, or pen and pencil, and the sheets shall be numbered in sequence if more than one (1) sheet is used and shall be twenty-four inches by thirty-six inches (24" x 36"). It should be noted that the map prepared for the Preliminary Plat may also be used during the preparation of the Final Plat and, therefore, should be drawn on mylar.
 - 2. Name.
 - a. Name of Subdivision if Property is within an existing Subdivision.
 - b. Proposed name if not within a previously platted Subdivision. The proposed name shall not duplicate the name of any Plat previously recorded in Salt Lake County, Utah.

- c. Name of Property if no Subdivision name has been chosen. This is commonly the name by which the Property is locally known.
 - d. Name, address, including telephone number and email address, of the professional person(s) responsible for Subdivision design, for the design of Public Improvements, and for surveys.
 - e. Proposed names of new Streets, subject to the approval by the Planning Commission.
3. Ownership. Name and address, including telephone number, of legal Owner or Owner's Agent of the Property, a Property title report, and citation of last instrument conveying any attribute of title to each Parcel of Property involved in the proposed Subdivision, giving grantor, grantee, date, and land records reference.
- a. Citation and documentation of any existing legal Rights-of-Way or easements affecting the Property.
 - b. Existing recorded covenants on the Property, if any.
 - c. Name and address, including telephone number and email address, of the professional person(s) responsible for Subdivision design, for the design of Public Improvements, and for surveys.
 - d. Copy of any environmental report prepared for the Property.
4. Description. Location of Property by government Lot, section, township, range and county, graphic scale, north arrow, and acres.
- a. Location of Property Lines; existing easements; burial grounds; physical hazards; known geologic hazards; hazardous materials, flood plains, railroad Rights-of-Way; water courses; wetlands; each tree of six inches (6") or more in diameter (measured four feet (4') above ground level), groves of five (5) or more smaller trees, or clumps of oak or maple covering an area of fifty square feet (50 ft²), as measured to the canopy dripline; location, width, and names of all existing or platted Streets or other public ways within or immediately adjacent to the Property; and names of adjoining record Property Owners within six hundred feet (600') of any perimeter boundary of the proposed Subdivision.
 - b. Location, sizes, elevations, excess capacities, and Slopes of existing sewers, water mains, culverts, other underground Structures, and hydrants within the tract and immediately adjacent thereto; existing permanent Building and utility poles and lines on or immediately adjacent to the Site and utility Rights-of-Way.
 - c. Approximate topography, at the same scale as the Preliminary Plat with at least two-foot (2') contour intervals.
 - d. The approximate location and widths of proposed Streets.
 - e. Preliminary proposals for connection with existing municipal water supply and sanitary sewer systems; and preliminary provisions for collecting, detaining, and discharging surface water drainage.
 - f. The approximate location, dimensions, and areas of all proposed and/or existing Lots.
 - g. The approximate location, dimensions, and areas of all Parcels of land proposed to be set aside for park or playground Use or other public Use, or for the common Use of Property Owners in the proposed Subdivision.
 - h. The location of temporary stakes to enable the Planning Commission and staff to find and appraise features of the Preliminary Plat in the field.
 - i. Whenever the proposed Preliminary Plat covers only a part of an Applicant's contiguous holdings, the Applicant shall submit, at the scale of no more than twenty feet (20') to the inch, a sketch of the proposed Subdivision Area, together with its proposed Street and trail system, and an

indication of the probable future Street and drainage system of the remaining portion of the tract owned by the Applicant or its affiliates.

- j. A vicinity map showing Streets and other general Development of the surrounding Area. The Preliminary Plat shall show all school and special service district boundary lines.
- k. A plan designating Limits of Disturbance for each Parcel and for Subdivision improvements, such as utilities and roads.

5. Features.

- a. The location of Property with respect to surrounding Property and Streets, the names of all adjoining Property Owners of record or the names of adjoining Developments, the names of adjoining Streets.
- b. Citation of any existing legal Rights-of-Way or easements affect the Property.
- c. Existing covenants on the Property, if any.
- d. The location and dimensions of all boundary lines of the Property to be expressed in feet and decimals of a foot.
- e. The location of existing Streets, easements, water bodies, streams, and other pertinent features such as swamps, railroads, Buildings, parks, cemeteries, drainage ditches, physical hazards, identified hazardous materials, or bridges.
- f. The location and width of all existing and proposed Streets and easements, Alleys, trails, and other public ways, and easement and proposed Street Rights-of-Ways and Building Setback lines.
- g. The location, dimensions, and areas of all proposed or existing Lots.
- h. The location and dimensions of all Property proposed to be set aside for park, playground, or other public or private reservation, with designation of the purpose thereof, and conditions, if any, of the Dedication or reservation.
- i. The name and address of the Owner or Owners of land to be subdivided, the name and address of the Applicant, if other than the Owner, and the name of the land surveyor.
- j. The date of the map, approximate true north point, scale, and title of the Subdivision.
- k. Sufficient data acceptable to the City Engineer to determine readily the location, bearing, and length of all lines, and to reproduce such lines upon the ground.
- l. Indication of the proposed Use of any Lot (i.e. Single-Family, two-Family, Multi-Family, Townhome) and all non-Residential Uses proposed by the Applicant.
- m. All Lots in each Block shall be consecutively numbered. Reserved Lots shall be lettered in alphabetical order.
- n. The following notation shall also be shown:
 - i. Explanation of drainage systems and easements and Dedication of a public right of access to inspect or maintain such systems, if any.
 - ii. Explanation of Site easements, if any.
 - iii. Explanation of reservations, if any.
 - iv. Owners' Dedication, if any, and Owners' consent to record as required by state law.
- o. Any restrictions or requirements necessary to ensure solar access shall be defined.
- p. All utility facilities existing and proposed throughout the Subdivision shall be shown on the Preliminary Plat or on accompanying engineering plans and specifications.

- q. A plan designating Limits of Disturbance or Building Pads and utilities corridors and connections for each Parcel and for Subdivision improvements, such as utilities and roads.
- B. Construction Plan Details.
- 1. General. Construction Plans shall be prepared for all required improvements. Plans shall be drawn at a scale of no more than one-inch (1") equals twenty feet (20'), and map sheets shall be of the same size as the Preliminary Plat. The following shall be shown:
 - a. Profiles showing existing and proposed elevations along the left and right edges of each road, and center lines of all roads. Where a proposed road intersects an existing road or roads, the elevation along the center line of the existing road or roads within one hundred feet (100') of the intersection shall be shown. Approximate radii of all curves, lengths of tangents, and central angles on all Streets.
 - b. Plans and profiles showing the locations and typical sidewalks, drainage easements, irrigation ditches, servitudes, Rights-of-Way, manholes, and catch basins; the locations of Street trees, Street lights, and Street signs; the location, size, and invert elevations of existing and proposed sanitary sewers, storm water drains, and fire hydrants, showing connections to any existing or proposed utility systems; and exact location and size of all water, gas, or other underground utilities or Structures.
 - c. Location, size, elevation, and other appropriate description of any existing facilities or utilities, including, but not limited to, existing Streets, sewers, drains, water mains, easements, water bodies or impoundments, streams, and other pertinent features such as wetlands, railroads, Buildings, features noted on the Official Land Use Map or Master Plans, at the point of connection to proposed facilities and utilities within the Subdivision, and each tree with a diameter of six inches (6") or more (measured four feet (4') above ground level), groves of five (5) or more smaller trees, or clumps of oak or maple covering an Area of fifty square feet (50 ft²), as measured to the canopy dripline. The water elevations of adjoining ponds, rivers, or streams at the date of the survey, and the approximate high- and low-water elevations of such ponds, rivers or streams. All elevations shall be referred to the South Salt Lake City Engineer's or U.S.G.S. datum plane. If the Subdivision borders a pond, river, or stream, the distances and bearings of a meander line established not less than twenty feet (20') back from the ordinary high-water mark of such water ways.
 - d. Topography at the same scale as the Preliminary Plat with a contour interval of two feet (2'), referred to sea-level datum. All datum provided shall be latest applicable U.S. Coast and Geodetic Survey datum and should be so noted on the Plat.
 - e. All other specifications, details, and references required by City Design Standards, Construction Specifications and Standard Drawings, including a Site-Grading plan for the entire Subdivision.
 - f. Notation of approval of the Preliminary Plat as follows:

_____	_____
Owner	Date
_____	_____
City Attorney	Date
_____	_____
City Engineer	Date
_____	_____
Community Development Director	Date
_____	_____
Planning Commission Chair	Date

- g. Title, name, address, signature, and seal of professional engineer, and date, including revision dates.
 - h. A Limits of Disturbance and revegetation plan.
- C. Final Subdivision Plat Requirements
- 1. General. The Final Plat shall be presented on reproducible mylar at the same scale and contain the same information required for a Preliminary Plat, except for any changes or additions required by the Planning Commission. All revision dates must be shown as well as the following:
 - a. Notation of any self-imposed restrictions, and locations of any Building Lines proposed to be established in this manner, if required by the Planning Commission in accordance with these regulations.
 - b. All survey monuments erected, corners, and other points established in the field in their proper places. The material of which the survey monuments, corners, or other points are made shall be noted at the representation thereof or by legend. The legend for metal monuments shall indicate the kind of metal, the diameter, length, and weight per lineal foot of the monuments.
 - c. Form for endorsements by the Planning Commission Chair, City Mayor, Community Development Director, City Recorder, City Engineer, City Attorney, culinary water authority, sanitary sewer authority, Salt Lake County Health Department (as applicable), all applicable utilities, and other entities as required by the City Engineer and the City Attorney.
 - 2. Preparation. The final Subdivision Plat shall be prepared by a land surveyor licensed by the state of Utah. The surveyor shall certify that the survey of the Property described on the Plat is in accordance with Title 17, Chapter 23, Section 17 of the Utah Code Annotated (1953, as amended) and has verified all measurements and has placed monuments as represented on the Plat.

(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020)

17.10.230 Assurance for Completion of Landscaping and Infrastructure Improvements.

- A. Costs of Improvements. All required Landscaping and Infrastructure Improvements shall be completed by the Applicant.

- B. Assurance for Landscaping and Infrastructure Improvements. The Applicant may post an Infrastructure Completion Assurance, in an amount estimated by the City Engineer, as sufficient to secure to the municipality the satisfactory construction, installation, and Dedication of any uncompleted portion of required Landscaping and Infrastructure Improvements and record a conforming the Final Plat prior to completion of all required Landscaping and Infrastructure Improvements. The Infrastructure Completion Assurance shall be satisfactory to the City Attorney as to form, sufficiency, and manner of execution. The period within which required improvements must be completed shall be specified by the Planning Commission in the decision approving the Final Plat and shall be incorporated in the Assurance and shall not in any event exceed two (2) years from date of Final Approval.
1. Reduction of Completion Assurance. An Infrastructure Improvement Assurance shall be reduced upon actual completion and acceptance of Landscaping and Infrastructure Improvements to the ratio that the accepted Landscaping and Infrastructure Improvements bears to the total Landscaping and Infrastructure Improvements for the Plat.
 2. Governmental Units. Governmental units to which these Assurances apply may file in lieu of said Assurance a certified resolution or ordinance from officers or agencies authorized to act on their behalf, agreeing to comply with the provisions of this Title.
- C. Prior to excavating or commencement of construction, the Applicant shall meet with the Community Development Director, the City Engineer, and other officials as required for a preconstruction meeting. The Applicant shall bring to the meeting all contractors responsible to build the Infrastructure Improvements associated with the project and to comply with a detailed construction management plan for the project.
- D. Inspection of Improvements General Procedure and Fees. The Planning Commission, in consultation upon the advice of the City Engineer, shall provide for inspection of required Landscaping and Infrastructure Improvements during construction and insure their satisfactory completion. The Applicant shall, in accordance with the City's fee resolution, pay to the City an inspection fee and the Subdivision Plat shall not be signed by the Chairman of the Planning Commission unless such fee has been paid. These fees shall be due and payable upon demand of the City and no Building Permits or Certificates of Occupancy shall be issued until all fees are paid. If the City Engineer finds upon inspection that any of the required Landscaping or Infrastructure Improvements have not been constructed in accordance with the City's construction standards and specifications, the Applicant shall be responsible for completing the improvements. Wherever the cost of improvements is covered by an Infrastructure Completion Assurance, the Applicant and the Guarantor, if any, shall be severally and jointly liable for completing the improvements according to approved plans and specifications. Prior to commencement of construction on any Public Improvement or private improvement required to be built to public standards, the Applicant shall first obtain a Notice to Proceed from the Community Development Director or her designee.
- E. Maintenance of Improvements. The Applicant/Owner shall be required to maintain all required Landscaping and Infrastructure Improvements and provide for maintenance and snow removal on Streets and sidewalks until acceptance of said Landscaping and Infrastructure Improvements by the Planning Commission. If there are any certificates of occupancy on a Street not Dedicated to the City, the City may on twelve (12) hours-notice, plow the Street or effect emergency repairs and charge same to Applicant/Owner.
- F. Completion of Improvements. Before the Plat is signed by the Chairman of the Planning Commission, the Applicant shall complete, to the satisfaction of the City Engineer, all the Street, sanitary sewer, culinary water, power, and other improvements (e.g. storm drainage, trails, sidewalk, curb, gutter, Street signs, water lines, etc.) and to Dedicate same to the local government, free and clear of all liens, environmental contamination, and encumbrances on the Property and Improvements thus Dedicated.
- G. Certificate of Satisfactory Completion. Subject to maintenance provisions contained in this Chapter, the City will not accept Dedication of required improvements, or release or reduce an Infrastructure Completion Assurance, until the City Engineer has submitted a certificate to the Planning Commission stating that all required improvements have been satisfactorily completed and until the Applicant's engineer or surveyor has certified to the City Engineer, through submission of detailed "as-built" construction drawings and survey

Plats of the Subdivision, indicating location, dimensions, materials, and other information required by the Planning Commission and City Engineer, that the layout of the line and Grade of all Public Improvements is in accordance with the City approved construction plans for the Subdivision and that a commitment for a title policy or other acceptable evidence has been furnished to the City Attorney and City Engineer indicating that the improvements have been completed, are ready for Dedication to the local government and are free and clear of any and all environmental contamination, liens and encumbrances.

- H. Warranty. Upon such approval and recommendation of the City Engineer, the Applicant shall submit an Infrastructure Improvement Warranty, warranting that the Infrastructure Improvements have been installed as described in the approved construction plans and specifications, and a 10% Cash Deposit.
- I. Dedication. Upon the City Engineer's certification, approval, and recommendation, and the City Attorney's approval of the Infrastructure Improvement Warranty and 10% Cash Deposit, the Planning Commission shall thereafter accept the improvements for Dedication in accordance with the established policy and procedure.
- J. Issuance of Building Permits and Certificates of Occupancy.
 - 1. Building Permit. For any recorded Subdivision for which the City holds a current Infrastructure Completion Assurance, but the Infrastructure Improvements are not yet accepted, the extent of utilities and Street improvements shall be adequate for emergency response and vehicular Access by the prospective occupant and by police and fire equipment, prior to the issuance of any Building Permit.
 - 2. Certificate of Occupancy. Where an Infrastructure Completion Assurance has been accepted for a Final Subdivision Plat, no Certificate of Occupancy for any Building in the Subdivision shall be issued prior to the completion of the Public Improvements and Dedication of same to the City, as required in the Planning Commission's final approval of the Subdivision Plat. This restriction can be waived upon Good Cause shown and adequate assurance revived.

(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020)

East Streetcar Neighborhood

Form-Based Code



South Salt Lake City, Utah

ADOPTED September 17, 2014

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ADOPTED September 17, 2014

1.0 The East Streetcar Neighborhood

1.1 The East Streetcar Neighborhood



1. Description and Intent.

The East Streetcar Form Based Code is the culmination of over a decade of discussion, planning and design to create a neighborhood that blends the best of both the past and the future. It started with visioning for a new mode of transit to serve a new South Salt Lake downtown,

support a growing neighborhood and to connect to Sugar House, long recognized as a shopping and entertainment destination outside of downtown Salt Lake City. After determining that a streetcar was the ideal form of transit to improve transportation access and facilitate economic development, a plan was developed to promote transit-oriented development, as well as a walkable, urban neighborhood. This code builds upon the community input and decisions from the 2012 Streetcar visioning process, 2013 Streetcar Greenway visioning process, the 2013 S-Line branding process and the 2014 East Streetcar Master Plan, which was adopted by the South Salt Lake City Council on May 28, 2014.

The East Streetcar Area is a four-block, 50-acre area in South Salt Lake, located along the S-Line streetcar and Parley's Trail. The East Streetcar Area is located directly east of the Downtown South Salt Lake redevelopment area, and directly west of Sugar House. The Central Pointe TRAX station in the Downtown South Salt Lake Area is approximately two miles from Highland Drive in Sugar House. 500 East is roughly the mid-point between the two districts and is the boundary between the two cities.

2. Vision



This will be a vibrant, walkable neighborhood with a wide selection of homes for current and future residents of South Salt Lake. Its character, amenities and strong connections to both Downtown South Salt Lake and to Sugar House will make it one of the most desirable neighborhoods on the Wasatch Front.

(1) This plan strives to:

- (a) Build high-quality new housing for a wide spectrum of residents (age, income, culture)
- (b) Create an appealing urban neighborhood
- (c) Encourage new development that respects the existing neighborhood context
- (d) Improve neighborhood safety and appeal
- (e) Protect neighboring homes and property values
- (f) Support transit use, biking and walking
- (g) Complement the future downtown South Salt Lake

3. History and Character

South Salt Lake City is a classic American, post-war suburb. It also has a significant business and industrial base. The neighborhood included in the East Streetcar Master Plan is the most established, well-respected and one of the most desirable in the city. Each block in this neighborhood is unique. The architecture varies from street to street (Craftsman bungalow, Modern Minimalist Cottage, Victorian), and the land uses do as well. It is comprised of single family homes with a mix of duplexes, apartments, and townhomes. There is also a strong lingering presence of warehouses along what was once a freight rail line. The block adjacent to State Street has a long commercial history, having grown up along "Utah's Main Street."



Figure 1.1(1). Historic Denver-Rio Grande Rail Line.

The S-Line streetcar route is a remnant of our industrial history. The rails between South Salt Lake and Sugar House were originally built by the Denver & Rio Grande (D&RG) Railroad. Beginning in 1908, freight and passenger trains ran in this corridor. The line was called several different names by locals over the years, including the Granite Line, Sugar House Spur, and the Silver Line. The line began at Roper Rail Yards, where it connected to major north-south routes. Heading east, the line passed through the neighborhoods of South Salt Lake, Forest Dale, and Sugar House before making its way through the deep pass in Emigration Canyon and into Park City, where it served the booming mines and mills. Silver, sheep, and other valuable commodities were brought to Salt Lake for processing. The D&RG line was abandoned in 1947, and the corridor was purchased by Union Pacific Railroad. Eventually, the Park City Branch Line was reduced to the present-day corridor of the Sugar House Streetcar. It was purchased by Utah Transit Authority (UTA) in 2005 as a potential future transit corridor. Today, it is

1.0 The East Streetcar Neighborhood

known as the S-Line —the first streetcar in modern Salt Lake City.

This railway helped South Salt Lake become “A City of Industry” in the mid-20th century. Local businesses such as Burton Lumber and Granite Mill helped build this neighborhood, literally and figuratively. Lumber, stone, building supplies, and furniture were loaded into and out of businesses on this spur line. South Salt Lake and Sugar House became major business districts and desirable residential neighborhoods for a growing merchant class.

Designs for the modern streetcar greenway in the S-Line corridor reflect this industrial history. This industrial history theme was reflected in the S-Line logo, in the artwork that re-uses historic building and rail materials, and in the adaptive reuse of historic buildings. While this neighborhood is considered historic, it also has a history of being thoroughly modern and on the cutting edge of industry. Several words to describe the industrial history are honest, timeless, and tough. These characteristics are at play in this neighborhood and should be considered touchstones for development today.



Figure 1.2 (2). S-Line Corridor Before and After.

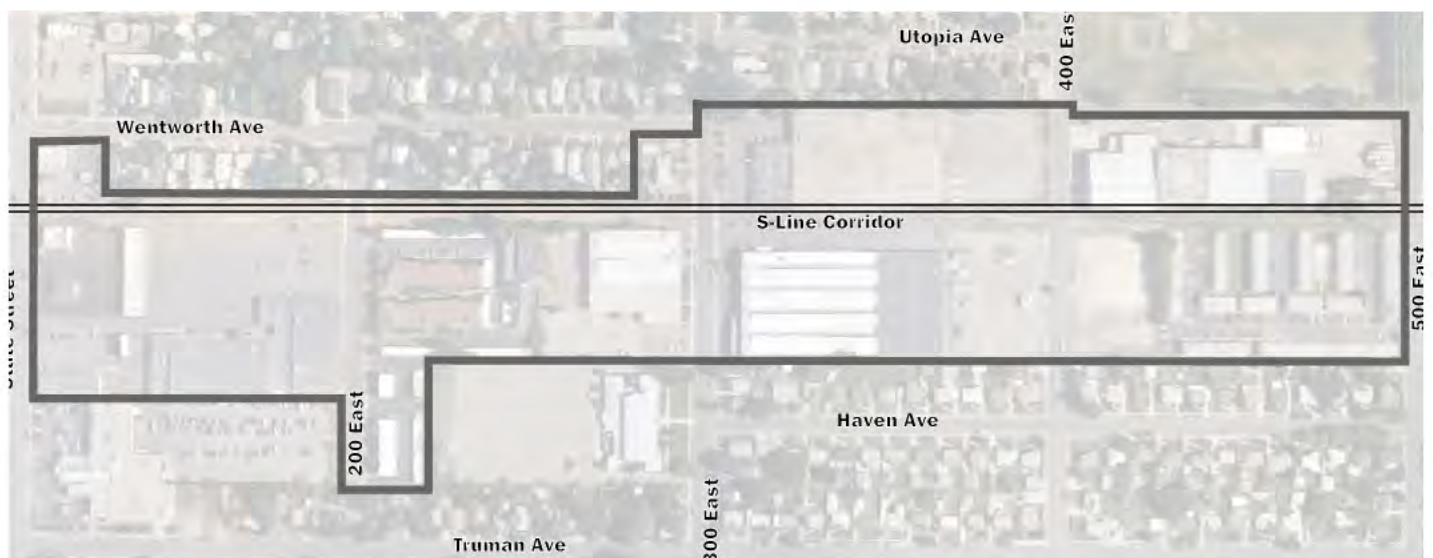


Figure 1.1(3). Map of the East Streetcar Neighborhood.

2.0 Street Types

See Title 17.10

2.1 General Requirements.

1. Intent.

The standards outlined in this section are intended to:

- (1) Create complete streets that address all modes of travel including pedestrian traffic, bicycle traffic, transit, and vehicular traffic at speeds appropriate for shared use.
- (2) Address all features of the street right-of-way (ROW), including sidewalks, parkways, traffic lanes, bicycle lanes, and medians.
- (3) Create streets and public ROWs that reduce stormwater runoff quantity and improve quality of stormwater runoff.
- (4) Create focal points that emphasize the S-Line corridor intersections.

2. General Requirements.

All proposed streets, landscaping or furnishing zones, and sidewalks shall be located in dedicated vehicular ROWs as required by this section.

- (1) **Street Types.** All new vehicular ROWs shall match one of the street types, refer to 2.4 through 2.8, whether publicly dedicated or privately held.
- (2) **Public Use.** Streets may be privately or publicly owned but all streets shall be available for public use at all times.
- (3) **Gated streets** are not permitted.

3. Street Construction Specifications.

All construction in the ROWs shall follow specifications defined by the South Salt Lake City Engineer and Fire Marshal.

2.2 General Street Type Standards.

1. Street Types.

Street Types defined in this section outline acceptable street configurations. New streets should be designed using the principles and characteristics defined by each street type. The City Engineer may require additional right-of-way, pavement width, or additional street elements depending on unique site characteristics.

2. Graphics.

The graphics provided here, illustrating each street type, are samples of recommendations and illustrate a configuration of that street type. By applying the standards outlined and working with the City Engineer and Fire Marshal, other configurations are possible.

3. Typical Street Elements.

Typical elements of a vehicular right-of-way are divided into the vehicular and pedestrian realm. Each street type detailed in this section outlines which facilities are applicable.

- (1) **Vehicular Realm.** The vehicular realm is comprised of the travel lanes, bicycle lanes, and parking lanes.
- (2) **Pedestrian Realm/Street Buffer.** The pedestrian realm is typically comprised of pedestrian facilities, such as sidewalk, path/trail or off-street bicycle path, and a buffer area, consisting of a landscape zone or furnishings zone that serves to buffer pedestrians or bicyclists from the movements of higher speed vehicles in the vehicular realm. Pedestrian paths should be public if they extend beyond the project boundary. Pedestrian paths should have direct access to existing public passageways as appropriate.
 - (a) **Landscape Zone.** A landscape area between the back of curb or edge of pavement to the sidewalk in which street trees, swales, lighting, and signage may be located. Typically used adjacent to residential buildings.
 - (b) **Furnishings Zone.** A hardscape area that extends from the sidewalk to the back of curb, in which street trees, street furniture, lighting, and signage may be located. Typically used adjacent to commercial or office buildings.

4. Vehicular Travel Lanes.

The number and width of vehicular travel lanes are determined by the Street Type.

5. Bicycle Facilities.

The following types of bicycle accommodations are permitted in the vehicular realm per Street Type. Refer to Figure 2.2 (3).

- (1) **Dedicated Bicycle Lane.** Dedicated bicycle lanes are striped lanes on the outside of the outermost travel lanes that are designated only for bicycle use. This lane occurs on both sides of the street and shall be four to five feet wide. This is required on 300 East.
- (2) **Designated Shared Lane.** A designated shared lane is a lane that is shared between vehicles and bicycles. This lane is typically wider than a standard vehicular lane, minimum 13 feet, in order to accommodate both types of users, and includes a painted bicycle marker combined with a double arrow (known as a "sharrow"). This improvement occurs in both directions on 500 East

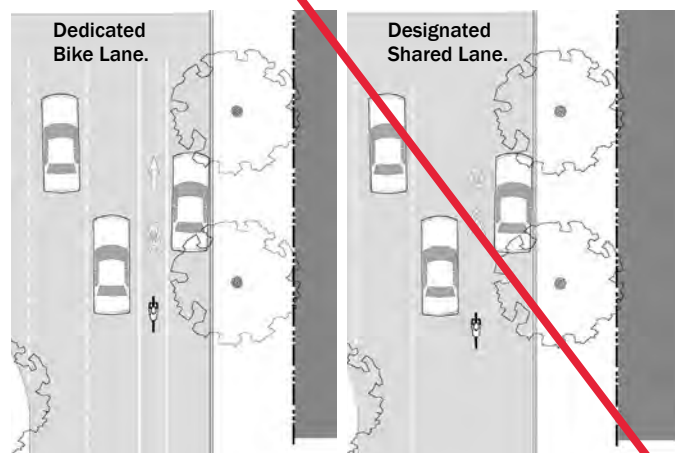


Figure 2.2 (1). On-Street Bicycle Facilities.

2.0 Street Types

See Title 17.10

- (3) **Shared Lane.** A shared lane refers to a street that does not have bicycle lanes or a designated shared lane, but the speed and configuration of the street is such that bicycles could comfortably share lanes with traffic. This improvement occurs in both directions on 200 East and 400 East

6. Stormwater Management.

Incorporation of stormwater management best practices is encouraged, such as incorporating drainage swales and slotted curbs into the Landscape Zone adjacent to parking lanes. Where achievable, permeable pavement materials should be selected, such as unit pavers, porous concrete, and porous asphalt. For suggested methods refer to Figure 2.2 (2). Final design shall meet the requirements of the City Engineer.

7. Street Trees.

Street trees are required along all street frontages and, where possible, along the S-Line corridor. Spacing for large and medium trees is 30 feet on center while spacing for smaller trees is 20 feet. Street trees spacing shall be consistent and uninterrupted when possible. For street tree requirements refer to the South Salt Lake Landscape Handbook.

8. Fire Access.

Street configurations have been calculated to provide emergency vehicle access. Where the total width of all travel lanes is narrower than 20 feet, the following shall apply.

- (1) **Room to Pass.** At 120 foot increments, a 20 foot opening in the on-street parking or a 20 foot dedicated pull-off space must be provided to allow vehicles to pull over for a fire truck to pass.
- (2) **Driveway or Fire Hydrant Zone.** A driveway or fire hydrant zone may be utilized to fulfill the requirement.
- (3) **Suitable down-rigger locations** must be approved by the Fire Marshal. See Chapter 2.4.

2.3 General Street Layout Requirements.

1. Intersections.

- (1) **Curb Radii.** The following curb radii shall be utilized unless otherwise authorized.
 - (a) Intersections should be designed for actual turning radius of the typical design vehicle as opposed to the maximum design vehicle. Small curb radii at intersections shorten pedestrian crossing distances and reduce vehicle turning speeds, thereby balancing the ease of travel of the vehicles and pedestrians. Refer to Figure 2.3 (1).
 - (b) 200 East, 300 East, 400 East, 500 East. At the intersections of these streets the following curb radii shall be utilized.
 - (i) With on-street parking on both streets, a 5 foot radius may be utilized.

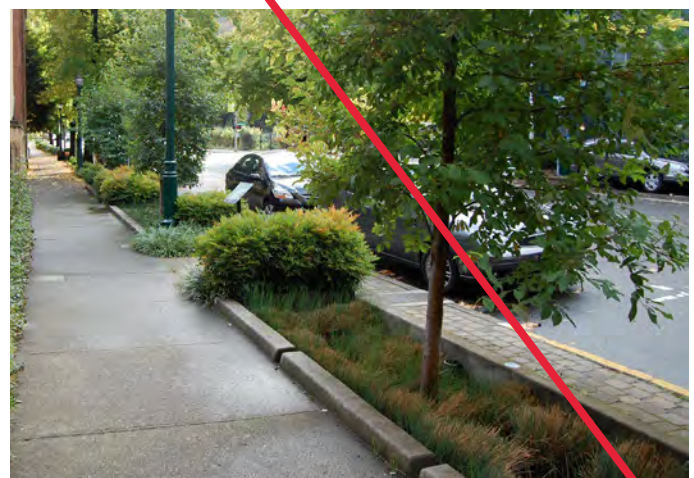


Figure 2.2 (2). Curb Cut and Landscape Storm Drainage Methods

See Title 17.10

- (b) Without on-street parking, a 15-foot radius is required.
 - (c) At the intersections of State Street, 200 East, 300 East, 400 East, or 500 East, the following curb radii shall be utilized.
 - (i) With on-street parking on both streets, a 10-foot radius is required.
 - (ii) Without on-street parking on either streets, a 25-foot radius is required.
 - (d) Larger Radius. When the design vehicle requires a larger curb radius and no on-street parking exists, a 30-foot radius may be utilized. Larger radii require approval of the City Engineer.
 - (e) Lane Intersections. The curb radius at intersections involving Lanes shall be no greater than 5 feet.
- (2) Crosswalks. Crosswalks shall be required at all intersections in the East Streetcar Corridor land use district, including mid-block pedestrian crossings.
- (a) Dimensions. Crosswalks shall be at least six feet wide, measured from mid-stripe to mid-stripe, per the Manual on Uniform Traffic Control Devices (MUTCD).
 - (b) Markings. Crosswalks shall be appropriately indicated on the finished street surface or where required in parking and access areas. Crosswalks shall be marked with textured or colored pavement, thermoplastic applications, or another marking approved by the Land Use Authority.
 - (c) Crossing Distances. To encourage pedestrian activity, typical crosswalks shall not extend over 38 feet without a landscape median, bulb-outs and/or other pedestrian refuge to mitigate the effects of vehicular traffic on crossing and increase pedestrian safety and comfort. Refer to Figure 2.3 (2).
 - (d) Accessible ramps and warning panels, per the American Disabilities Act or any more stringent state requirement, are required where all sidewalks or trails terminate at a crosswalk or curb.
 - (e) Ramp Orientation. Ramps shall be oriented perpendicular to traffic, requiring two ramps per corner at intersecting streets.
- (3) Bulb-outs. To shorten pedestrian crossing distances, bulb-outs should be utilized at all intersections, unless otherwise required by the City Engineer. Refer to Figure 2.3 (3).
- (a) The depth of the bulb-out shall match the width of utilized on-street parking.
 - (b) The radius of the bulb-out shall match the requirements for the intersection.
 - (c) Planted areas shall be included where appropriate to delineate pedestrian crossings and to enhance the streetscape.

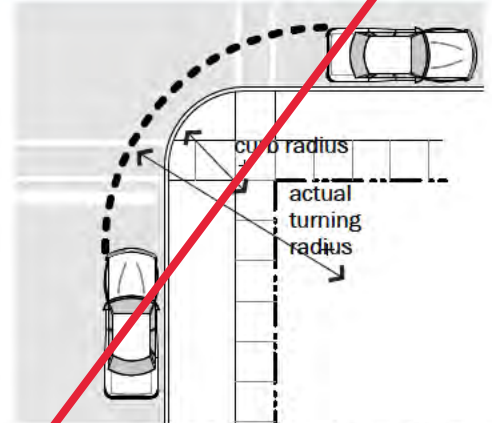


Figure 2.3 (1). Curb Radius Diagram

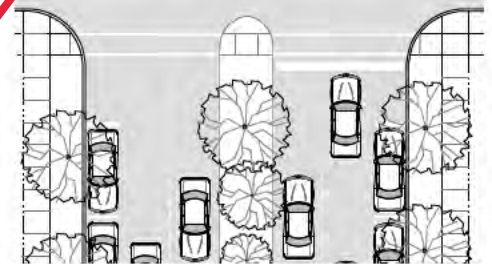


Figure 2.3 (2). Pedestrian Crossing (Median)

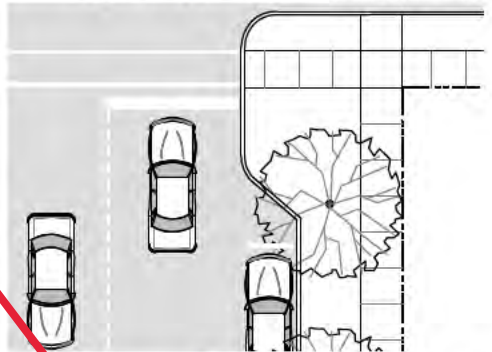


Figure 2.3 (3). Bulb-out Diagram

2.0 Street Types

See Title 17.10



Figure 2.3 (4). Street Type Map.

Street Type Map Key

-  Streetcar Corridor
-  State Street
-  300 East and 500 East
-  200 East and 400 East
-  Proposed Lanes

2.4 Lane

1. Intent.

A one-way lane is an option that allows shared access to the interior of a block at appropriate speeds. A one way lane can also serve as a separation between more intense residential uses and adjacent single family detached housing. This one way street may be located between uses or along the property line separating existing single family homes from new development. The lane includes shared bicycle and pedestrian access, parallel parking on one side, and vehicle traffic. Traffic-calming measures shall be incorporated into the lane.

2. General Requirements.

Lanes shall be developed using the standards in Table 2.4 (1) and include fire truck down-rigger points.

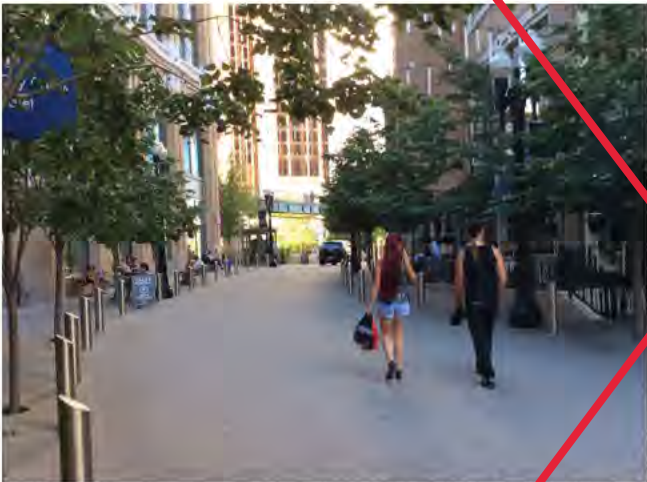


Figure 2.4 (1). Shared Street in City Creek Center, Salt Lake City, Utah

Table 2.4 (1). Lane Requirements.

Lane Requirements	
Permitted Districts	All Districts
Permitted Adjacent Building Types	All Building Types
Typical Right-of-Way Width	32'
Vehicular Realm	
Travel Lanes	One way (eastbound) yield lane
Lane Width	12' clear travel route
Allowable Turn Lanes	Not applicable
Parking Lanes	One side (must be staggered), 8' required including gutter
Pavement Width	Minimum 26'
Fire Access	300' max distance between down-rigger pads (3'x4' pad). Distance is subject to change pending development configuration.
Bicycle Facilities	Shared
Pedestrian Realm	
Pedestrian Facilities	Shared; travel lane is shared among drivers, pedestrians and bicyclists,
Street Buffer	8' wide, switch sides at 150' maximum distance to create parking pockets and accommodate storm water.

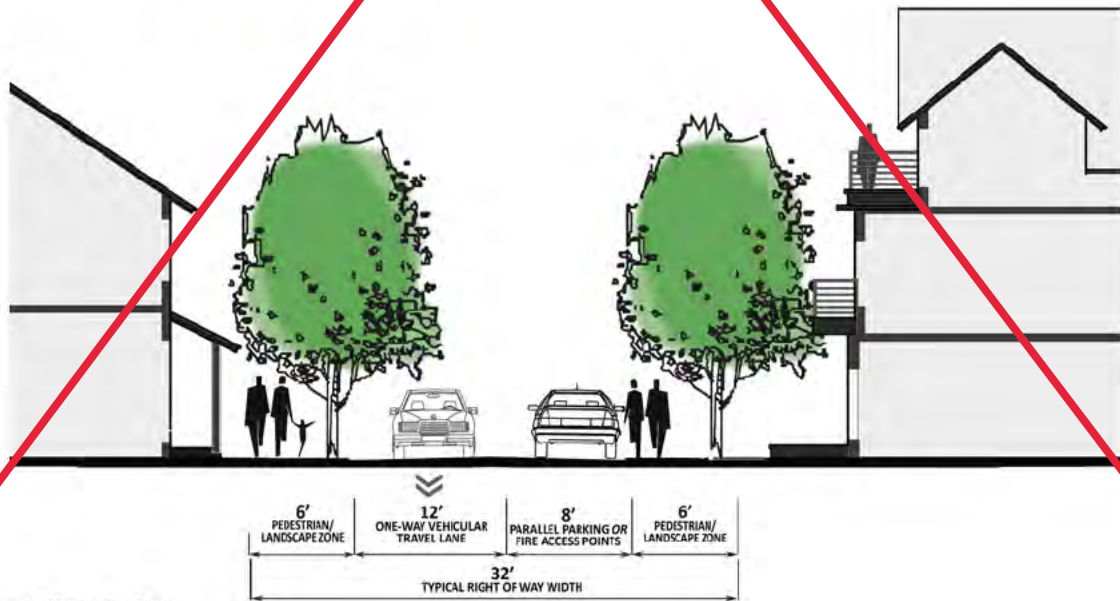


Figure 2.4 (2). Lane Cross Section

2.0 Street Types

See Title 17.10

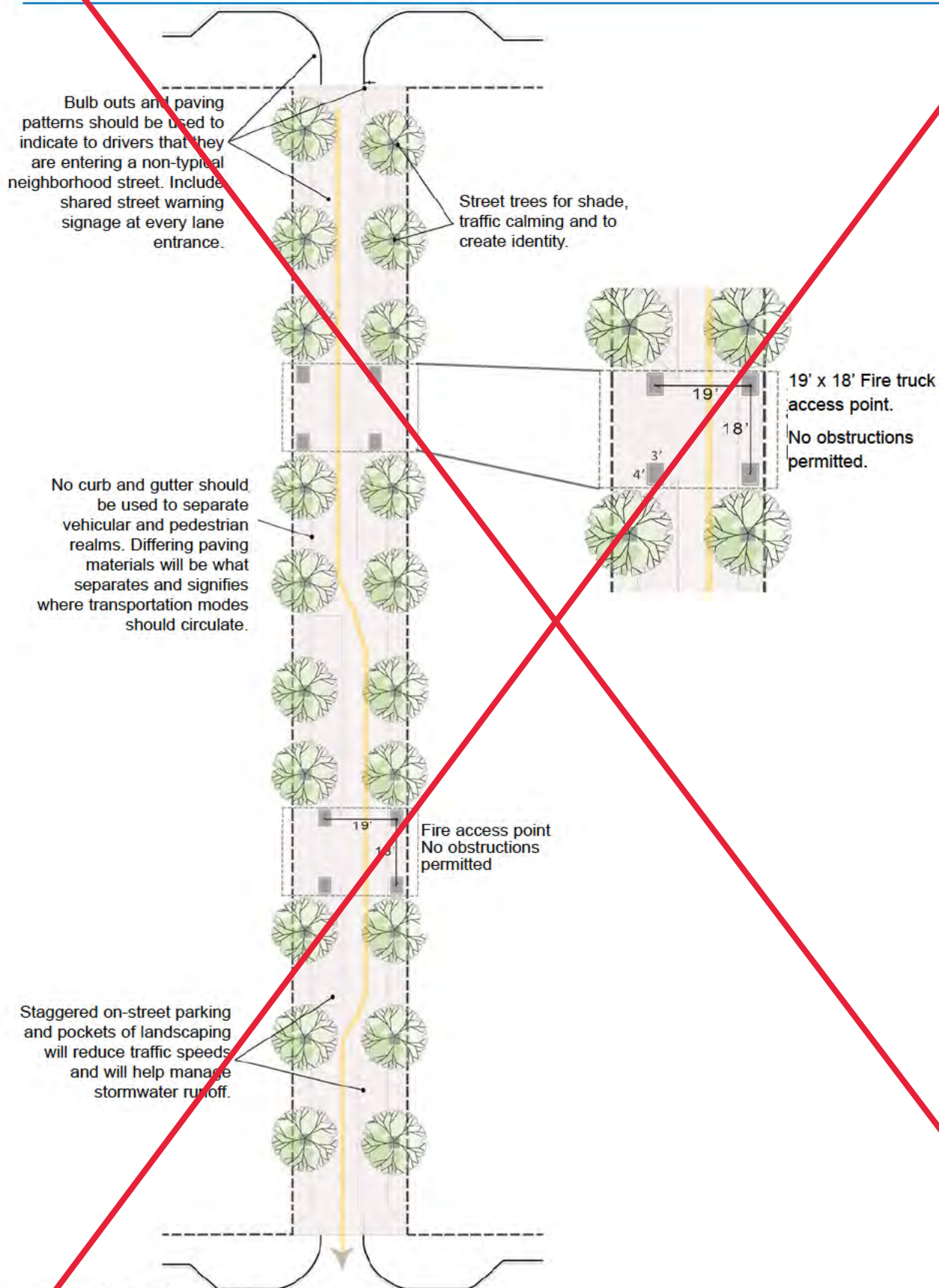


Figure 2.4 (3). Lane Plan View & Fire Access Bulb-Out

2.5 200 East and 400 East.

1. Intent.

These recommendations to existing streets are suggested to calm traffic, and to improve walkability and bicycle access. Special treatment of landscaping and street trees is encouraged to promote and signify the East Streetcar neighborhood identity. Changes in street tree types are encouraged in order to promote and identify the East Streetcar Neighborhood and to accent the S-Line corridor. Street tree requirements are found in 7.7. On-street parking is provided. Bike riders share the road on these streets.

2. General Requirements.

This street type shall be developed using the standards in Table 2.5(1).

Table 2.5 (1). 200 E and 400 E Street Requirements.

200 East and 400 East Street Requirements

Permitted Districts	Permitted for 200 East and 400 East
Permitted Adjacent Building Types	All building types
Typical Right-of-Way Width	66'
Vehicular Realm	
Travel Lanes	1 lane in each direction
Lane Width	12'
Allowable Turn Lanes	Not applicable
Parking Lanes	Parallel required on both sides of street
Pavement Width	41'
Median	Permitted
Bicycle Facilities	Shared
Pedestrian Realm	
Pedestrian Facilities	Minimum 5' wide sidewalk combined with an additional adjacent 2' of similarly paved sidewalk within the front yard setback area
Street Buffer	Minimum 6' wide Landscape Zone.

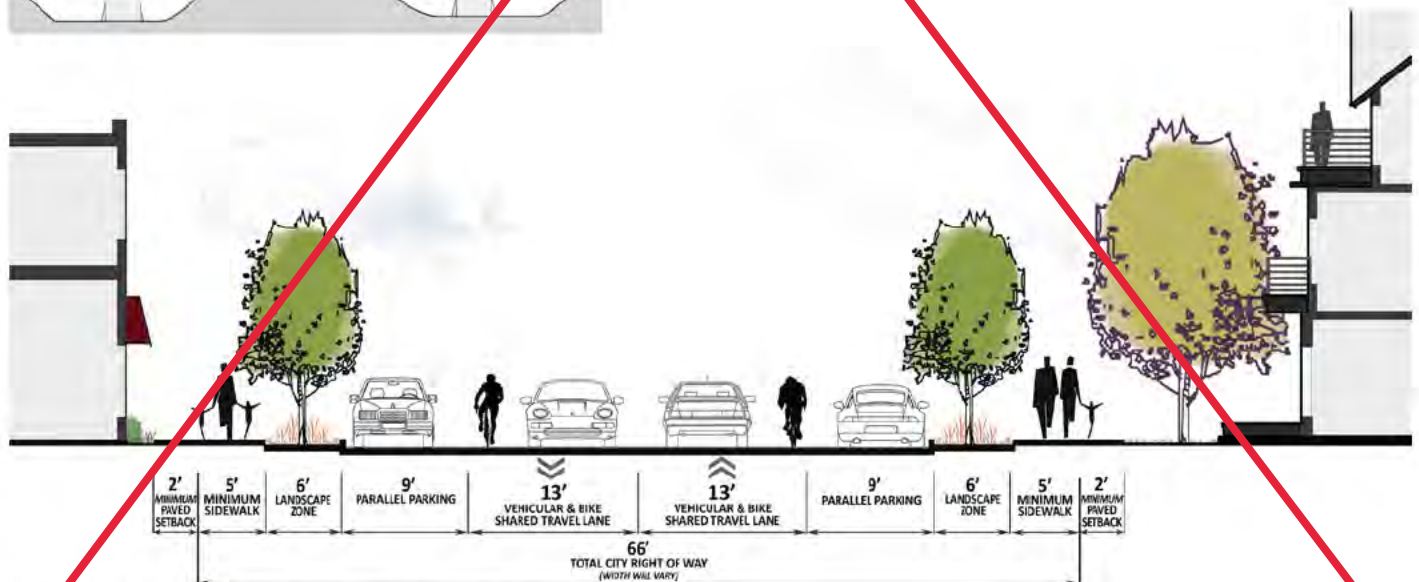
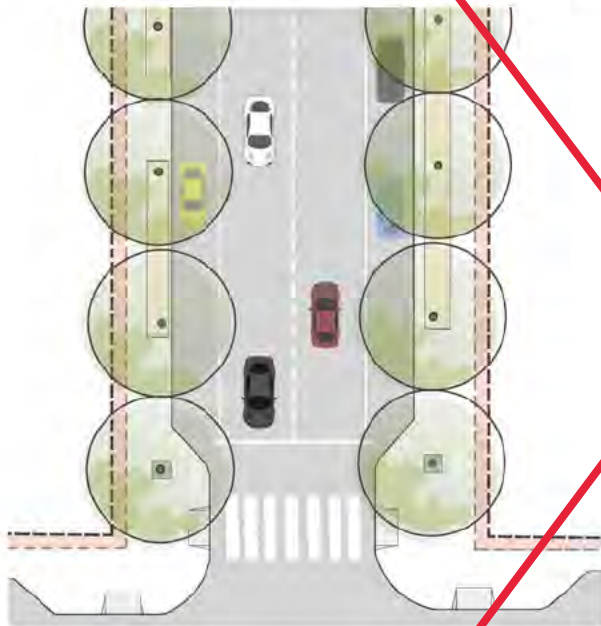


Figure 2.5 (1). 200 E and 400 E Cross Section and Plan-view

2.0 Street Types

See Title 17.10

2.6 300 East and 500 East Street.

1. Intent.

300 East is a through route accessing many destinations in South Salt Lake for bicycles, pedestrians, and vehicles. A designated, striped bike lane is included along with on-street parking.

500 East accommodates larger volumes of traffic at greater speeds than 300 East, and includes on-street parking, sidewalks and a bike route. A designated shared bike lane is marked with sharrows, consistent with the route north into SLC.

2. General Requirements.

Streets shall be developed using the standards in Table 2.6 (1).



Figure 2.6 (1). 300 East Plan View

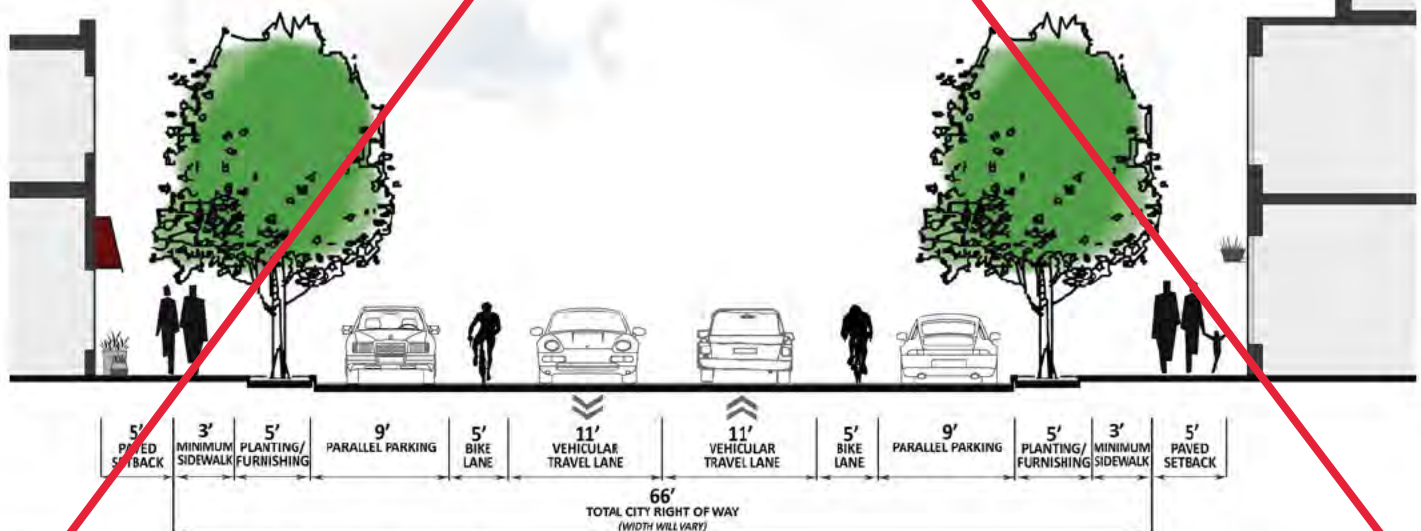


Figure 2.6 (2). 300 East and 500 East Cross Section

Table 2.6 (1). 300 E and 500 E Requirements.

300 East and 500 East Requirements

Permitted Districts	Permitted for 300 East and 500 East
Permitted Adjacent Building Types	All Building Types
Typical Right-of-Way Width	66' to 72'
Vehicular Realm	
Travel Lanes	1 lane in each direction
Lane Width	11'
Allowable Turn Lanes	Right permitted in place of parking at intersections; left only with median.
Parking Lanes	Parallel required on both sides of street.
Pavement Width	48' or 52' for alternative
Bicycle Facilities	Dedicated bike lanes on 300 East Sharrows on 500 East
Pedestrian Realm	
Pedestrian Facilities	Minimum 3' wide sidewalk combined with an additional adjacent 5' of similarly paved sidewalk within the front yard setback area
Street Buffer	Minimum 5' wide planting zone or furnishings zone.

See Title 17.10

2.7. State Street.

1. Intent.

Adjacent the East Streetcar Neighborhood, State Street is the primary arterial thoroughfare. Near the intersection with the S-Line, cross sectional changes are encouraged to promote greater walkability through the provision of larger park strips, wider sidewalks, and on street parking. Although controlled by UDOT, other means of identifying the S-Line corridor such as art, signs, specialty lighting, and street trees are suggested. This street accommodates the highest volumes of traffic at the highest speeds.

2. General Requirements.

State street shall be developed using the standards in Table 2.7 (1).

Table 2.7 (1). State Street Requirements.

State Street Requirements

Permitted Districts	Permitted for State Street Gateway
Permitted Adjacent Building Types	All Building Types
Typical Right-of-Way Width	138'
Vehicular Realm	
Travel Lanes	3 lanes in each direction
Lane Width	12'
Allowable Turn Lanes	Yes
Parking Lanes	Parallel required on both sides of street.
Pavement Width	108'
Median	Permitted
Bicycle Facilities	Not designated
Pedestrian Realm	
Pedestrian Facilities	Minimum 10' wide clear sidewalk
Street Buffer	A larger street buffer should be negotiated with adjacent land owners.

2.8 S-Line Corridor.

1. Intent.

The S-Line corridor is a multi-use corridor for transit, pedestrians and cyclists. The corridor includes the S-Line streetcar, Parley's Trail and greenway elements. This corridor is the primary recreation and open space resource for the East Streetcar neighborhood.

The streetcar is a UTA-operated transit line connecting from the Central Pointe TRAX station to Sugar House. While based on a light rail design, it is operated as a streetcar, with frequent stops (every 2 blocks), slow speeds (15 mph max) and quiet operations. It is intended to help alleviate commuter congestion in this neighborhood and spur economic development.

Parley's Trail is an 8-mile regional trail connecting the Jordan River to the Bonneville Shoreline Trail at Parley's Canyon. This trail serves users on bicycle, foot, wheelchair, and skates. The trail is designed in this 2-mile section adjacent to the streetcar for slower speeds (9 mph) than other sections of the trail. This trail is intended to serve non-vehicular commuters and also help access local businesses and residences. The trail is an amenity designed to attract residents and spur local economic development.

The greenway surrounding it includes landscaping, lighting, public art, plazas and a strolling path on the south side of the corridor. The greenway is fully developed in Salt Lake City and under consideration for funding in South Salt Lake, as development grows up around it.

2. General Requirements.

This corridor is owned by UTA and the train was funded by the Federal Transit Authority (FTA). All improvements, maintenance and management are governed by their regulations and safety requirements. Improvements to the corridor and access by the public have been made under special agreement between South Salt Lake, Salt Lake City, Salt Lake County and UTA. Improvements adjacent to the corridor and in the setback areas should respect the need to continuously operate the train, protect public safety around trains, and avoid conflict with the overhead catenary system that powers the

train. Buildings and improvements close to the corridor may require additional review by the City Engineer or UTA to ensure they are not creating a hazard.

The function and safety of Parley's trail should be preserved by keeping it clear for trail users. Additional plaza areas, sidewalks and mid-block crossings should be built to serve and access residential units, commercial, outdoor dining, and other uses.

The greenway is a narrow corridor with severe limitations on what can be planted in some areas due to space, safety and UTA requirements. The intent is to expand the virtual experience of the greenway by adding landscaping and pedestrian circulation within setback areas adjacent to the corridor. In addition, open spaces such as plazas, courtyards and balconies are encouraged to open onto the corridor to add visual interest, take advantage of the views of the greenway, and

Table 2.8 (1). S-Line Corridor Requirements.

S-Line Corridor Requirements	
Permitted Districts	All
Permitted Adjacent Building Types	All Building Types
Typical Right-of-Way Width	66' for State Street to 200 East 66' for 200 East to 300 East 57'-60' for 300 to 400 East 50' for 400 to 500 East
Vehicular Realm	
Streetcar Track	One way track 10'. Future Double track additional 10'.
Pavement Width	10' concrete embedded track
Streetcar Buffer	Minimum 5' from edge of embedded track. Accommodates dynamic envelope and sway of train.
Pedestrian Crossing	Mid-block crossings allowed, coordinate with UTA.
Pedestrian and Bike Realm	
Parley's Trail	12' concrete trail for two way traffic on north side of corridor. Located on UTA property with easement granted to Salt Lake County
Pedestrian Facilities	Minimum 5' pervious strolling path or minimum 6' impervious sidewalk on south side of corridor.
Buffer	Minimum 18" clear zone from edge of trail. Minimum setback from corridor required for landscape and local pedestrian circulation-see Building Types.

Notes:

¹Buffer must include permanent barrier or continuous, impenetrable landscaping.

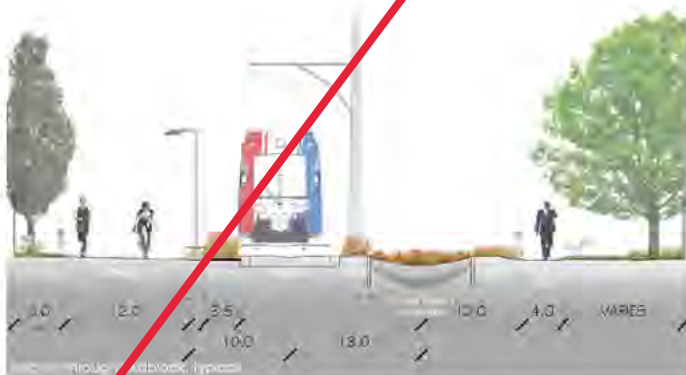


Figure 2.8 (1). S-Line Corridor Cross Section.

3.0 Subdistricts

3.1 Introduction.

The following subdistricts are hereby created to regulate the location of distinct mixes of building forms and uses permitted within the East Streetcar Neighborhood.

The subdistricts are organized into three categories. Each subdistrict consists of a series of uses and building types at different heights.

1. State Street Gateway.

State Street to 200 East

Located on the east side of State Street, this subdistrict allows for more commercial activity, coupled with an emphasis on housing. It is the western gateway to the neighborhood and is defined by the prominent road crossing for the streetcar and trail. Gateway identification and beautification strategies are implemented within the subdistrict. This subdistrict has a permitted height of five stories with appropriate transitions from single family homes. Streetcar access for pedestrians, bikes, and vehicles is required when applicable.

2. North Haven.

200 East to 400 East

As a primarily residential area, this subdistrict complements the corridor by providing extensive housing opportunities, improved connections to the S-Line corridor, increased walkability, and neighborhood supportive commercial uses. Housing height is limited to

four stories maximum with appropriate height transitions from single family homes. Streetcar access for pedestrians, bikes, and vehicles is required when applicable.

3. 500 East Gateway.

400 East to 500 East

This subdistrict represents the east gateway into the City and is clearly identified by the S-Line station and Gateway Garden. Additional identifiers are suggested within the requirements of this district. Land uses emphasize housing but may include larger neighborhood supportive commercial uses. Building height is limited to four stories maximum with appropriate height transitions from single family homes. Streetcar access for pedestrians, bikes, and vehicles is required when applicable.

3.2 Zoning Map.

1. Mapped Districts.

The areas and boundaries of the subdistricts listed in 3.1 above are established as shown on the map entitled "Subdistricts".

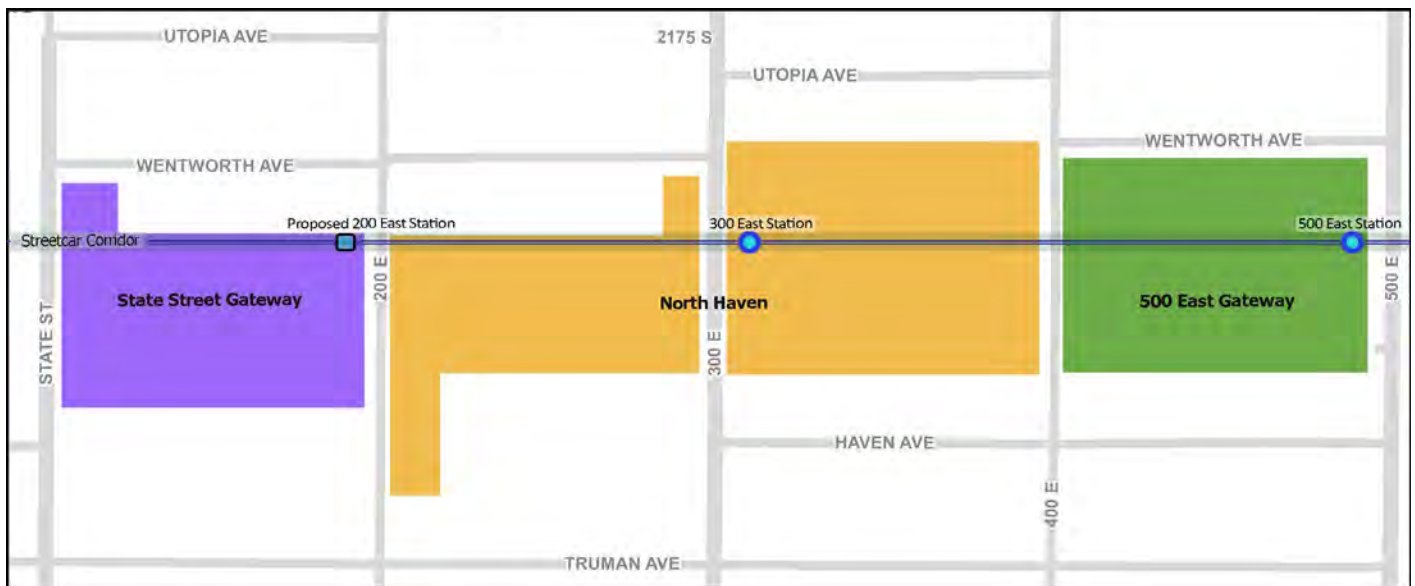


Figure 3.1 (1). Subdistricts.

See Title 17

See Title 17

See Title 17

5.0 Building Types

5.1. Introduction to Building Type Standards.

1. Introduction.

The Building Types detailed in 5.0 Building Types outline the required building forms for new construction and renovated structures within the East Streetcar Neighborhood.

2. General Requirements.

All Building Types must meet the following requirements.

- (1) Zoning Districts. Each Building Type shall be constructed only within its designated subdistricts. Refer to Table 5.1 (1) Allowed Building Types by Subdistrict.
- (2) Uses. Each Building Type can house a variety of uses depending on the subdistrict in which it is located. Refer to 4.0 Uses for uses permitted per subdistrict. Some Building Types have additional limitations on permitted uses.
- (3) No Other Building Types. All buildings constructed must meet the requirements of one of the Building Types permitted within the zoning district of the lot.
- (4) Permanent Structures. All buildings constructed shall be permanent construction without a chassis, hitch, or wheels, or other features that would make the structure mobile, unless otherwise noted.
- (5) Accessory Structures.
 - (a) Attached accessory structures are considered part of the principal structure.
 - (b) Detached accessory structures are permitted per each Building Type and shall comply with all setbacks except the following:
 - (i) Detached accessory structures are not permitted in the front yard.
 - (ii) Detached accessory structures shall be located behind the principal structure in the rear yard.
 - (iii) Detached accessory structures shall not exceed the height of the principal structure.
 - (c) Accessory structures shall be built in a manner compatible with the primary building.

5.2 Explanation of Building Type Table Standards.

The following explains and further defines the standards outlined on the tables for each Building Type, refer to 5.3 through 5.9.

1. Building Siting.

The following explains the line item requirements for each Building Type Table within the first section entitled "Building Siting."

- (1) Multiple Principal Structures. The allowance of more than one principal structure on a lot.
- (2) Front Property Line Coverage. Refer to Figure 5.2 (1). Measuring Front Property Line Coverage. Measurement defining the minimum percentage of street wall or building facade required

Table 5.1 (1). Allowed Building Types by Subdistrict.

Building Types by Subdistrict				
		Subdistricts		
		State Street Gateway	North Haven	5th East Gateway
Building Types	Storefront	A	A	A
	Urban Style	A	A	A
	Townhome	A	A	A
	Mansion Style	A	A	A
	Civic Building	A	A	A
	Parking Structure	A	A	A
	Adaptive Reuse	A	A	A

KEY

A: Allowed

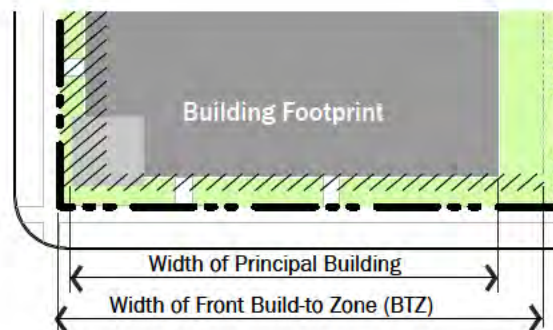


Figure 5.2 (1). Measuring Front Property Line Coverage.

along the street. The width of the principal structure(s) (as measured within the front build-to zone) shall be divided by the maximum width of the front build-to zone.

- (a) Certain buildings have this number set to also allow the development of a courtyard along the front property line.
- (b) Some building types allow side yard parking to be exempted from the front lot line coverage calculation. If such an exemption is permitted, the width of up to one double loaded aisle of parking, located with the drive perpendicular to the street and including adjacent sidewalks and landscaping, may be exempted, to a maximum of 65 feet. No parking, under any circumstances, is allowed along the S-Line.

5.0 Building Types

- (3) Occupation of Corner. Occupying the intersection of the front and corner build-to zones with a principal structure.
- (4) Front Build-to Zone. The build-to zone or setback parallel to the front property line. Building components, such as awnings or signage, are permitted to encroach into the build-to zone.
 - (a) All build-to zone and setback areas not covered by building must contain either landscape, patio space, or sidewalk space.
 - (b) For the purpose of this ordinance the front property line refers to any property line along State Street, 200 East, 300 East, 400 East, 500 East, and the S-Line Corridor.
- (5) Corner Build-to Zone. The build-to zone or setback parallel to the side property line.
 - (a) All build-to zone and setback areas not covered by building must contain either landscape, patio space, or sidewalk space.
 - (b) S-Line corners shall include a 15' triangular area measured from the intersection of the property lines intended as a corner plaza. See Figure 5.2(2)
- (6) Minimum Side Yard Setback. The minimum required setback along a side property line.
- (7) Minimum Rear Yard Setback. The minimum required setback along a rear property line.
- (8) Minimum & Maximum Lot or Building Width. Depending on the Building Type, either the minimum or maximum building or unit width will be noted or the minimum and maximum width of a lot, all measured at or parallel to the front property line.
- (9) Maximum Impervious Coverage. (Refer to Figure 5.2(3)), Maximum Impervious & Semi-Pervious Coverage). The maximum percentage of a lot permitted to be covered by principal structures, accessory structures, pavement, and other impervious surfaces.
- (10) Additional Semi-Pervious Coverage. The additional percentage of a lot beyond the Maximum Impervious Coverage may be surfaced in a semi-pervious material, including a green roof or pavers.
- (11) Parking & Loading Location. The yard in which a surface parking lot, detached garage, attached garage door access, loading and unloading, and associated drive is permitted.
- (12) Vehicular Access. The permitted means of vehicular ingress and egress to the lot.
 - (a) Lanes shall always be the primary means of access when present.



Figure 5.2 (2). Corner Building.



Figure 5.2 (3). Maximum Impervious & Additional Semi-Pervious Coverage.

2. Height.

The following explains the line item requirements for each Building Type Table within the second section entitled “Height.” Refer to figure 5.2 (3).

- (1) **Minimum Overall Height.** The minimum overall height for the building shall be located within the build-to zone; stories above the required minimum height may be stepped back from the facade.
- (2) **Maximum Overall Height.** The sum of a building’s total height.
 - (a) Half stories are located dormer style completely within the roof structure with street-facing windows or in a visible basement exposed a maximum of one half story above ground. That portion which is visible above ground level shall be included in the overall height.
- (3) **Ground Story and Upper Story, Minimum and Maximum Height.**

Each frontage type includes a permitted range of height in feet for each story. Refer to Figure 5.2 (4). Additional information is as follows:

 - (a) Floor height is measured in feet between the floor of a story to the floor of the story above it.
 - (b) Floor height requirements apply only to street facing facades.
 - (c) For single story buildings and the uppermost story of a multiple story building, floor to floor height shall be measured from the floor of the story to the tallest point of the ceiling.
- (4) **Single Family Zones Setbacks.** In order to assure compatibility of new construction with adjacent single family zones, additional setbacks and a graduated setback are defined in 5.2 (5).
 - (a) **Transitions from Single Family Homes.** A 20-foot setback is required from the property line adjacent to a single family detached home. At 20 feet, 25-foot building height is permitted in between the property line and 30 feet. After 30 feet, every 2 feet in additional horizontal distance from the property line permits 1 foot of additional vertical building height. See Figure 5.2 (5).

3. Uses.

The following explains the line item requirements for each Building Type Table within the third section entitled “Uses.” Refer to Section 4.0. Uses for uses permitted within each Zoning District. The requirements in this section of the Building Type Tables may limit those uses within a specific Building Type.

- (1) **Ground and Upper Story.** The uses or category of uses which may occupy the ground and/or upper story of a building.
- (2) **Parking Within Building.** The area(s) of a building in which parking is permitted within the structure.
- (3) **Required Occupied Space.** The area(s) of a building that shall be designed as occupied space, defined as interior building space regularly occupied by the building users. It does not include storage areas, utility space, or parking.

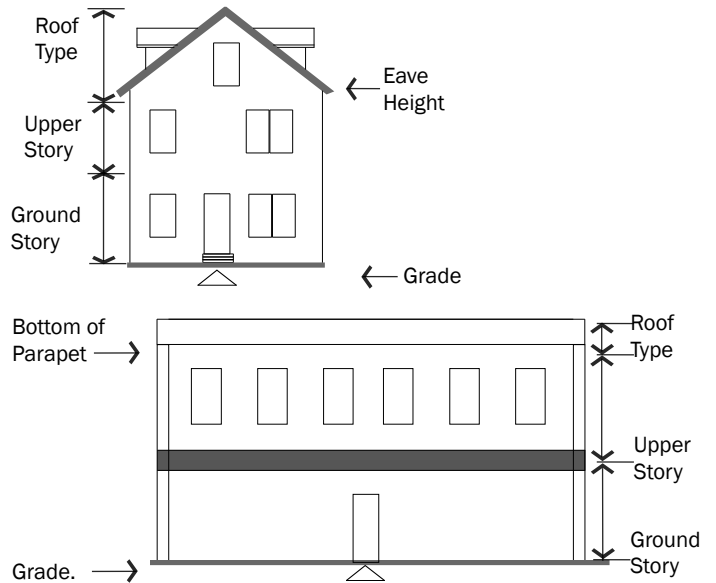


Figure 5.2 (4). Measuring Height.



Figure 5.2 (5). Transitions from Single Family Homes.

5.0 Building Types

4. Street Facade Requirements.

The following explains the line item requirements for each Building Type Table 5.3 through 5.8, within the fourth section entitled "Street Facade Requirements." Street Facade Requirements apply only to facades facing a public or private right-of-way. The rear or interior side yard facades (except when facing a courtyard) are not required to meet these standards unless otherwise stated.

- (1) Minimum Ground Story and Upper Floor Transparency. (Refer to Figure 5.4 (1), Measuring Transparency per Facade). The minimum amount of transparency required on street facades with street frontage.
 - (a) Transparency is any glass in windows and/or doors, including any mullions, that is highly transparent with low reflectance.
 - (b) Ground Story Transparency, when defined separately from the overall minimum transparency, shall be measured between two feet and eight feet from the average grade at the base of the front facade.
 - (c) A general Minimum Transparency requirement shall be measured from floor to floor of each story.
- (2) Blank Wall Limitations. A restriction of the amount of windowless area permitted on a facade with street frontage. If required, the following shall both be met for each story:
 - (a) No rectangular area greater than 30% of a story's facade, as measured from floor to floor, may be windowless.
 - (b) No horizontal segment of a story's facade greater than 15 feet in width may be windowless.
- (3) Entrance Type. The Entrance Type(s) permitted for the entrance(s) of a given Building Type. A mix of permitted Entrance Types may be utilized. Refer to 5.10 Entrance Types for definition of and additional requirements for each Entrance Type.
- (4) Principal Entrance Location. The facade on which the primary building entrance is to be located.
- (5) Required Number of Street Entrances. The minimum number of and maximum spacing between entrances on the ground floor building facade with street or S-Line frontage.
- (6) Vertical Facade Divisions. The use of a vertically oriented expression line or form to divide the facade into increments no greater than the dimension shown, as measured along the base of the facade. Elements may include a column, pilaster, facade setbacks, or other continuous vertical ornamentation a minimum of one and a half inch depth.
- (7) Horizontal Facade Divisions. The use of a horizontally oriented expression line or form to divide portions of the facade into horizontal divisions. Elements may include a cornice, belt course, molding, string courses, or other continuous horizontal ornamentation a minimum of one and a half inch depth.

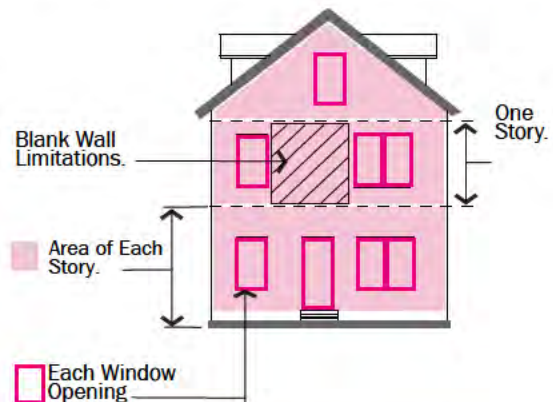
5. Roof Type.

The following explains the line item requirements for each Building Type Table in Sections 5.3 through 5.8, within the fifth section entitled "Roof Types."

- (1) Permitted Roof Type. The roof type(s) permitted for a given Building Type. Refer to 5.11. Roof Types for more specific requirements.
- (2) Tower. A vertical building extension that may be permitted in conjunction with another roof type on certain Building Types and located on an S-Line corridor intersection. Refer to 5.11. Roof Types.



Measuring Ground Floor Transparency on a Storefront base.



Measuring Transparency on Each Story.

Figure 5.4 (1). Measuring Transparency.

5.3 Storefront Building.

1. Description & Intent.

The Storefront Building is intended for use as a mixed use building located close to the front and/or S-Line corridor property line with parking typically in the rear or side of the lot.

The key facade element of this Building Type is the storefront required on the ground floor front facade, with large amounts of glass and regularly spaced entrances. This building type is encouraged near the S-Line corridor intersections.

This building is available in a variety of heights, depending on the district within which it is located. For example, maximum heights are highest in the State Street subdistrict and lowest in the North Haven subdistrict.

2. Regulations.

Regulations for the Storefront Building Type are defined in the adjacent table.



Figure 5.3 (1). Sample Illustration of the Storefront Building.

Notes

^A Lots wider than 140 feet are permitted one double-loaded aisle of parking (maximum width of 72 feet), located perpendicular to the front property line, which is exempt from front property line coverage.

^B Above the third story, the upper stories of any building facade with street frontage shall have a step back from the lower stories that is a minimum of six feet.

^C If 18 feet or more in height, ground story shall count as two stories towards maximum building height.

^D A one-story minimum height is acceptable for properties located at 290 E Wentworth Avenue and 2220 South 300 East, only.

Permitted Districts		
State Street Gateway	North Haven	500 East Gateway

(1) Building Siting

Multiple Principal Buildings	A	A	A
Occupation of Corner	A	A	A
Front Build-to Zone on S-Line Front Build to Zone on Public ROW	15-20' 5-15'	15-20' 5-15'	15-20' 5-15'
Non S-Line Corner Build-to Zone	5-10'	5-10'	5-10'
Minimum Side Yard Setback	0'	0'	0'
Minimum Rear Yard Setback	5'	20'	20'
S-Line Corridor Intersection	15' from property line intersection ¹		
Parking & Loading Location	Not on S-Line	Not on Frontages	
Vehicular Access	Not on S-Line, Not within 75'		
Permitted Location	No restriction; promoted within 200' of S-Line corridor intersection		

(2) Height Refer to Figure 5.3 (2).

Minimum Overall Height	26' ³	26' ³	26' ³
Maximum Overall Height	62'	50'	50'
Ground Story: Minimum Height	14' ⁴	14' ⁴	14' ⁴
Maximum Height	20'	20'	20'
Upper Stories: Minimum Height	9'	9'	9'
Maximum Height	14'	14'	14'
Transitions from single family homes	Refer to section 5.2.2 (d)		

(3) Uses Refer to Figure 5.3 (2). Refer to 4.0 Uses for permitted uses.

Ground Story	Office, Neigh. Retail, Neigh. Service	Office, Neighborhood Retail, Neighborhood Service, Residential
Upper Story	Office, Neighborhood Service, Residential	
Parking within Building	Tuck Under Parking Allowed	
Required Occupied Space	30' Required within 200' of S-Line	

(4) Street Facade Requirements

Minimum Ground Story Transparency <small>Measured between 2' and 8' above grade</small>	65%	65%	65%
Minimum Upper Story Transparency	25%	25%	25%
Blank Wall Limitations	Required, see 5.2.4 (2)		
Front Facade Entrance Type	Storefront, arcade		
Principal Entrance Location	Required on all Frontages including S-Line		
Required Number of Street Entrances	One per every 75' of Frontages		
Facade Depth Variation	Minimum of every 50' ¹²		

(5) Roof Type Requirements

Permitted Roof Types	Parapet, Flat, Pitched, Shed
Tower	Flat, Pitched

Key

¹: Subject to City Engineer review for compliance with UTA Line of Sight requirements

²: 1 ft. minimum depth

³: 18' beyond 200' of the S-Line corridor intersections

⁴: May be reduced to 9' beyond 200' of an S-Line Corridor Intersection

5.0 Building Types

5.4 Urban Style.

1. Description & Intent.

The Urban Style Multiple Family Building Type permits a wide range of building facades and allows for more flexibility in building height. It can accommodate mixed uses or can be used strictly for residential.

This Building Type is still intended to be built close to the front and corner property lines, but some setback is required along the S-Line corridor to enhance the corridor and to allow easy access to passing pedestrians and transit riders. Parking may be provided in the rear of the lot, internally in the building, or to the side for one double loaded aisle of parking.

The minimum and maximum heights of this Building Type depend on the subdistrict within which it is located: taller heights are permitted in the State Street subdistrict.

2. Regulations.

Regulations for the Urban Style Type are defined in the adjacent table.



Figure 5.4 (1). Sample Illustration of the Urban Style Building.

Notes

^A Lots wider than 140 feet are permitted one double-loaded aisle of parking (maximum width of 72 feet), located perpendicular to the front property line, which is exempt from front property line coverage.

^B Upper stories above the third story on any building facade with street frontage or S-Line shall have a step back from the lower stories that is a minimum of six feet.

^C If 18 feet or more in height, ground story shall count as two stories towards maximum building height.

	Permitted Districts		
	State Street Gateway	North Haven	500 East Gateway
(1) Building Siting			
Multiple Principal Buildings	A	A	A
Occupation of Corner	A	A	A
Front Build-to Zone on S-Line Front Build-to Zone on Public ROW	15-20' 5-15'	15-20' 5-15'	15-20' 5-15'
Non S-Line Corner Build-to Zone	5-10'	5-10'	5-10'
Minimum Side Yard Setback	0'	0'	0'
Minimum Rear Yard Setback	5'	20'	20'
S-Line Corridor Intersection	15' from property line intersection ¹		
Parking & Loading Location	Not on S-Line	Not on Frontages	
Vehicular Access	Not within 75' of S-Line corridor intersections		
(2) Height Refer to Figure 5.3 (2).			
Minimum Overall Height	23' ³	23' ³	23' ³
Maximum Overall Height	62'	50'	50'
Ground Story: Minimum Height Maximum Height	14' ⁴ 20'	14' ⁴ 20'	14' ⁴ 20'
Upper Stories: Minimum Height Maximum Height	9' 14'	9' 14'	9' 14'
Transitions from single family homes	Refer to section 5.2.2 (d)		
(3) Uses Refer to Figure 5.3 (2). Refer to 4.0 Uses for permitted uses.			
Ground Story	Office, Neighborhood Retail, Neighborhood Service, Residential		
Upper Stories	Residential, Office, Neighborhood Service		
Parking within Building	Tuck Under Parking Allowed		
Required Occupied Space	30' Required within 200' of S-Line		
(4) Street Facade Requirements			
Minimum Ground Story Transparency Measured between 2' and 8' above grade	65%	65%	65%
Minimum Upper Story Transparency	25%	25%	25%
Blank Wall Limitations	Required, see 5.2.4 (2)		
Front Facade Entrance Type	Storefront ⁵ , stoop, porch		
Principal Entrance Location	Required on all Frontages including S-Line		
Required Number of Street Entrances	One per every 75' of Frontages		
Facade Depth Variation	Minimum of every 50' ²		
(5) Roof Type Requirements			
Permitted Roof Types	Parapet, Flat		
Tower	Flat, Pitched		

Key

¹: Subject to City Engineer review for compliance with UTA Line of Sight requirements

²: 1 ft. minimum depth

³: 18' beyond 200' of the S-Line corridor intersections

⁴: May be reduced to 9' beyond 200' of an S-Line Corridor Intersection

⁵: Permitted only on S-Line Corridor Intersections or buildings designed for live-work

5.5 Townhome.

1. Description & Intent.

The Townhome is a building typically comprised of multiple vertical units, each with its own entrance to the street. This Building Type may be organized as townhouses or row houses, and could also incorporate live/work units.

No more than three garages in a row may face the primary street or parking is required to be located in the rear yard and may be incorporated either into a detached garage or in an attached garage accessed from the rear of the building. When the garage is located within the building, a minimum level of occupied space is required on the front facade to ensure that the street facade is active.

2. Regulations.

Regulations for the Townhome type are defined in the adjacent table.



Figure 5.5 (1). Sample Illustration of the Townhome Building.

Notes:

^A The townhome consists of a series of two or more units. When permitted, multiple buildings may be located on a lot with the minimum required space between them. However, each building shall meet all requirements of the Building Type unless otherwise noted.

^B Each building shall meet the front property line coverage requirement, except one of every five units may front a courtyard with a minimum width of 30 feet. The courtyard shall be defined on three sides by units.

^C Rear yard setback on alleys is five feet.

^D When the storefront entrance type is utilized, the maximum ground story transparency for the unit is 55% as measured between two feet and eight feet above grade.

^E The storefront entrance type is permitted only on corners or buildings that are designated for live/work units.

	Permitted Districts		
	State Street Gateway	North Haven	500 East Gateway
(1) Building Siting			
Multiple Principal Buildings	A	A	A
Occupation of Corner	A	A	A
Front Build-to Zone on S-Line	15-20'	15-20'	15-20'
Front Build-to Zone on Public ROW	5-15'	5-15'	5-15'
Non S-Line Corner Build-to Zone	5-10'	5-10'	5-10'
Minimum Side Yard Setback	5'	5'	5'
Minimum Rear Yard Setback	5'	20'	20'
S-Line Corridor Intersection	15' from property line intersection ¹		
Parking & Loading Location	Not on S-Line	Not on Frontages	
Vehicular Access	Not within 75' of S-Line corridor intersections		
(2) Height Refer to Figure 5.3 (2).			
Minimum Overall Height	23' ³	23' ³	23' ³
Maximum Overall Height	62'	50'	50'
Ground Story: Minimum Height	9'	9'	9'
Maximum Height	14'	14'	14'
Upper Stories: Minimum Height	9'	9'	9'
Maximum Height	14'	14'	14'
Transitions from single family homes	Refer to section 5.2.2 (d)		
(3) Uses Refer to Figure 5.3 (2). Refer to 4.0 Uses for permitted uses.			
Ground Story	Office, Neighborhood Retail, Neighborhood Service, Residential		
Upper Story	Residential		
Parking within Building	Tuck Under Parking Allowed, garages		
Required Occupied Space	30' Required within 200' of S-Line		
(4) Street Facade Requirements			
Minimum Ground Story Transparency Measured between 2' and 8' above grade	25%	25%	25%
Minimum Upper Story Transparency	25%	25%	25%
Blank Wall Limitations	Required, see 5.2.4 (2)		
Front Facade Entrance Type	Storefront ⁴ , stoop, porch		
Principal Entrance Location	Required on all Frontages including S-Line		
Required Number of Street Entrances	One per unit		
Facade Depth Variation	Every two units ²		
(5) Roof Type Requirements			
Permitted Roof Types	Parapet, Flat, Pitched		
Tower	Flat, Pitched		

Key

¹: Subject to City Engineer review for compliance with UTA Line of Sight requirements

²: 1 ft. minimum depth

³: 18' beyond 200' of the S-Line corridor intersections

⁴: Permitted only on S-Line Corridor Intersections or buildings designed for live-work

5.0 Building Types

5.6 Mansion Style.

1. Description & Intent.

The Mansion Style Building is primarily residential building, incorporating a landscaped yard surrounding all sides of the building. Parking and garages are limited to the rear only with preferred access from an alley.

The Mansion Style Building can be utilized in newly developing locations to create somewhat denser traditional neighborhoods, or as a buffer to existing neighborhoods.

2. Regulations.

Regulations for the Mansion Style are defined in the adjacent table.

Notes

^A Each building shall meet all requirements of the Building Type.

^B When multiple buildings are located on a single lot, each building shall meet the front property line coverage requirement, except one of every three buildings may front a courtyard with a minimum width of 30 feet. The courtyard shall be defined on three sides by units.

^C Rear yard setback for detached garages on alleys is five feet.



	Permitted Districts		
	State Street Gateway	North Haven	500 East Gateway
(1) Building Siting			
Multiple Principal Buildings	A	A	A
Occupation of Corner	A	A	A
Front Build-to Zone on S-Line	15-20'	15-20'	15-20'
Front Build-to Zone on Public ROW	5-15'	5-15'	5-15'
Non S-Line Corner Build-to Zone	5-10'	5-10'	5-10'
Minimum Side Yard Setback	5'	5'	5'
Minimum Rear Yard Setback	5'	20'	20'
S-Line Corridor Intersection	15' from property line intersection ¹		
Parking & Loading Location	Not on S-Line	Not on Frontages	
Vehicular Access	Not within 75' of an S-Line corridor intersection		
Permitted Location	Not allowed within 200' of S-Line corridor intersections		
(2) Height Refer to Figure 5.3 (2).			
Minimum Overall Height	18'	18'	18'
Maximum Overall Height	35'	35'	35'
Ground Story: Minimum Height	9'	9'	9'
Maximum Height	14'	14'	14'
Upper Stories: Minimum Height	9'	9'	9'
Maximum Height	14'	14'	14'
Transitions from single family homes	Refer to section 5.2.2 (d)		
(3) Uses Refer to Figure 5.3 (2). Refer to 4.0 Uses for permitted uses.			
Ground Story	Office, Neighborhood Retail, Neighborhood Service, Residential		
Upper Story	Residential		
Parking within Building	Tuck Under Parking Allowed		
Required Occupied Space	30' Required within 200' of S-Line		
(4) Street Facade Requirements			
Minimum Ground Story Transparency Measured between 2' and 8' above grade	25%	25%	25%
Minimum Upper Story Transparency	25%	25%	25%
Blank Wall Limitations	Required, see 5.2.4 (2)		
Front Facade Entrance Type	Storefront, stoop, porch		
Principal Entrance Location	When adjacent to S-Line, oriented on S-Line Corridor; otherwise orient to public/private ROW		
Required Number of Street Entrances	Minimum of one		
Facade Depth Variation	Minimum of every 50' ^{2 3}		
(5) Roof Type Requirements			
Permitted Roof Types	Parapet, Flat, Pitched		
Tower	Flat, Pitched		

Key

¹: Subject to City Engineer review for compliance with UTA Line of Sight requirements

²: 1 ft. minimum depth

³: May be accomplished through inclusion of a front porch

5.7 Civic Building.

1. Description & Intent.

The Civic Building is intended only for civic and institutional use types. These buildings are distinctive within the urban fabric created by the other Building Types and could be designed as iconic structures. Parking is limited to the rear in most cases.

The minimum and maximum heights of this Building Type depend on the subdistrict within which it is located.

2. Regulations.

Regulations for the Civic Building type are defined in the adjacent table.



Figure 5.7 (1). Sample Illustration of the Civic Building.

Notes

^A Lots wider than 140 feet are permitted one double-loaded aisle of parking (maximum width of 72 feet), located perpendicular to the front property line, which is exempt from front property line coverage.

^B If 18 feet or more in height, ground story shall count as two stories towards maximum building height.

	Permitted Districts		
	State Street Gateway	North Haven	500 East Gateway
(1) Building Siting			
Multiple Principal Buildings	A	A	A
Occupation of Corner	A	A	A
Front Build-to Zone on S-Line	15-20'	15-20'	15-20'
Front Build-to Zone on Public ROW	5-15'	5-15'	5-15'
Non S-Line Corner Build-to Zone	5-10'	5-10'	5-10'
Minimum Side Yard Setback	5'	5'	5'
Minimum Rear Yard Setback	5'	20'	20'
S-Line Corridor Intersection	15' from property line intersection ¹		
Parking & Loading Location	Not on S-Line	Not on Frontages	
Vehicular Access	Not within 75' of S-Line corridor intersections		
(2) Height Refer to Figure 5.3 (2).			
Minimum Overall Height	23'	23'	23'
Maximum Overall Height	62'	50'	50'
Ground Story: Minimum Height	14'	14'	14'
Maximum Height	62'	50'	50'
Upper Stories: Minimum Height	9'	9'	9'
Maximum Height	14'	14'	14'
Transitions from single family homes	Refer to section 5.2.2 (d)		
(3) Uses Refer to Figure 5.3 (2). Refer to 4.0 Uses for permitted uses.			
Ground Story	Civic uses only		
Upper Story	Civic uses only		
Parking within Building	Tuck Under Parking Allowed		
Required Occupied Space	30' Required within 200' of S-Line		
(4) Street Facade Requirements			
Minimum Ground Story Transparency Measured between 2' and 8' above grade	10%	10%	10%
Minimum Upper Story Transparency	10%	10%	10%
Blank Wall Limitations	Required, see 5.2.4 (2)		
Front Facade Entrance Type	Arcade, stoop, storefront		
Principal Entrance Location	When adjacent to S-Line, oriented on S-Line Corridor; otherwise orient to public/private ROW		
Required Number of Street Entrances	Minimum of one		
Facade Depth Variation	Not required		
(5) Roof Type Requirements			
Permitted Roof Types	Flat, Pitched		
Tower	Flat, Pitched		

Key

¹: Subject to City Engineer review for compliance with UTA Line of Sight requirements

5.0 Building Types

5.8 Parking Structure.

1. Description & Intent.

Parking Structures are encouraged within the East Streetcar Neighborhood. When proposed adjacent to a street or the S-Line corridor, first floors shall be designed to accommodate active non-parking uses.

The minimum and maximum heights of this Building Type depend on the subdistrict within which it is located.

2. Regulations.

Regulations for the Parking Structure type are defined in the adjacent table.



Figure 5.8 (1). Parking Structure Examples

	Permitted Districts		
	State Street Gateway	North Haven	500 East Gateway
(1) Building Siting			
Multiple Principal Buildings	Not Allowed	Not Allowed	Not Allowed
Occupation of Corner	Not Allowed	Not Allowed	Not Allowed
Front Build-to Zone on S-Line	15-20'	15-20'	15-20'
Front Build-to Zone on Public ROW	5-15'	5-15'	5-15'
Non S-Line Corner Build-to Zone	5-10'	5-10'	5-10'
Minimum Side Yard Setback	0'	0'	0'
Minimum Rear Yard Setback	5'	20'	20'
Parking & Loading Location	Not on S-Line corridor		
Vehicular Access	Not within 75' of S-Line corridor		
Permitted Location	Not allowed on lots adjacent to single family homes; not allowed directly adjacent to S-Line corridor or public street within 200' of S-Line corridor intersection		
(2) Height Refer to Figure 5.3 (2).			
Minimum Overall Height	2 story minimum	2 story minimum	2 story minimum
Maximum Overall Height	62'	50'	50'
Ground Story: Minimum Height Maximum Height	Not specified		
Upper Stories: Minimum Height Maximum Height	Not specified		
Transitions from single family homes	Refer to section 5.2.2 (d)		
(3) Uses Refer to Figure 5.3 (2). Refer to 4.0 Uses for permitted uses.			
Ground Story	Office, Neighborhood Retail, Neighborhood Service required within 30' of public street. Parking allowed on interior if wrapped by permitted use on street facade.		
Upper Story	Parking		
Parking within Building	Permitted		
Required Occupied Space	30' Required within 200' of S-Line		
(4) Street Facade Requirements			
Minimum Ground Story Transparency Measured between 2' and 8' above grade	65%	65%	65%
Minimum Upper Story Transparency	25%	25%	25%
Blank Wall Limitations	Required, see 5.2.4 (2)		
Front Facade Entrance Type	Storefront, arcade when alternative uses exist on the ground floor		
Principal Entrance Location	When alternative uses exist on the ground floor, orient entrances to S-Line Corridor		
Required Number of Street Entrances	When alternative uses exist on the ground floor, one per 75 feet		
Facade Depth Variation	When alternative uses exist on the ground floor, minimum of every 50' ¹ Not required on upper stories		
(5) Roof Type Requirements			
Permitted Roof Types	Flat		
Tower	Flat, pitched		

Key

¹: 1 ft. minimum depth

5.9 Adaptive Reuse.

1. Description & Intent.

Many of the existing buildings within the East Streetcar Neighborhood have the potential to be reworked into a new use. The warehouses and other buildings have value and could change to residential, office or other uses. Adaptive reuse is encouraged with the following general requirements:

- (1) Reconstruction should attempt to retain much of the character of the existing building.
- (2) Lighting should reflect the historic nature of the building.
- (3) Windows shall emphasize the adjacent street and the S-Line corridor and encompass at least 50% of first story building facades.
- (4) Parking shall be located to the rear of the building and may front on the S-Line corridor if a frontage buffer (see 7.2) or a public landscaped open space is provided.
- (5) The Land Use Authority may waive certain requirements for buildings that existed prior to the adoption of this code.

The maximum height of an adaptive reuse building is five stories in the State Street subdistrict, and four stories in the North Haven and 500 East sub-districts. Additional stories allowed on top of existing buildings to reach maximum height. Heights adjacent to single family residential zones shall be regulated by the same formula used in previous building types.

Notes

^A Lots wider than 140 feet are permitted one double-loaded aisle of parking (maximum width of 72 feet), located perpendicular to the front property line, which is exempt from front property line coverage.

^B If 18 feet or more in height, ground story shall count as two stories towards maximum building height.



Figure 5.9 (1). Examples of Adaptive Reuse.

5.0 Building Types

5.10 Entrance Types.

Entrance type standards apply to the ground story and visible basement of front facades of all Building Types as defined in this Section. Refer to the Building Type Table Requirements, Sections 5.3 through 5.8.

1. General.

The following provisions apply to all entrance types.

- (1) Intent. To guide the design of the ground story of all buildings to relate appropriately to pedestrians on the street. Treatment of other portions of the building facades is detailed in each Building Type standard (refer to Building Types 5.3 through 5.8).
- (2) Applicability. The entire ground story street-facing facade(s) of all buildings shall meet the requirements of at least one of the permitted entrance types, unless otherwise stated.
- (3) Measuring Transparency. Refer to 5.2 Explanation of Building Type Table Standards, for information on measuring building transparency.
- (4) Visible Basements. Visible basements, permitted by entrance type, are optional. The visible basement shall be a maximum of one-half the height of the tallest story.

2. Storefront Entrance Type.

The Storefront entrance type is a highly transparent ground story treatment designed to serve primarily as the display area and primary entrance for retail or service uses. Refer to Figure 5.10 (1).

- (1) Transparency. Minimum transparency is required per Building Type.
- (2) Elevation. Storefront elevation shall be between zero and one foot above sidewalk.
- (3) Visible Basement. A visible basement is not permitted.
- (4) Horizontal Facade Division. Horizontally define the ground story facade from the upper stories.
- (5) Entrance. All entries shall be recessed from the front facade closest to the street.
 - (a) Recess shall be a minimum of three feet and a maximum of eight feet deep, measured from the portion of the front facade closest to the street.
 - (b) When the recess falls behind the front build-to zone, the recess shall be no wider than eight feet.

3. Arcade Entrance Type.

An Arcade entrance type is a covered pedestrian walkway within the recess of a ground story; only allowed on south facing facades. Refer to Figure 5.10 (2).

- (1) Arcade. An open-air public walkway is required from the face of the building recessed into the building a minimum of eight and a maximum of 15 feet.

- (2) Build-to Zone. When the Arcade is utilized, the outside face of the Arcade shall be considered the front facade, located within the required build-to zone.
- (3) Recessed or Interior Facade. Storefront entrance type is required on the recessed ground story facade.
- (4) Column Spacing. Columns shall be spaced between ten feet and 12 feet on center.
- (5) Column Width. Columns shall be a minimum of 1'-8" and a maximum 2'-4" in width.
- (6) Arcade Opening. Opening shall not be flush with interior arcade ceiling and may be arched or straight.
- (7) Horizontal Facade Division. Horizontally define the ground story facade from the upper stories.
- (8) Visible Basement. A visible basement is not permitted.

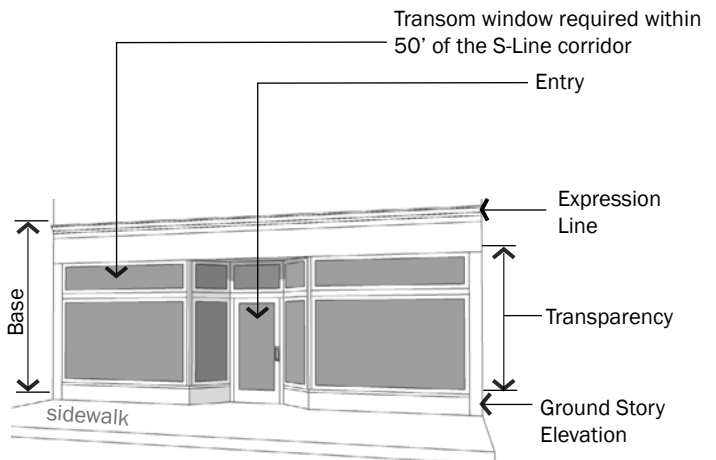


Figure 5.10 (1). Storefront Entrance Type

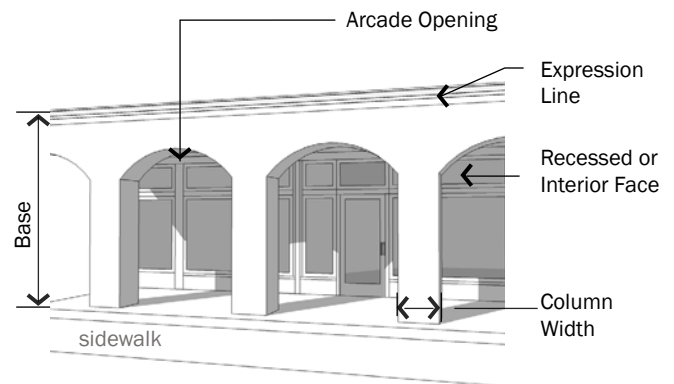


Figure 5.10 (2). Arcade Entrance Type

4. Stoop Entrance Type.

A stoop is an unroofed, open platform. Refer to Figure 5.10 (3).

- (1) Transparency. Minimum transparency is required per Building Type.
- (2) Stoop Size. Stoops shall be a minimum of three feet deep and six feet wide.
- (3) Elevation. Stoop elevation shall be located a maximum of 2'-6" above the sidewalk without visible basement and a maximum of 4'-6" above the sidewalk with a visible basement.
- (4) Visible Basement. A visible basement is permitted and shall be separated from the ground story by an expression line.
- (5) Entrance. All entries shall be located off a stoop.

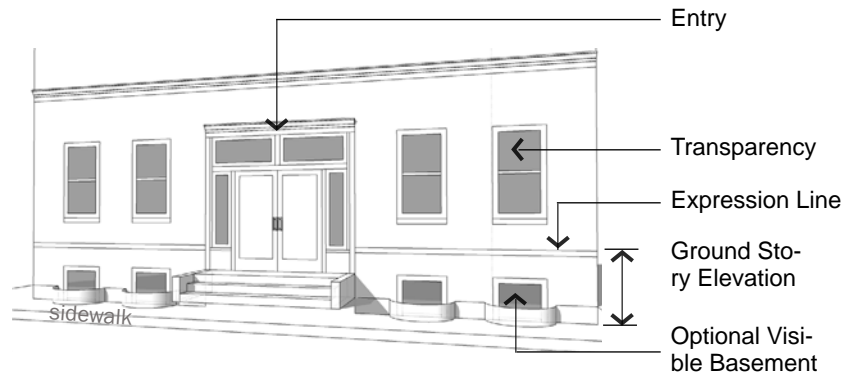


Figure 5.10 (3). Stoop Entrance Type

5. Porch Entrance Type.

A porch is a raised, roofed platform that may or may not be enclosed on all sides. If enclosed, the space shall not be climate controlled. Refer to Figure 5.10 (4).

- (1) Transparency.
 - (a) Minimum transparency per Building Type is required.
 - (b) If enclosed, a minimum of 40% of the enclosed porch shall be comprised of highly transparent, low reflectance windows.
- (2) Porch Size. The porch shall be a minimum of five feet deep and eight feet wide.
- (3) Elevation. Porch elevation shall be located a maximum of 2'-6" above the sidewalk without a visible basement and a maximum of 4'-6" above the sidewalk with a visible basement.
- (4) Visible Basement. A visible basement is permitted.
- (5) Height. Porch may be two stories to provide a balcony on the second floor.
- (6) Entrance. All entries shall be located off a porch.

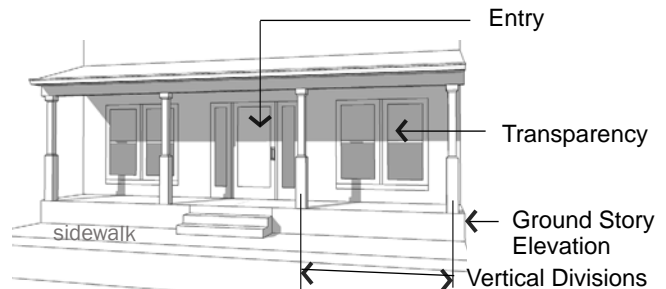


Figure 5.10 (4). Porch Entrance Type

5.11 Roof Types.

Roof type standards apply to the roof and cap of all Building Types as defined in this Section. Refer to the Building Type Table Requirements, Sections 5.3 through 5.8.

1. General Provisions.

The following provisions apply to all roof types.

- (1) Intent. To guide the design of the caps of all buildings.
- (2) Applicability. All buildings shall meet the requirements of one of the roof types permitted for the Building Type.
- (3) Measuring Height. Refer to Section 5.2.2 for information on

5.0 Building Types

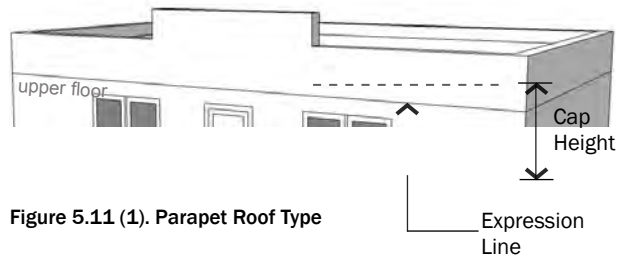
measuring building height.

- (4) Other Roof Types. Other building caps not listed as a specific type may be made by a request to the Land Use Authority with the following requirements:
 - (a) The roof type shall not create additional occupied space beyond that permitted by the Building Type, except for private open space.
 - (b) The shape of the Roof Type shall be significantly different from those defined in this section 5.11 Roof Types, i.e. a dome, spire, vault.
- (5) Solar panels are permitted for all roof types.

2. Parapet Roof Type.

A parapet is a low wall projecting above a building's roof along the perimeter of the building. It can be utilized with a flat or low pitched roof and also serves to limit the view of roof-top mechanical systems from the street. Refer to Figure 5.11 (1).

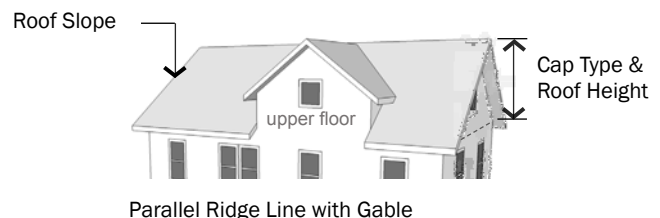
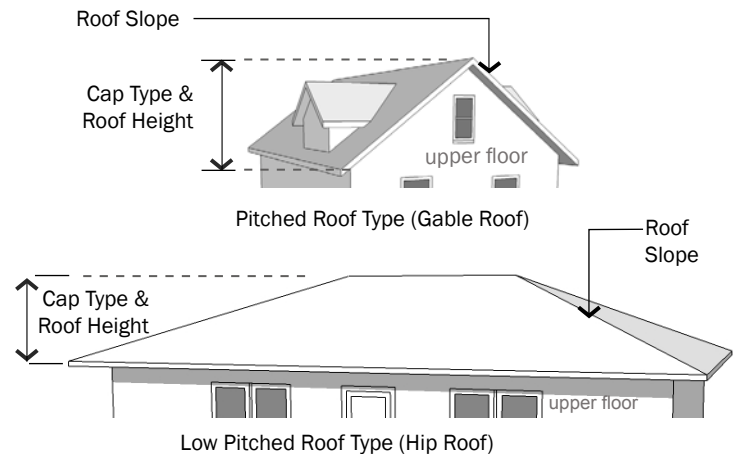
- (1) Parapet Height. Height is measured from the top of the upper story to the top of the parapet.
 - (a) Minimum height is two feet with a maximum height of six feet.
 - (b) The parapet shall be high enough to screen the roof and any roof appurtenances from view of the street(s).
- (2) Horizontal Expression Lines. An expression line shall define the parapet from the upper stories of the building and shall also define the top of the cap.
- (3) Occupied Space. Occupied space shall not be incorporated behind this roof type.



3. Pitched Roof Type.

This roof type has a sloped or pitched roof. Slope is measured with the vertical rise divided by the horizontal span or run. Refer to Figure 5.11 (2).

- (1) Pitch Measure. The roof may not be sloped less than a 4:12 (rise/run) or more than 6:12.
 - (a) Slopes less than 4:12 are permitted to occur on second story or higher roofs. Refer to Figure 5.11 (2).
- (2) Configurations.
 - (a) Hipped, gabled, and combination of hips and gables with or without dormers are permitted.
 - (b) Butterfly roofs (inverted gable roof) are permitted with a maximum height of eight feet, inclusive of overhang.
 - (c) Gambrel and mansard roofs are not permitted.
- (3) Parallel Ridge Line. A gabled end or perpendicular ridge line shall occur at least every 100 feet of roof when the ridge line runs parallel to the front lot line. Refer to Figure 5.11 (3).
- (4) Roof Height. Roofs without occupied space and/or dormers shall have a maximum height on street-facing facades equal to the maximum floor height permitted for the Building Type.



4. Flat Roof Type.

This roof type has a flat roof with overhanging eaves. Refer to Figure 5.11 (5).

- (1) Configuration. Roofs with no visible slope are acceptable. Eaves are required on all street facing facades.
- (2) Eave Depth. Eave depth is measured from the building facade to the outside edge of the eave. Eaves shall have a depth of at least 14 inches.
- (3) Eave Thickness. Eave thickness is measured at the outside edge of the eave, from the bottom of the eave to the top of the eave. Eaves shall be a minimum of eight inches thick.
- (4) Interrupting Vertical Walls. Vertical walls may interrupt the eave and extend above the top of the eave with no discernible cap.
 - (a) No more than one-half of the front facade can consist of an interrupting vertical wall.
 - (b) Vertical walls shall extend no more than four feet above the top of the eave.
- (5) Occupied Space. Occupied space shall not be incorporated behind this roof type.

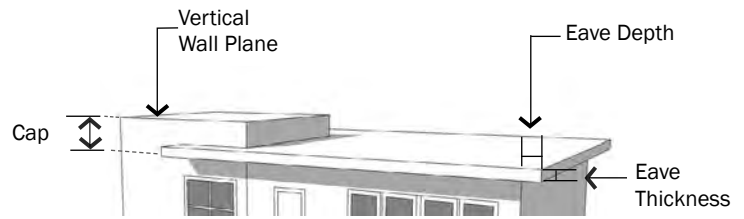


Figure 5.11 (4). Flat Roof Type

5. Towers.

A tower is a rectilinear or cylindrical, vertical element, that must be used with other roof types; towers are only allowed on S-Line corridor intersections. Refer to Figure 5.11 (5).

- (1) Quantity. All Building Types, with the exception of the Civic Building, are limited to one tower per building.
- (2) Tower Height. Maximum height, measured from the top of the parapet or eave to the top of the tower, is the equivalent of the height of one upper floor of the building to which the tower is applied.
- (3) Tower Width. Maximum width along all facades is one-third the width of the front facade or 30 feet, whichever is less.
- (4) Horizontal Expression Lines. An expression line shall define the tower from the upper stories, except on single family or attached house residential Building Types.
- (5) Occupied Space. Towers may be occupied by the same uses allowed in upper stories of the Building Type to which it is applied.
- (6) Application. May be combined with all other roof types.
- (7) Tower Cap. The tower may be capped by the parapet, pitched, low pitched, or flat roof types, or the spire may cap the tower.

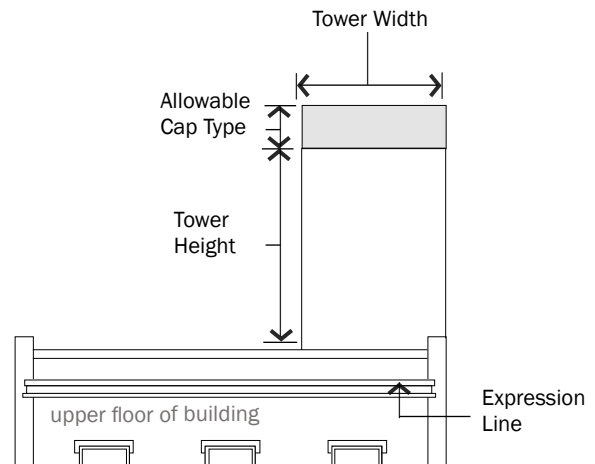


Figure 5.11 (5). Tower

5.0 Building Types

5.12 Additional Design Standards.

The following outlines the East Streetcar Neighborhood design standards that affect a building's appearance and place cohesiveness. They improve the physical quality of buildings, enhance the pedestrian experience, and protect the character of the neighborhood.

1. Materials and Color.

- (1) **Primary Facade Materials.** 80% of each facade shall be constructed of primary materials. For facades over 100 square feet, more than one material shall be used to meet the 80% requirement.
 - (a) Permitted primary building materials include high quality, durable, natural materials, such as stone, brick; wood lap siding; fiber cement board lapped, shingled, or panel siding; glass On Mansion style and Townhome style buildings, up to 40% of an exterior façade may be stucco. Other high quality synthetic materials may be approved during the site plan process with an approved sample and examples of successful, high quality local installations. Refer to Figure 5.12 (1).



Primary Materials: Brick



Primary Materials: Stone



Primary Materials: Painted Wood

Figure 5.12 (1). Primary Materials.

- (2) **Secondary Facade Materials.** Secondary materials are limited to details and accents and include gypsum reinforced fiber concrete for trim and cornice elements; metal for beams, lintels, trim, and ornamentation, and exterior architectural metal panels and cladding.
 - (a) Exterior Insulation and Finishing Systems (EIFS) is permitted for trim only or on upper floor facades, up to 20% of total.
 - (b) Up to 40% stucco permitted on building facades. Design Review Committee may approve a higher percentage.
 - (c) The Design Review committee may make a recommendation to the Land Use Authority to accept materials not covered in this Chapter or to modify the exterior materials and colors requirements.
- (3) **Roof Materials.** Acceptable roof materials include 300 pound or better, dimensional asphalt composite shingles, wood shingles and shakes, metal tiles or standing seam, slate, and ceramic tile. "Engineered" wood or slate may be approved during the site plan process with an approved sample and examples of successful, high quality local installations. Refer to Figure 5.12 (2).



Roof Materials: Asphalt Composite Shingles



Roof Materials: Ceramic Tile

Figure 5.12 (2). Roof Materials.

- (4) Color. Main building colors shall be complementary to existing building stock.
- (5) Appropriate Grade of Materials. Commercial quality doors, windows, and hardware shall be used on all Building Types with the exception of the Row Building and the Yard Building. Refer to Figure 5.12 (3).
- (6) Not allowed materials list: vinyl or aluminum siding, highly reflective metal, mirrored windows, plain cement block.

2. Windows, Awnings, and Shutters.

- (1) Windows. All upper story windows on all historic, residential, and mixed use buildings shall be recessed and double hung. Transparency requirements vary by Building Type.
- (2) Awnings. All awnings shall be canvas or metal. Plastic awnings are not permitted. Awning types and colors for each building face shall be coordinated. Refer to Figure 5.12 (4).
- (3) Shutters. If installed, shutters, whether functional or not, shall be sized for the windows. If closed, the shutters shall not be too small for complete coverage of the window. Shutters shall be wood or metal. "Engineered" wood may be approved during the site plan process with an approved sample and examples of successful, high quality local installations.



Prohibited: Residential Grade Doors on Commercial Buildings.



Permitted: Commercial Grade Doors & Windows on Commercial Buildings

Figure 5.12 (3). Commercial Grade Doors & Windows.



Prohibited Awnings: Plastic



Permitted Awnings: Metal



Permitted Awnings: Canvas

Figure 5.12 (4). Awnings.

5.0 Building Types

3. Livable Balconies and Porches.

The following applies in all locations where balconies are incorporated into the facade design facing any street or parking lot. Refer to Figure 5.12 (5).

- (1) **Size.** Balconies shall be a minimum of 6 feet deep and 10 feet wide.
- (2) **Connection to Building.** Balconies that are not integral to the facade shall be independently secured and unconnected to other balconies.
- (3) **Percentage.** 70% of units facing a frontage shall have a balcony, patio, or porch that faces surrounding common open space.
- (4) **Railings.** May vary and may promote privacy within the balcony; railings do not have to be open.
- (5) **Projection of Balconies.** Balconies may be cantilevered for up to 2 feet; projection of up to 6 feet into the build-to-zone or setback is permitted.



Figure 5.12 (5). Balconies Integral to Facade.

4. S-Line Corner Treatments.

When a building is located on an S-Line corridor intersection:

- (1) **Corner plaza.** The setback requirements of this chapter will create a triangular corner plaza defined as a clear area emanating 15' from the intersection of the corner property lines. S-Line corner plazas shall meet the requirements outlined in 6.3 Plazas and shall include:

- Surfacing—concrete brick pavers or similar as approved by the Land Use Authority.
- Public benches and seating areas
- Site furnishings -meet the S-Line Urban Design Standards
- Lighting
- Trees and landscaping
- Art sculptures, fountains, and similar installations
- Open views to corridor

5. Building Variety

Building design shall vary between vertical facade divisions, where required per the Building Types, and from adjacent buildings by the type of dominant material or color, scale, or orientation of that material and at least two of the following. Refer to Figure 5.12 (6) for an illustration of this requirement.

- (1) The proportion of recesses and projections.
- (2) The location of the entrance and window placement, unless storefronts are utilized.
- (3) Roof type, plane, or material, unless otherwise stated in the Building Type requirements.

6. Drive-through Structures

Drive-through Structures are not permitted.

7. Pedestrian Circulation.

Walkability principles shall be adhered to on-site and shall include pathways to the S-Line Corridor through the proposed development at a minimum of 300' intervals. These pathways shall be an intuitive route and include pedestrian cues such as distinct paving, lighting, signage, and landscaping. Pedestrian circulation shall be included in designs to the greatest degree possible.



Figure 5.12 (6). Building Variety.

8. Meters and Equipment Placement.

Equipment shall be screened from view and not located on the S-Line Corridor nor on a public street.

9. Waste Containers.

Waste Containers shall be located out of public view and screened with landscaping and/or a structure that is compatible with the theme of the adjacent building. Specific requirements for waste containers can be found in 7.5 of this code. All requirements of the South Salt Lake City Municipal Code pertaining to waste containers shall apply.

10. Solar Access Requirements.

- (1) The physical elements of the approved site plan shall be, to the maximum extent possible, located and designed so as to not cast a shadow onto the adjacent Parley's Trail between the hours of 9:00 am and 3:00 pm, MST, on December 21st.
- (2) As part of the site plan review, a developer shall include a shadow study of the proposed development for equinox, summer solstice and winter solstice.

11. Rental Development Size and Amenities.

- (1) Residential rental developments shall include at least 50 units. All multi-family dwellings or complexes having over 50 units shall include an on-site manager's unit and shall include the following schedule of amenities.

- (a) An interior common social gathering area of at least four hundred (400) square feet for each fifty units, or portion thereof, within the building or development.
- (b) For multifamily residential buildings up to 149 units, include items described in the table below for each fifty units, or portion thereof, within the building or development in the following ratios:
 - 3 items from the Unit Features Section,
 - 2 items from the General Amenities Section,
 - 2 items from the Recreation Amenities Section, and
 - 1 item from the Energy Efficiency Enhancements Section
 Developers may propose alternative amenities in any category as part of a site plan review, subject to final approval by the Land Use Authority.
- (c) For multifamily residential building developments in excess of 150 units, buildings shall include
 - 9 items from the Unit Features Section,
 - 6 items from the General Amenities Section,
 - 6 items from the Recreation Amenities Section, and
 - 3 items from the Energy Efficiency Enhancements Section
 Developers may propose an equivalent number of alternative amenities in any category as part of a site plan review, subject to final approval by the Land Use Authority.

- (d) Refer to table 5.12 (1).

Table 5.12 (1) Amenity Requirements for Multifamily Residential Buildings

Unit Features.	General Amenities.	Recreation Amenities.	Energy Efficiency Enhancements.
Individual Garages for at least 50 percent of units	Exterior Social Area—at least 400 square feet	Pool—at least 400 square feet	Compliance with ENERGY STAR New Homes Standard for buildings three stories or fewer
Washer/Dryer Connections	Enclosed parking	Internal Fitness Facilities	Compliance with ENERGY STAR Multifamily High Rise Program for buildings four stories or greater
Private porches, patio, or balcony—at least 70 square feet	Secured, Enclosed Storage Units	Secured, programmed children's play areas	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
Upgraded floor coverings, in place of or in addition to carpet	Public Transit Use Incentive	Hot Tub	Design and install required connections for the installation of PV or solar hot water system in future
Visibility features for at least 10 percent of units	Offering of Permanent On-Site Social Activities	Community Garden	Electric Vehicle Charging Station
Nine-foot ceilings for each unit	Library, Office, or Meeting Facilities	Perimeter Trail	Participation in a recycling program as part of a rental agreement or HOA
Enhanced soundproofing		Sport Court	Installation of tankless hot water systems
Solid Doors throughout unit			Demonstration compliance with any of criteria listed in the Site Improvements, Water Conservation, or Energy Efficiency sections of the 2011 Enterprise Green Communities Criteria

6.0 Open Space Types

6.1 General Requirements.

1. Intent.

Open space is limited in this neighborhood and is an essential amenity in a walkable, urban setting. Within this district, the primary open space is the S-Line Corridor. Landscaping, lighting, and public access are essential to enhance and beautify the corridor. Adjacent properties should be designed to expand on corridor features and create a larger open space. Courtyards, plazas and private open spaces that open up into the corridor are encouraged. The open space requirement of this section may be reduced depending on the types and quality of the open space provided and how it achieves the goal of corridor enhancement.

2. General Requirements.

For residential uses, 250 square feet of livable open space per unit, up to 20% of the total project area, is required. For non-residential uses, 10% of the project area shall be open space. All open spaces shall meet the following requirement.

- (1) All open space provided within any subdistrict development shall comply with one of the Open Space Types defined by 6.2 through 6.8.
- (2) Access. All Open Space types shall provide public access from a vehicular right-of-way and/or the S-Line Corridor.
- (3) Fencing. Open Space Types may incorporate fencing provided that the following requirements are met.
 - (a) Height. Fencing shall be a maximum height of 36 inches, unless approved by the Land Use Authority for such circumstances as proximity to railroad right-of-way and use around swimming pools, ball fields, and ball courts.
 - (b) Level of Opacity. Fence opacity shall be no greater than 30%.
 - (c) Type. Chain-link fencing is not permitted along any street or S-Line corridor frontage, with the exception of dedicated sports field or court fencing approved by the Land Use Authority.
 - (d) Spacing of Openings. Openings or gates shall be provided on every street face at a minimum of every 150 feet.
- (4) Ownership. Open Space Types may either be publicly or privately owned.
- (5) Continuity. Connections to existing or planned trails or open space types shall be made when the Open Space abuts the S-Line Corridor or other civic open space type.

3. Definition of Requirements.

The following further explains or defines the requirements included in Tables 6.2 (1) through 6.8 (1) for each Open Space Type. Refer to each table for the specific requirements of each Open Space Type.

- (1) Size.
 - (a) Size. The minimum size of the Open Space Type is measured within the parcel lines of the property.
 - (b) Size. The maximum size of the Open Space Type is measured within the parcel lines of the property.
 - (c) Dimension. The minimum length or width of the Open Space

Type, as measured along the longest two straight lines intersecting at a right angle defining the maximum length and width of the lot. Refer to Figure 6.1 (1).

- (d) Maximum Impervious and Semi-Pervious Surface Permitted. The amounts of impervious and semi-pervious coverage are provided separately to allow an additional amount of semi-pervious surface, such as permeable paving, above the impervious surfaces permitted, including, but not limited to, parking facilities, driveways, sidewalks, paths, and structures as permitted.

4. Stormwater in Open Space Types.

Stormwater management practices, such as storage and retention facilities, may be integrated into Open Space Types and utilized to meet stormwater requirements for surrounding parcels.

- (1) Stormwater Features. Stormwater features in civic open space may be designed as formal or natural amenities with additional uses other than stormwater management, such as an amphitheater, sports field, or a pond or pool as part of the landscape design. Stormwater features shall not be fenced and shall not impede public use of the land they occupy.
- (2) Qualified Professional. A qualified landscape design professional, such as a landscape architect or certified landscape designer, shall be utilized to incorporate stormwater features into the design of the civic open spaces.

5. Reductions.

Bonuses in the form of open space reductions may be awarded, up to 30 percent of the project open space required:

- (1) An open space bonus shall be given based on the square footage of the triangular setback area on all S-Line Corridor intersections
 - (a) This amount may be increased if additional quality features such as, but not limited to, street furniture, art, and landscaping are used.
 - (b) If a larger S-Line setback area is provided.
 - (c) The total area of the improved open space for the triangular setback area on S-Line Corridor intersections shall be doubled and credited toward the total open space requirement, up to 10% of the total required open space.
- (2) An open space bonus shall be given based on the square footage of a public pedestrian/cycle connection through the project to the S-Line corridor.
 - (a) The Land Use Authority may grant a bonus of up to 10% of the open space requirement if the connection provided includes enhanced landscaping, wayfinding features, street lighting and furnishings, or other means to encourage pedestrian activity.
 - (b) The total area of the improved open space for the connecting open space to the S-Line Corridor shall be doubled and credited toward the total open space requirement, up to 10% of the total required open space requirement.

-
- (c) The Land Use Authority may grant a further reduction of 5% of the public open space requirement if the connection provided meets the above standards and is at least 20 feet wide.
 - (d) A private open space connection shall receive no more than the 10% reduction.
 - (3) Open space shall be reduced for open spaces such as courtyards and plazas that connect to the S-Line Corridor.
 - (a) The Land Use Authority may grant a reduction of the open space requirement if the open spaces provided include enhanced landscaping, street lighting and furnishings, or other means to encourage pedestrian activity. The total combined area of private courtyards meeting this standard shall be credited toward the total open space requirement, up to 10% of the total required.
 - (b) The total area of the improved open space for courtyards and plazas connecting to the S-Line Corridor shall be doubled and credited toward the total open space requirement, up to 20% of the total required open space requirement may be granted for public courtyards.
 - (c) The total area of the improved open space for courtyards and plazas connecting to the S-Line Corridor shall be doubled and credited toward the total open space requirement, up to 15% of the total required open space requirement may be granted for private courtyards.
 - (4) The Land Use Authority may grant a reduction of the open space requirement of up to 5% of the total required for improvements that meet the S-Line Urban Design Standards which includes elements such as:
 - (a) Lighting
 - (b) Public art
 - (c) Seating and furnishings
 - (d) Covered bicycle storage
 - (e) Transit Shelter enhancements
 - (f) Bollards or other barrier to the train
 - (5) Open space shall be reduced for a parking structure with a roof top garden. The total area of roof top gardens associated with parking structures shall be credited toward the total open space requirement, up to 10% of the total required.

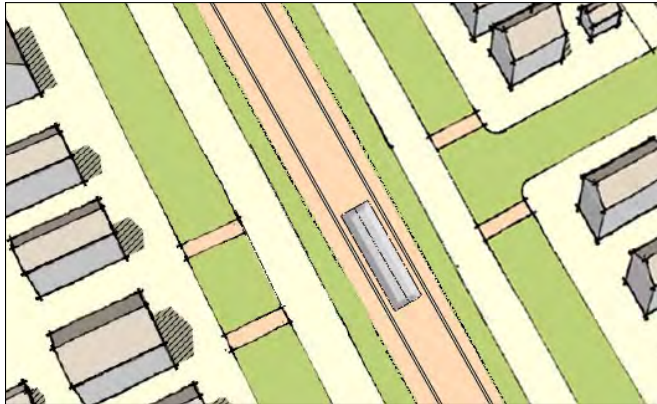


Figure 6.2 (1). S-Line Corridor.

6.2 S-Line Corridor.

1. Intent.

To complete the greenway as the premier open space for the neighborhood. The corridor includes Parley's Trail, a strolling path, landscaping, public art, and unique experiences. Open space on private property adjacent to the S-Line that supports public access and/or enjoyment is encouraged. Activities in the entire corridor include walking, bike, recreation, commuting, and relaxing. Additional new amenities must support the UTA safety guidelines and regulations for safe streetcar operations.

Parley's Trail is a primary feature and destination in this neighborhood. It is a dedicated, multi-use trail with pedestrian and bike traffic moving at both fast and slow speeds. It should be protected for trail users and should not be used for site-specific pedestrian circulation or uses such as seating, dining or merchandising. Frequent connections and parallel sidewalks are encouraged where appropriate.

Open space that is enhanced with landscaping, street furnishings and pathways adjacent to the S-Line, but within required property setbacks, is encouraged and can be counted for a reduction in the open space requirement. Landscaping that enhances the overall corridor, such as shade trees and screening, is encouraged. Improvements should enhance pedestrian connections to the corridor, create a safer environment by adding "eyes on the corridor" and support building designs that open onto the S-Line corridor. Improvements shall follow the Urban Design standards for the S-Line.

- (1) Additional improvements may be installed in the S-Line corridor and become credited to the open space requirement as approved by the Land Use Authority.

The width of the UTA property in the corridor varies from block to block. Suggested improvements may take place within the UTA corridor where possible, or may be located within the required setback.

S-Line Corridor Requirements	
(1) Dimensions	
Minimum Size (acres)	None
Maximum Size (acres)	None
Minimum Dimension (feet)	15' wide
Minimum Access/Exposure	100% of total length of S-Line frontage
Clear Zones	6' minimum pedestrian clear zone maintained around outdoor furnishings/merchandising
(2) Adjacent Parcels	
Permitted Subdistricts	All
Frontage Orientation of Adjacent Parcels	NA
(3) Improvements	
Designated Sports Fields Permitted	Not permitted
Playgrounds Permitted	Permitted, conditional on corridor safety review
Fully Enclosed Structures Permitted	Not Permitted
Impervious/Semi-Pervious Surface	40% minimum 80% + 10% maximum
Pathway	Required minimum 6' adjacent to corridor; must meet S-Line design standards
Lighting	Required, meet S-Line urban design standards to match existing improvements and meet minimum Illuminating Engineering Society safety standards
Trees	1 small-medium shade tree per 20' or 1 large shade tree per 30'
Landscaping	50% live plant material in planter areas
Bicycle facilities	1 bike rack per 300', meet S-Line urban design standard
Seating	1 per 100 square feet; furniture on adjacent open space (such as plazas) may be counted
Furnishing	1 bench per 300', meet S-Line urban design standard
South side Pathway	6' pathway, may be impervious to match existing
North side Setback Area	May include landscaping, sidewalks, plazas



Figure 6.3 (1). Typical Plaza Layout.

6.3 Plazas.

1. Intent.

To provide small-scale outdoor space for civic, social and commercial purposes. Plazas on corners highlight the S-Line corridor (see 5.12 (4)). The space may also include pedestrian and building access routes. Activities may include meeting, relaxing, performance, casual workspace, outdoor dining. Plazas may also accommodate transit stations, bike facilities, food vendors, events, and performance.

The Plaza may contain a greater amount of impervious coverage than any other Open Space Type. Surfacing shall be brick or concrete pavers or stamped and colored concrete and include street furniture seating for at least 4 persons. Special features such as fountains, public art, game tables, accent lighting are encouraged.

Plaza Requirements	
(1) Dimensions	
Minimum Size (acres)	0.01
Maximum Size (acres)	0.5
Minimum Dimension (feet)	15' in one direction
Minimum Access/Exposure	50% of total plaza length open to the street or S-Line frontage.
Clear Zones	6' minimum pedestrian clear zone maintained around outdoor furnishings and merchandising
(2) Adjacent Parcels	
Permitted Subdistricts	All
Frontage Orientation of Adjacent Parcels	Corner, corridor
(3) Improvements	
Designated Sports Fields Permitted	Not permitted
Playgrounds Permitted	Permitted
Partially Enclosed Structures Permitted	Permitted to max of 10% of plaza space
Impervious/Semi-Pervious Surface	80% maximum
Lighting	Required, max 16' fixture height
Seating	1 per 300 square feet
Trees	1 per 500 square feet
Landscaping	50% live plant material in planter areas



Figure 6.3 (1). Typical Plaza



Figure 6.3 (2). S-Line Corner Plaza

6.4 Pocket Park.

1. Intent.

To provide an informal, small to medium scale outdoor space for active recreation. Pocket Parks are encouraged to be located adjacent to and opening onto the S-Line Corridor. They may be privately owned and access controlled. Activities may include playing field, playground, swimming pool, spa pool, vegetable gardens, barbecue, pavilion, and outdoor gathering areas.

Pocket Park Requirements

(1) Dimensions	
Minimum Size (acres)	0.05
Maximum Size (acres)	.5
Minimum Dimension (feet)	30' in one direction
Minimum Access/Exposure	50% of total length of street or S-Line frontage; minimum two access points a minimum of 20' width
Clear Zones	4' minimum pedestrian clear zone maintained around outdoor furnishings/merchandising
(2) Adjacent Parcels	
Permitted Subdistricts	All
Frontage Orientation of Adjacent Parcels	Front or Corner Side
(3) Improvements	
Designated Sports Fields Permitted	Not permitted
Playgrounds Permitted	Permitted
Fully Enclosed Structures Permitted	Permitted for max of 10% of space
Impervious/Semi-Pervious Surface	30%+10% maximum
Lighting	Required, max 16' fixture height; meet minimum Illuminating Engineering Society safety standards
Seating	1 per 300 square feet
Trees	1 per 500 square feet
Landscaping	50% live plant material in planter areas

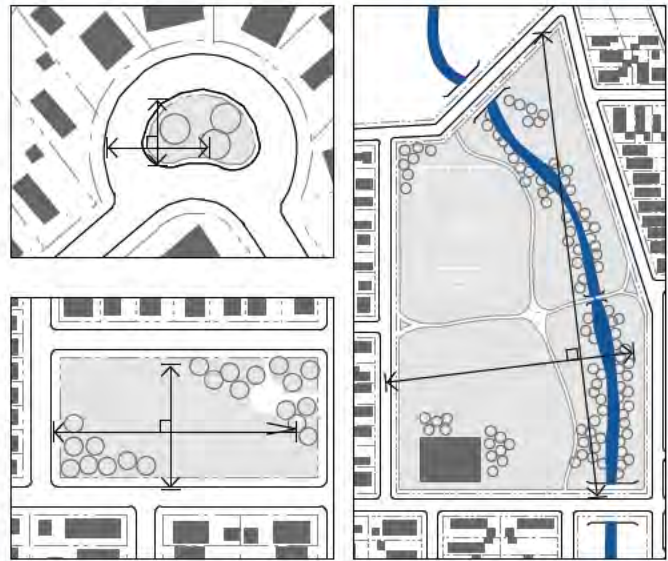


Figure 6.4 (2). Examples of Measuring the Minimum Dimension of Open Space Types.



Figure 6.4 (1). Typical Pocket Park Layout.



Figure 6.5 (1). Typical Commons

6.5 Commons or Courtyard.

1. Intent.

To provide outdoor amenities and living space to property tenants. Activities may include playing field, playground, swimming pool, spa pool, rooftop garden, tot lot, vegetable gardens, barbecue, pavilion, and outdoor gathering areas. Commons are typically internal to a development and may be privately owned and access controlled, but are encouraged to be located adjacent to and opening onto the S-Line Corridor.

Commons or Courtyard Requirements	
(1) Dimensions	
Minimum Size (acres)	0.1
Maximum Size (acres)	1.5
Minimum Dimension (feet)	45' in one direction
Minimum Access/Exposure	50% of total length of street or S-Line frontage. Two access points minimum, 20' minimum width
Clear Zones	4' minimum pedestrian clear zone maintained around outdoor furnishings and merchandising
(2) Adjacent Parcels	
Permitted Subdistricts	All
Frontage Orientation of Adjacent Parcels	Side or Rear
(3) Improvements	
Designated Sports Fields Permitted	Not permitted
Playgrounds Permitted	Permitted
Partially Enclosed Structures Permitted	Permitted to max of 10% of space
Impervious/Semi-Pervious Surface	30% + 10% maximum
Lighting	Required, max 16' fixture height
Seating	1 per 100 square feet, 1 table per 2000 square feet
Trees	1 per 500 square feet
Landscaping	50% live plant material in planter areas



Figure 6.5 (1). Typical Commons and Courtyards



6.6 Individual Open Space.

1. Intent.

To provide small, individual outdoor living space to tenants of a development. This may be private or semi private space and orientation toward public open space and the S-Line corridor is encouraged. Individual open spaces include balconies, porches, stoops, front and back yards. Areas within setback spaces are not counted toward total required open space. These spaces have a minimum size requirement to encourage seating, eating and outdoor living.

Individual Open Space Requirements	
(1) Dimensions	
Minimum Size	60 square feet
Maximum Size	2000 square feet
Minimum Dimension (feet)	6' in one direction
Minimum Access/Exposure	None, orientation toward open space is encouraged, orientation toward single family homes is discouraged
Clear Zones	4' minimum pedestrian clear zone maintained around outdoor furnishings and merchandising
(2) Adjacent Parcels	
Permitted Subdistricts	All
Frontage Orientation of Adjacent Parcels	NA
(3) Improvements	
Designated Sports Fields Permitted	Not permitted
Playgrounds Permitted	Not Permitted
Partially Enclosed Structures Permitted	Not Permitted
Impervious/Semi-Pervious Surface	30% + 10% maximum
Lighting	None required
Seating	None required
Trees	None required
Landscaping	50% live plant material in planter areas



Figure 6.6 (1). High quality private open space

6.7 Passageway.

1. Intent.

To provide access to the S-Line Corridor, public amenities, and ROWs. These can connect pedestrians, bikes and non-motorized vehicles to transit, trails, pathways and the greenway. They should be safe, well-marked routes, and are encouraged to be open to the public wherever possible.

Passageway Requirements	
(1) Dimensions	
Minimum Width	15'
Maximum Length	150'
Minimum Access/Exposure	Minimum of one entry or exit into public space or ROW every 200'
Interval	Approximately every 300'; connects to downrigger points on the Lane where appropriate
Clear Zones	4' minimum pedestrian clear zone maintained around outdoor furnishings and merchandising
(2) Adjacent Parcels	
Permitted Subdistricts	All
Frontage Orientation of Adjacent Parcels	NA
(3) Improvements	
Impervious/Semi-Pervious Surface	No maximum
Lighting	Required, max 16' fixture height; meet minimum Illuminating Engineering Society safety standards
Seating	None required
Trees	None required
Landscaping	50% live plant material in planter areas



Figure 6.7 (1). Passageway

7.0 Landscape

7.1 General Requirements.

1. Intent.

The landscape standards outlined in this section are designed to meet the following set of goals:

- (1) To provide for a healthy, long-lived urban forest.
- (2) To improve the appearance of streets and create a buffer between pedestrian and vehicular travel lanes.
- (3) To increase the compatibility of adjacent uses and minimize the adverse impacts created by adjoining or neighboring uses.
- (4) To promote the prudent use of water and energy resources by achieving and maintaining sustainable, functional landscapes.
- (5) To shade large expanses of pavement and reduce the urban heat island effect.
- (6) To enhance the appearance and property values of the community.
- (7) To support the intent of the South Salt Lake Landscape Handbook.
- (6) Unless otherwise specified in this chapter, all requirements of the South Salt Lake City Municipal Code pertaining to landscape requirements shall apply.
- (7) Street Trees. Refer to section 2.0 Streetscapes, and the South Salt Lake Landscape handbook for appropriate street tree specifications.

2. Applicability.

Landscaping, trees, and buffers shall be installed as detailed in the South Salt Lake Landscape Handbook.

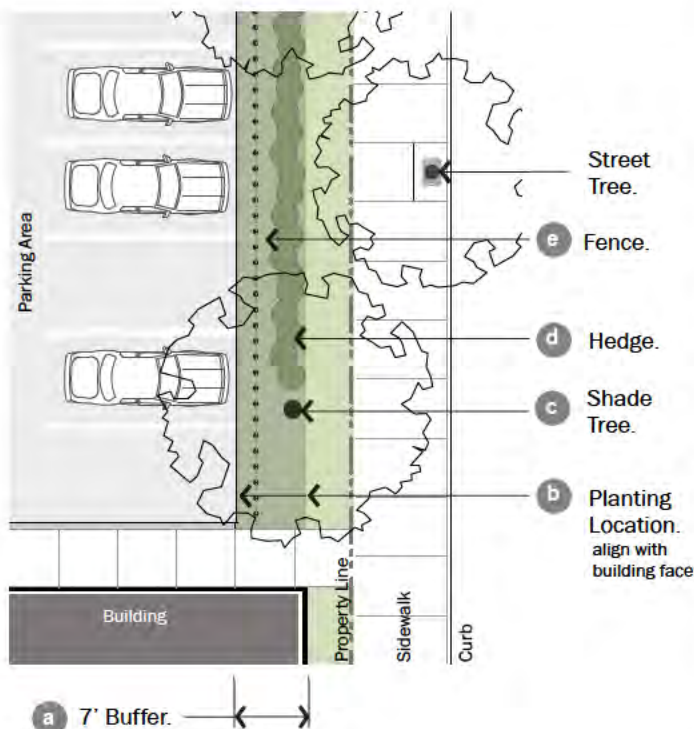
- (1) General Compliance. Application of this section to existing uses shall occur with the following developments:
 - (a) Any development of new or significant improvements to existing parking lots, loading facilities, and driveways. Significant improvements include new driveways, new spaces, new medians, new loading facilities, or complete reorganization of the parking and aisles.
 - (b) Alteration to an existing principal or accessory structure that results in a change of 25% or more in the structure's gross floor area.
 - (c) When compliance is triggered for existing parking lots, landscape improvements shall take precedence over parking requirements.
- (2) Buffers. Landscape buffers are required according to the provisions in this section with the following exceptions:
 - (a) Shared Driveways. Buffers shall not be required along a property line where a curb cut or aisle is shared between two adjoining lots.
 - (b) Points of Access. Buffering is not required at driveways or other points of access to a lot.
- (3) Streetscape. Landscaping along streets is required as outlined in 2.0 Street Types.
- (4) S-Line Corridor. Landscaping along the S-Line and Parley's Trail is required as outlined in 2.8 S-Line Corridor and 6.8 S-Line Greenway.
- (5) Temporary Uses. These provisions do not apply to temporary uses, unless determined otherwise by the Land Use Authority.

7.0 Landscape

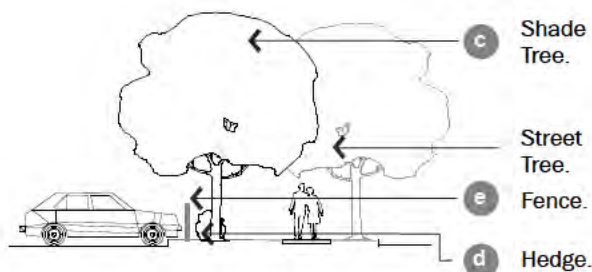
7.2 Parking Lot Frontage Buffer.

1. Intent & Applicability.

- (1) Intent. To lessen the visual impact of vehicular areas visible from public street frontages.
- (2) General Applicability. Applies to properties in all subdistricts where a vehicular area is located adjacent to a right-of-way.
 - (a) Exceptions. Vehicular areas along Lanes, except when a residential district is located across the Lane; single and two family residences.



Front Buffer Plan.



Front Buffer Section.

Figure 7.2 (1) Frontage Buffer Plan and Section.

7.2 Frontage Buffer Requirements

1. Buffer Depth & Location ¹

Depth	7'	a
Location on the Site	Between street facing property line and parking area ²	b

2. Buffer Landscape Requirements

Uses & Materials	Uses and materials other than those indicated are prohibited in the buffer	
Shade Trees	Medium or large shade tree required at least every 40'; Locate on the street side of the fence; Spacing should alternate with street trees	c
Hedge	Required continuous hedge on street side of fence, between shade trees & in front of vehicular areas	d
Hedge Composition	Individual shrubs with a minimum diameter of 24", spaced no more than 36" on center, height maintained no more than 36"	
Existing Vegetation	May be credited toward buffer area	

3. Fence (optional) e

Location	2' from back of curb of vehicular area	
Materials	Composites, steel, wood, or plastic composite wood alternative. Masonry columns (maximum width 2'6") and base (maximum 18" height) permitted. Chain-link not permitted.	
Minimum Height	3'	
Maximum Height	4'	
Colors	No bright or white colors	
Opacity	Maximum 30%	
Gate/Opening	One pedestrian gate permitted per street frontage; Opening width maximum 6'	

Notes:

¹ This screening requirement does not prohibit the installation of or provision for openings necessary for allowable access drives and walkways connecting to the public sidewalk.

² In front, corner, and rear yards (on a through lot), when the parking area is located adjacent to any building on the lot, the buffer must be located so that it aligns with or is behind the face of the adjacent building back to the vehicular area. The area between the buffer and the property line must be landscaped.

7.3 Side & Rear Buffer.

1. Intent & Applicability.

- (1) Intent. To minimize the impact that one zoning district may have on a neighboring district and to provide a transition between districts.
- (2) General Applicability. Applies to all properties in all subdistricts that directly abut an R-1 zone.

7.3 Rear Buffer Requirements

1. Buffer Depth & Location

Depth	20' adjacent to R-1 zones.	a
Location on the Site	Locate buffers on more intensively zoned lot; Buffer is measured from side and rear property lines.	

2. Required Landscape Screen

Width	5' landscape screen in addition to any other buffer landscaping	b
Location	Directly adjacent to the rear or side property line	
Hedge or Fence	Continuous double row of shrubs required between shade trees; fences shall be opaque and not white.	c
Hedge Composition	Double row of individual shrubs with a minimum diameter of 24", spaced no more than 36" on center; Mature height in one year of 24"	
Shade Trees	At least 1 medium or large shade tree per every 40' within the buffer	d

3. Buffer Landscape Requirements

Uses and Materials	Uses and materials other than those indicated are prohibited within the buffer	
Tree Canopy Coverage	1 medium or large shade tree required per 100 square feet of buffer, excluding the area within the required landscape screen	
Existing Vegetation	May be credited toward buffer area	
Fence	Optional; same standards for frontage buffer 8' height maximum	

Notes:

¹ Land Use Authority may reduce width of buffer, width of landscape screen, or location of landscape screen based on existing landscaping and topography.

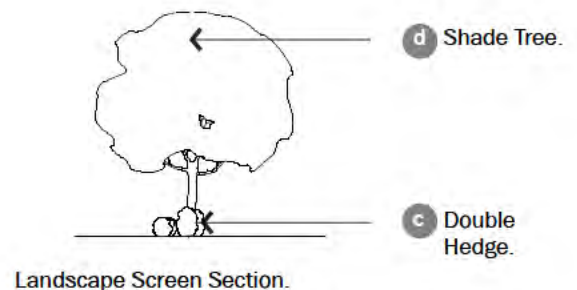
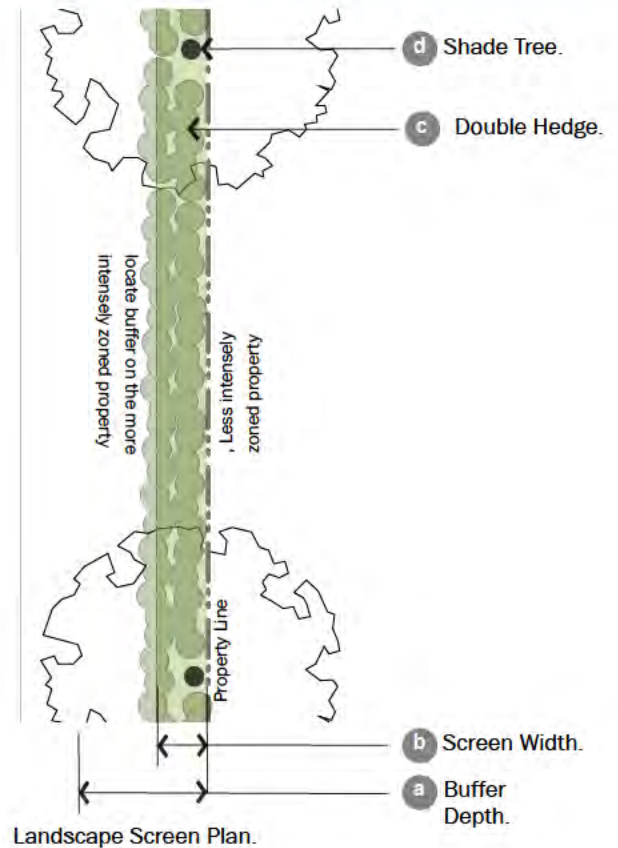


Figure 7.3 (1). Landscape Screen within Side & Rear Buffer.

7.0 Landscape

7.4 Interior Parking Lot Landscape.

1. Intent & Applicability.

- (1) Intent. To provide shade, minimize paving & associated stormwater runoff, and improve the appearance of parking lots.
- (2) General Applicability. All open-air, off-street parking lots in all subdistricts.
- (3) Other Internal Parking Lot Areas. Internal areas not dedicated to parking or drives shall be landscaped with a minimum of one medium or large shade tree for the first 150 square feet and one medium or large shade tree for every 650 square feet thereafter.
- (4) Existing Vegetation. Existing vegetation may be credited toward these requirements.
- (5) All landscaped islands are encouraged to accommodate stormwater runoff with slotted curbs, trench drains or similar.

7.4 Interior Parking Lot Landscape Requirements

1. Landscape Island Requirements

Required Island Locations	Terminal ends ² of free standing rows or bays of parking; After every ninth parking space for rows of parking greater than 8 spaces in length ³
Minimum Width	5'; Islands less than 15' must utilize structural soil under any paved surface within a tree's critical root zone; Islands under 9' shall provide for aeration
Required Trees Within Islands	Minimum of 1 medium or large shade tree per island

2. Landscape Median Requirements

Required Median Location	Required in each free-standing bay of parking along the length of the bay
Minimum Width	5'; Medians less than 15' wide must utilize structural soil under any paved surface within a tree's critical root zone

3. Tree Requirements

Requirements per Parking Space ⁴	Each parking space must be located within 50' of a tree planted within parking lot interior Minimum of 1 shade tree must be planted within parking lot interior or within 4' of parking lot's edge for every 3 parking spaces
Tree Canopy Shade	Within 20 years of tree installation, 30% of the interior of the parking lot should be shaded by tree canopy. Refer to Table 7.4 (1) for calculation.

Notes:

¹ Parking lot interior is defined as the area dedicated to parking on a given parcel as measured from edge of pavement to edge of pavement.

² Freestanding rows or bays of parking are those not abutting the parking lot perimeter or building face, and may have a single or double row of parking.

³ There shall be no more than 8 continuous parking spaces in a row without a landscape island.

⁴ Trees within a designated buffer area may not be utilized to meet these requirements

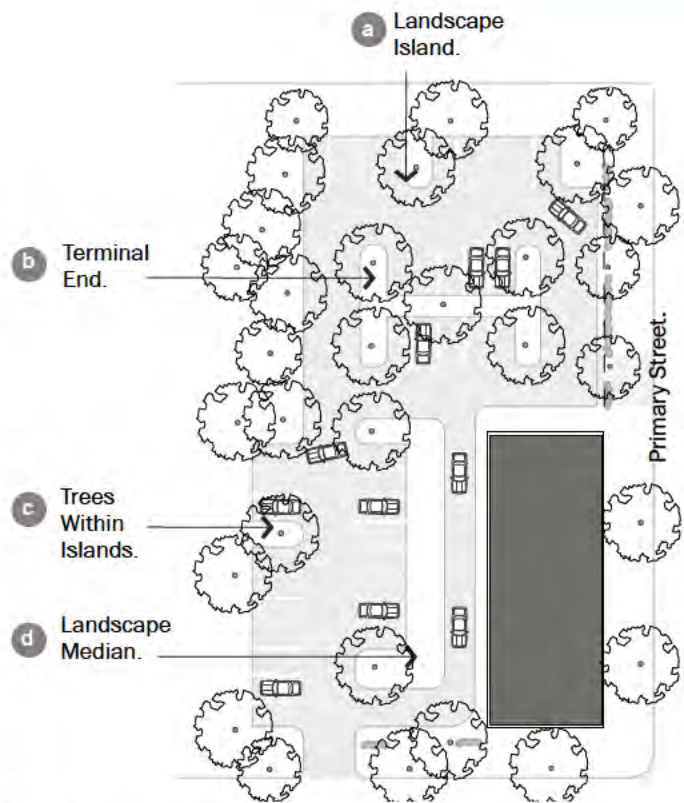


Figure 7.4 (1). Interior Parking Lot Landscaping.

Table 7.4 (1). Tree Canopy Calculation

Tree Size	Estimated Canopy at Maturity (sq ft)	Estimated Height at Maturity (ft)
Very Small	150	Under 15'
Small	400	15'-25'
Medium	900	25'-40'
Large	1600	40'+

7.5 Screening of Open Storage, Refuse Areas, and Utility Appurtenances.

1. Intent & Applicability.

- (1) Intent. To reduce the visibility of refuse areas, and utility appurtenances from public areas and adjacent properties.
- (2) General Applicability. All waste containers, open storage, refuse areas, and utility appurtenances in all subdistricts.

7.5 Screening of Open Storage, Refuse Areas, & Utility Appurtenances

1. Open Storage & Refuse Area Screening Requirements

Location on the Site	Not permitted in front or corner side yards	
Opaque Screen Wall ¹	Required around 3 sides of the dumpster and refuse area matching building exteriors or as approved by the Land Use Authority	a
Screen Wall Height	Height shall be the higher of the following: 1. 6' 2. Height as determined by Land Use Authority to accomplish objective of the screen	
Visible Openings	Openings visible from the public way or adjacent properties must be furnished with opaque gates	b
Landscape Requirement	If refuse area is located within larger paved area, such as a parking lot, landscape islands must be located on 3 sides of the area, with at least 1 medium or large shade tree in at least 1 of the landscape areas ²	c

2. Utility Appurtenance Screening Requirements

Large Private Mechanical Equipment ³	Shall be fenced with opaque wood or brick-faced masonry on all sides facing a public street and/or the S-Line corridor
Small Private Mechanical Equipment ⁴	Shall have landscape screening and a shrub bed containing shrubs with a minimum 24" diameter spaced no more than 36" on center

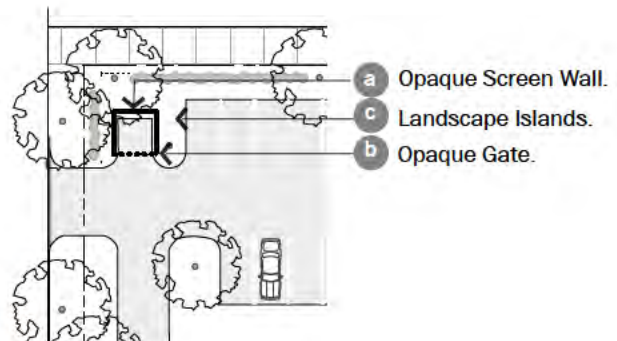


Figure 7.5 (1). Screening of Open Storage & Refuse Areas.

8.0 Parking

See Title 17.07

8.1 General Requirements.

1. Intent.

Parking requirements are established to accomplish the following:

- (1) Ensure an appropriate level of vehicle parking, loading, and storage to support a transit-oriented development neighborhood.
- (2) Provide appropriate site design standards to mitigate the impacts of parking lots on adjacent land uses and zoning districts.
- (3) Provide specifications for vehicular site access.

2. Applicability.

This section shall apply to all new developments and changes in use or intensity of use for existing development, in any subdistrict.

- (1) **Damage or Destruction.** When a use that has been damaged or destroyed by fire, collapse, explosion, or other cause is reestablished, any associated off-street parking spaces or loading facilities must be re-established based on the requirements of this section.
- (2) **Site Plan Approval Required.** Parking quantities, design, and layout shall be approved through the development application process and meet the standards of the current parking chapter with the following exceptions:
 - (a) The standard requirement for residential parking is 1.5 stalls per unit. Parking requirements for all other uses can be found in chapter 17.27 of the South Salt Lake City Municipal Code. The Land Use Authority may consider increases or reductions to standards outlined in Table 8.1 (1), up to 20% of the standard requirement.
- (3) Unless otherwise stated in this chapter, all requirements of the South Salt Lake City Municipal Code pertaining to parking and access requirements shall apply.

3. 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.

4. Parking Spillover Management Plan

For developments requiring a conditional use permit, the Land Use Authority shall require a parking spillover management plan for peak demand periods.

5. Vehicular On-Street Parking.

On-street parking, as permitted on designated street types, shall meet the following requirements. Refer to Figure 8.1 (1)

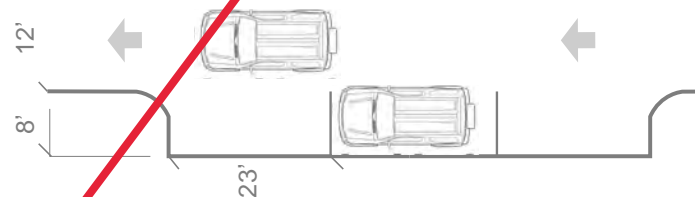


Figure 8.1 (1) On-Street Parking Dimensions.

- (1) Parallel parking is permitted on designated street types and shall not be striped.
- (2) **Vehicular Parking Space Dimensions.** The appropriate dimensions for on-street parking spaces are 23' by 9' when gutter is required and 23' by 8' when no gutter is required.
- (3) On-street parking located directly adjacent to the site's property lines may be counted toward meeting the development's parking requirement, especially for visitor or on-site business related parking demand.

6. Stormwater Management in Parking Lots.

Incorporation of stormwater management best practices is required, such as incorporating drainage swales and slotted curbs in medians and islands in the Landscape Zone in parking lots. Final design shall

Table 8.1 (1). Eligible Parking Rate Reductions

Amenity	Recommended Reduction (stalls/unit)
Car Share (limit 1 car/100 units)	0.05
Unbundled Parking (100%)	0.1
Bike Share	0.05
Bike Lockers/Storage	0.05
Development Supplied Transit Passes	0.15
Senior Housing	0.2
Student Housing (< .25 miles from campus)	0.1
Project Controlled On-Street Parking	0.1

Source: Hales Engineering, 2014

9.0 Sign Types

9.1 General Requirements.

1. Intent.

This section seeks to enhance the economic and aesthetic appeal of the East Streetcar Neighborhood through the reasonable, orderly, safe, and effective display of signage.

2. Applicability.

These standards shall apply to signage in all subdistricts for non-residential uses only. Unless otherwise stated in this chapter, all requirements of the South Salt Lake City Municipal Code pertaining to sign requirements shall apply. Refer to the South Salt Lake City Sign Ordinance for permit processes, construction, design and maintenance standards.

3. General Compliance.

Compliance with the regulations outlined shall be attained under the following situations:

- (1) Newly Constructed or Reconstructed Signage. All new signs and structural improvements to existing signs.
- (2) Change in Use for Single Business Signage. For signage serving one business, whenever the existing use is changed to a new use resulting in a change in signage, including rewording.
- (3) Multiple-Business Signage. For signage serving multiple businesses, whenever 50% or more of the existing uses are changed to new uses resulting in a change in signage, including rewording.
- (4) Damage or Destruction. When a sign has been damaged or destroyed by fire, collapse, explosion or other cause and the cost of restoration is greater than 50% of the replacement value at the time of the destruction or damage, the replacement sign shall comply with the standards in this article.

4. Sign Location.

Unless otherwise specified, signs shall only be located within the boundaries of the lot and not in the right-of-way or on public property.

- (1) Certain Sign Types may extend beyond a property line into the right-of-way or public property with permission from the Land Use Authority and in accordance with the regulations outlined in this section and in the South Salt Lake City Municipal Code. A certificate of insurance is required for all signs on or over public property, subject to the standards established in the South Salt Lake City Municipal Code.
- (2) No sign shall be attached to a utility pole, tree, standpipe, gutter, or drain.
- (3) Signs shall be erected so as to permit free ingress to or egress from any door, window, the roof, or any other exit-way required by the building code or by fire department regulations.
- (4) No sign shall be erected or maintained in such a manner as to obstruct free and clear vision of, interfere with, or be confused

with any authorized traffic sign, signal, or device, or where it may interfere with vehicle or train line-of-sight.

- (5) Pedestrian Orientation. Signs oriented to the pedestrian realm are required for each entryway on a public street, the S-Line Corridor, or a Passageway. These signs should be mounted at a comfortable height and be clear and legible from the close range at which a pedestrian encounters the sign. The bottom edge of each sign should be within 14' of the ground plane, and shall not exceed a total of 25 square feet.

5. Illumination.

All signs shall be illuminated according to the following provisions unless otherwise stated.

- (1) Signs shall be illuminated only by steady, stationary light sources directed solely at the sign or internal to it, except as permitted for Electronic Message Boards for Marquee signs.
- (2) Individual letters or logos may be internally illuminated as permitted per each sign type; no other portion of the sign shall be internally illuminated.
- (3) When an external artificial light source is used to illuminate a sign, the lamp (or bulb) shall be located, shielded, and directed so as to not be visible from any public street or private residence.
 - (a) No receptacle or device housing a permitted light source which is attached to the sign itself shall extend more than 18 inches from the face of the Sign.
 - (b) If ground lighting is used to illuminate a sign, the receptacle or device should not extend more than 12 inches above ground and must be fully screened and housed.
- (4) The illumination of any sign, resulting from any internal or external artificial light source, shall not exceed 250 nits at the Sign face during the day and 125 nits at the Sign face after sunset, with no light trespass onto adjacent property.

8. Computation.

The following standards generally apply to computing the area of signs by type and by building lot. Refer to the Sign Types 9.3-9.11 for more information.

- (1) Temporary signs and directional signs are not included in the maximum signage area calculations, unless otherwise specified.
- (2) Height for monument signs is measured from the average grade at the front property line to the top of the sign, sign cabinet, or cap, whichever is highest.
- (3) For the purposes of determining area, lot width or frontage is measured along the front property line.
 - (a) If the lot is a corner lot, the width shall be measured along the front yard.
 - (b) Building frontage is the width of the front facade of a building.

9.0 Sign Types

9.2 Sign Types.

1. Sign Type Requirements.

The following pertain to specific sign types detailed in this section.

- (1) **Temporary Signs.** A-Frame signs constructed of white plastic or wood and internally weighted are allowed. Such signs shall be no greater than eight square feet per side. One such sign is allowed per business and must be located adjacent to the building but still provide a clear pedestrian path of at least 4'.
- (2) **Window Signs.** Window Signs shall not count towards a lot's maximum permitted amount of signage. Refer to 9.9 Window Signs.
- (3) **Signs Facing Onto Parking Lots.** One sign is permitted in addition to the maximum.
 - (a) Permitted Sign Types are a wall, projecting, or awning sign.
 - (b) Maximum sign area is 30 square feet.
 - (c) Permitted location is either the side or rear facade along a parking lot.
 - (d) If such signs face existing single family homes, they may not be illuminated.
- (4) **Iconic Sign Elements.** Iconic signs may be allowed at the discretion of the Land Use Authority on or adjacent to S-Line corners, if the lighting of the sign does not significantly impact adjacent neighbors and the sign helps to identify the East Streetcar Neighborhood. Such signs shall only be allowed in the State Street Subdistrict and shall comply with the following.
 - (a) **Symbol or Logo Size.** The symbol may not be larger than 8 feet in any direction, included in overall sign area and the surface area counts towards the Maximum Permitted Quantity of Signage per Lot.
 - (b) No moving parts or external illumination of the symbol may be provided.
 - (c) **Text.** The text component of the may not be more than 30% of the overall area of the sign.
- (5) **Historic signs.** Developers shall inventory historic signs as part of their site plan approval. Historic signs are encouraged to remain and be adapted for reuse, subject to approval by the Land Use Authority.



Figure: Historic Bowling Alley Sign

9.3 Wall Sign.

1. Description.

Wall Signs, also known as flat or band signs, are mounted directly to the building face to which the sign is parallel. Refer to Figures 9.3 (1) and 9.3 (2).

2. General Requirements.

Wall Signs shall be developed according to the standards in Table 9.3 (1).

- (1) Building Openings. Wall Signs shall not cover windows or other building openings.
- (2) Architectural Features. Wall Signs shall not cover architectural building features.
- (3) Murals. Murals, a type of Wall Sign painted onto the building face displaying the business name or activity, may be permitted by the Land Use Authority, subject to the conditional use standards established for painted wall signs in the South Salt Lake City Municipal Code.
- (4) Permitted location. No wall signs shall be permitted on any facade facing an existing single family residential zone, except for iconic sign elements as approved by the Land Use Authority, or parking lot signage as allowed in 9.2 (1) (3).
- (5) Prohibited Wall signs. Internally-illuminated cabinet wall signs are not allowed in the East Streetcar Neighborhood.

3. Computation.

The area of a Wall Sign is calculated using the following information.

- (1) Wall Signs. Area is calculated by drawing the smallest possible square or rectangle around the largest letters and/or elements, as is illustrated in Figure 9.3 (2).
- (2) Mural Sign. Area is calculated by measuring the area of the smallest square or rectangle that can be drawn around all of the sign elements, including any painted background.

Table 9.3 (1). Wall Sign Requirements

Permitted Districts	All subdistricts; see 9.3.2 (4)
Sign Area	3 square feet per 1 linear foot of facade width with a maximum of 150 square feet per sign
Height	2' maximum letter or element height
Location on the Building or Site	Permitted on all facades facing a public street or the S-Line
Placement on the Building or Site	1' maximum projection from building face
Quantity	1 per building frontage
Internal Illumination	Permitted for individual letters and logos
Materials	Solid wood, metal, masonry & neon glass; Plastic & synthetics permitted only as separate alphanumeric characters or logos

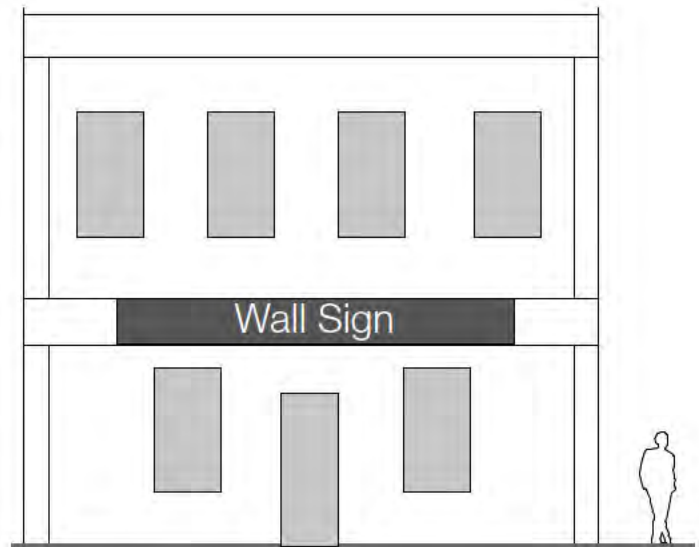


Figure 9.3 (1). Wall Sign.



Figure 9.3 (2). Measuring Wall Signs.

9.0 Sign Types

9.4 Projecting Sign.

1. Description.

A Projecting Sign is attached to and projects from a building face or hangs from a support structure attached to the building face. Sign faces are typically perpendicular to the building face, but may be at an angle greater than 45 degrees from the facade. The sign may be vertically or horizontally oriented. Refer to Figure 9.4 (1).

2. General Requirements.

Projecting Signs shall be developed according to the standards in Table 9.4 (1).

- (1) Permitted location. No projecting signs shall be permitted on any facade facing an existing single family residential zone, except for iconic sign elements as approved by the Land Use Authority.

3. Computation.

The area of a Projecting Sign is equal to the area of one of the sign's

Table 9.4 (1). Projecting Sign Requirements

Permitted Districts	All subdistricts; see 9.4.2 (1)
Sign Area	No maximum area for sign type;
Height	8' maximum sign length, 10' minimum clearance to pedestrian realm required
Location on the Building or Site	Permitted on all facades facing a public street or S-Line; Sign and structural supports shall not extend above the eave or parapet
Placement on the Building or Site	Shall not project further than 3' from the building
Quantity	1 per tenant per public ROW frontage including the S-Line corridor; 1 per tenant per side or rear facade on a parking lot
Sign Separation	No projecting signs shall be located closer together than 25'
Internal Illumination	Permitted for individual letters and logos
Materials	Solid wood, metal, masonry & neon glass; Plastic & synthetics permitted only as separate alphanumeric characters or logos

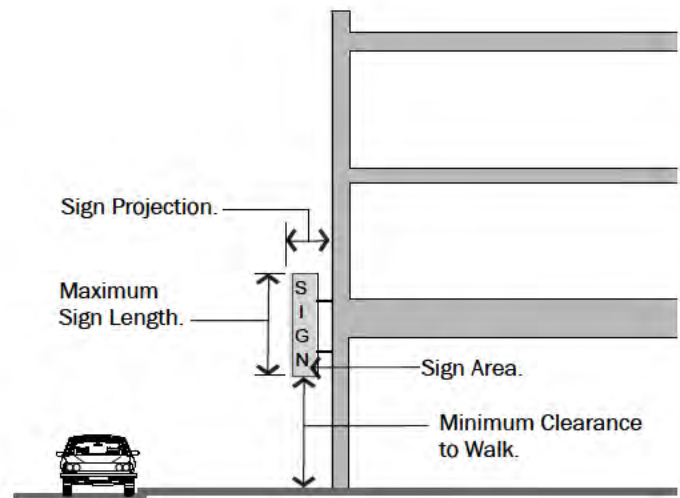


Figure 9.4 (1). Projecting Sign.

9.5 Projecting Marquee Sign.

1. Description.

A Projecting Marquee Sign is a projecting sign designed to have changing messages and two to three sign faces. Refer to Figure 9.5 (1).

2. General Requirements.

Projecting Marquee Signs shall be developed according to the standards in this section and Table 9.5 (1).

- (1) Manually Changeable Copy Boards. Manually Changeable Copy Boards are permitted.
- (2) Electronic Message Boards. Electronic Message Boards are not permitted.

3. Computation.

The sign area is calculated by combining the area of all exposed sign faces and the cabinet or structure surrounding them.

Table 9.5 (1). Projecting Marquee Sign Requirements

Permitted Districts	All subdistricts, limited to Assembly Uses or Theater Uses per 4.0 Uses.
Sign Area	No maximum area for sign type; minimum two faces per sign.
Height	10' minimum clearance to ground plane required
Location on the Building or Site	Front and corner side facades only
Placement on the Building or Site	Maximum projection from building is 6'; Shall not project closer than 2' from back of curb
Quantity	1 per lot
Internal Illumination	Permitted for individual letters and logos.
Materials	Solid wood, metal, masonry and neon glass. Plastic and synthetics permitted only on Sign face.

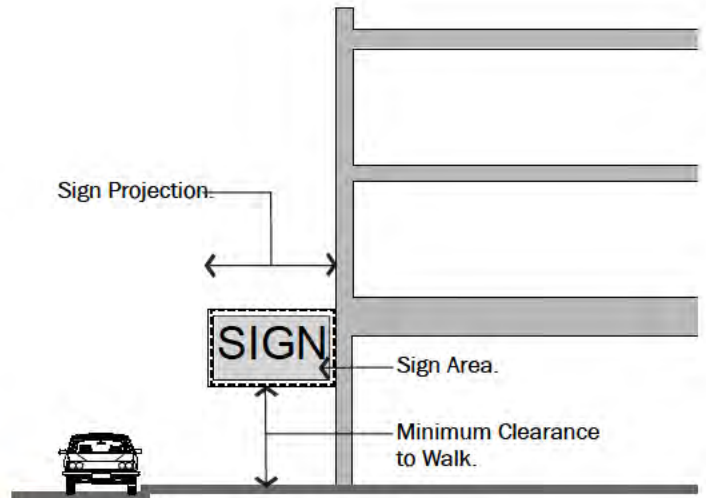


Figure 9.5 (1). Projecting Marquee Sign.

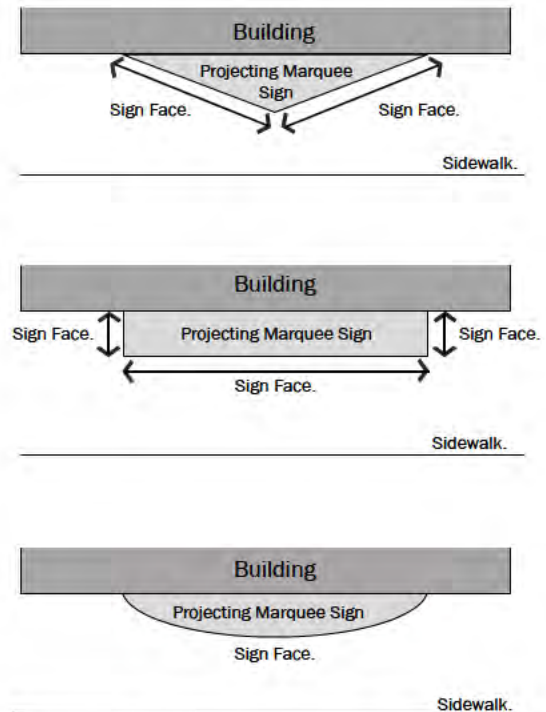


Figure 9.5 (2). Projecting Marquee Sign Plan.

9.0 Sign Types

9.6 Awning Sign.

1. Description.

A sign that is mounted, painted, or otherwise applied on or attached to an awning or canopy. Refer to Figures 9.6 (1) and 9.6 (2).

2. General Requirements.

Awning Signs shall be developed according to the standards in Table 9.6 (1).

3. Computation.

The area of an Awning Sign is calculated by drawing the smallest possible square or rectangle around the largest letters and/or elements of the sign portion of the awning, as is illustrated in Figure 9.6 (2).

Table 9.6 (1). Awning Sign Requirements

Permitted Districts	All subdistricts
Sign Area	Up to 50% of the awning may be used for signage
Height	8' minimum clearance to walk required
Location on the Building or Site	Permitted on all facades
Placement on the Building or Site	Maximum projection from building is 4'; Shall not project closer than 2' from back of curb; Shall not block any window, door, or the building roof.
Quantity	1 per tenant per street frontage; 1 per tenant per side or rear facade on a parking lot
Internal Illumination	Not permitted
Materials	Cloth, canvas, metal, glass or wood; All supports shall be made of metal or wood. See also 5.0 Building Types.

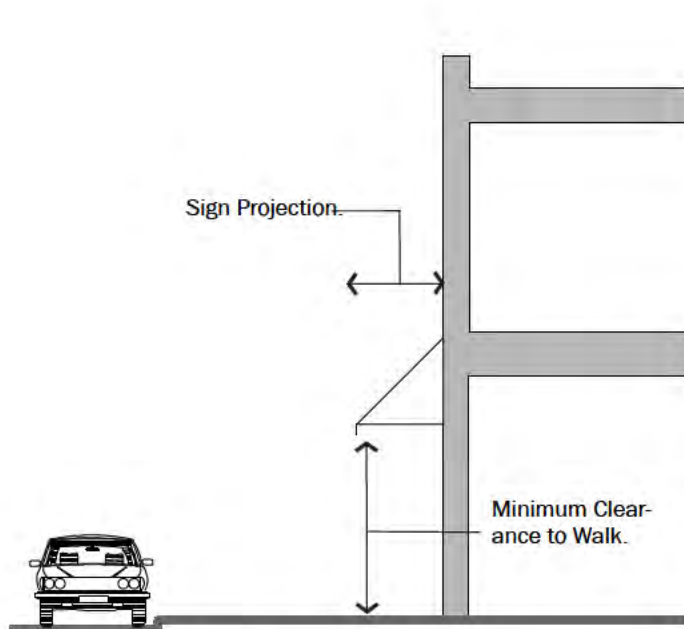


Figure 9.6 (1). Awning Sign.

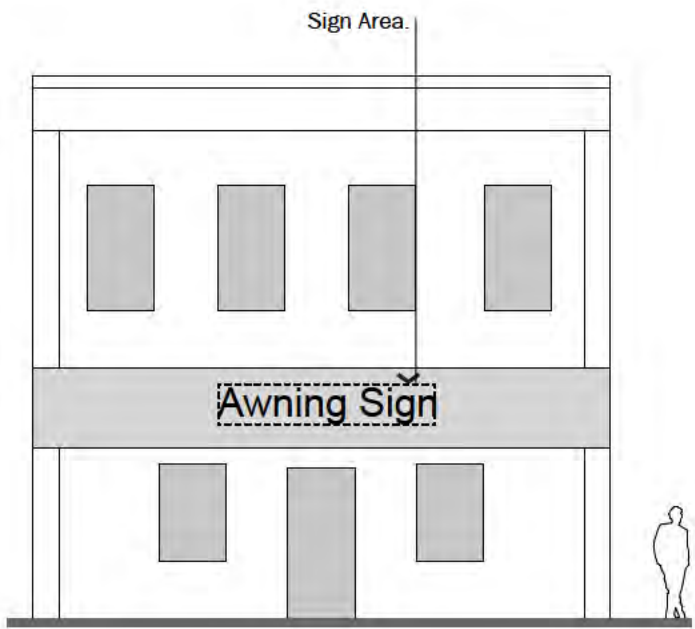


Figure 9.6 (2). Measuring Awning Signs.

9.7 Canopy-Mounted Sign.

1. Description.

A sign with individual alphanumeric characters and/or logos that is mounted on top of a permanent canopy. Refer to Figures 9.7 (1) and 9.7 (2).

2. General Requirements.

Canopy-Mounted Signs shall be developed according to the standards in Table 9.7 (1).

3. Computation.

The area of a Canopy-Mounted Sign is calculated by drawing the smallest possible square or rectangle around the largest letters and/or elements of the sign portion of the Canopy-Mounted Roof Sign, as is illustrated in Figure 9.7 (2).

Table 9.7 (1). Canopy-Mounted Sign Requirements

Permitted Districts	All subdistricts
Sign Area	Up to 80% of the length of the canopy may be used for signage up to 150 square feet
Height	2' maximum letter or element height; Cannot project more than 2' above roof line of canopy
Location on the Building or Site	Permitted on all facades; not intended for the principal roof of the building
Placement on the Building or Site	Shall not block any window, door, or the building roof.
Quantity	1 per tenant per public street and S-Line corridor frontage; 1 per tenant per side or rear facade on a parking lot
Internal Illumination	Permitted
Materials	Solid wood, metal, and neon glass

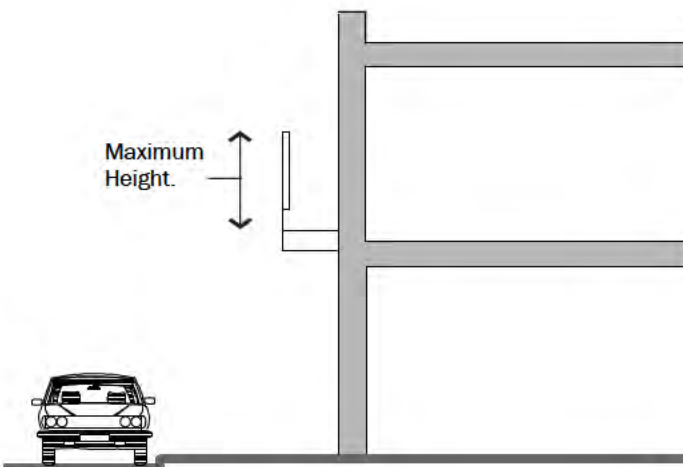


Figure 9.7 (1). Canopy-Mounted Sign.

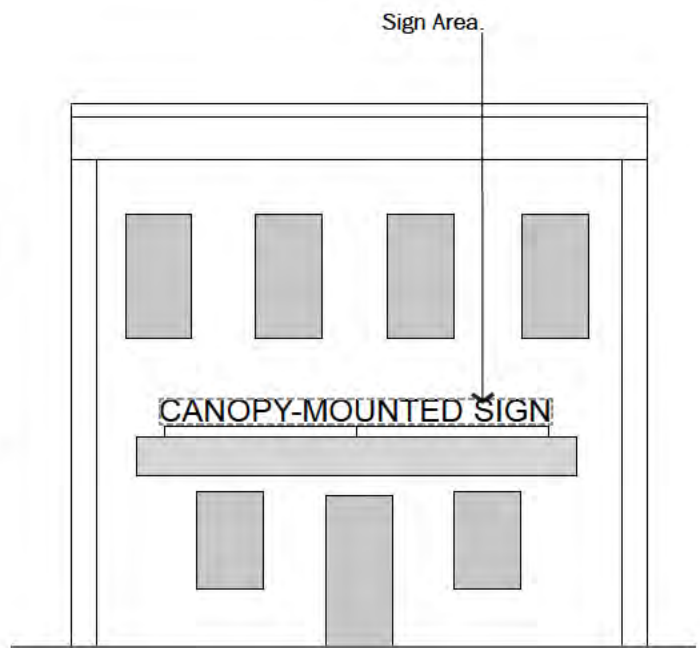


Figure 9.7 (2). Measuring Canopy-Mounted Signs.

9.0 Sign Types

9.8 Window Sign.

1. Description.

A Window Sign is posted, painted, placed, or affixed in or on a window exposed for public view or is a sign hung inside the building facing the window for public view. Refer to Figure 9.8 (1).

2. General Requirements.

Window Signs shall be developed according to the standards in Table 9.8 (1).

3. Computation.

A series of windows that are separated by frames or supporting material of less than six inches in width shall be considered a single window for the purposes of computation.

- (1) Measurement. To measure sign area percentage, divide the total sign area by the total window area, as illustrated in Figure 9.8 (1).
- (2) Maximum Allowance. Window Signs are not counted toward a site's maximum signage allowance.
- (3) Exempt Signs. Address and hours of operation are considered exempt Signs and are not counted in the Window Sign area calculation.
- (4) Temporary Window Signs. Temporary Window Signs must be included in the total percentage of signage per window calculation.
- (5) Window Signs may not be internally illuminated except for neon or similar illuminated window signs.

Table 9.8 (1). Window Sign Requirements

Permitted Districts	All subdistricts
Sign Area	Up to 30% of a set of continuous windows may be covered with signage; No more than 50% of any one window panel may be covered with signage
Height	No maximum
Location on the Building or Site	Permitted on all facades facing a street or the S-line Corridor
Placement on the Building or Site	Ground or upper story windows; May be affixed to window or hung/mounted behind glass
Quantity	No maximum quantity, based on window Sign area for ground story; 1 per tenant per floor for upper stories
Internal Illumination	Not permitted, except on neon or similarly illuminated window signs
Materials	Drawn, painted, or affixed on the glass; Wood, metal, neon glass, plastic are also permitted

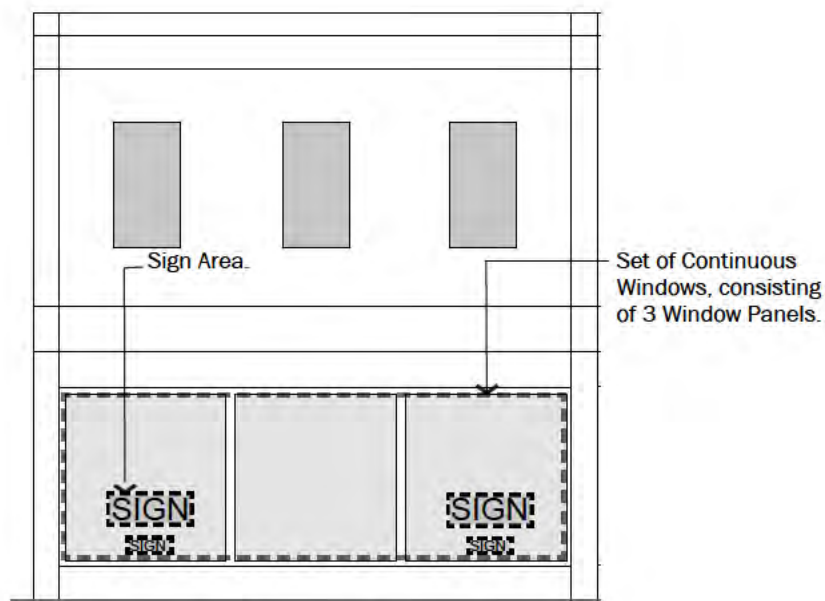


Figure 9.8 (1). Measuring Window Signs.

9.9 Monument Sign.

1. Description.

A Monument Sign is freestanding; it is located in a front or side yard of a lot. Refer to Figure 9.9 (1).

2. General Requirements.

Monument Signs shall be developed according to the standards in Table 9.9 (1).

- (1) Multiple Tenants. Multiple tenant buildings on a lot with a width of greater than 300 feet, measured across the front property line, may have signage with the following parameters:
 - (a) Up to two Monument Signs on one frontage.
 - (b) Signs shall be at least 150 feet apart.
- (2) Pole-Mounted Signs. Monument Signs may not be pole-mounted.
- (3) Manually Changeable Copy. The area of any Manually Changeable Copy cannot equal greater than 50% of the area of the sign face on which it is located or 20 square feet, whichever is less.
- (4) May serve multiple purposes such as seating.

3. Computation.

The area of a two-sided Monument Sign is equal to the area of one Sign face. The area of a three- or four-sided Monument Sign is equal to the total area of each sign face. This measurement includes the sign, any cabinet in which it is enclosed and the electronic message center, but excludes the base of the sign.

- (1) Measuring Height. Height shall include the sign face, base, cabinet, and ornamental cap.

Table 9.9 (1). Monument Sign Requirements

Permitted Districts	All subdistricts
Sign Area	Maximum 50 square feet
Height	Maximum height 6'
Location on the Building or Site	NA
Placement on the Building or Site	10' Setback from driveways & side property line; 3' Setback ¹ from front & corner property lines
Quantity	1 per public street and 1 per S-Line corridor
Internal Illumination	Permitted for individual letters and logos
Materials	Solid wood, stone, metal and masonry. Plastic and synthetics permitted on Sign face

Notes:

¹ If placed closer than five feet from the front and corner side property lines, sign must meet clear view requirements.

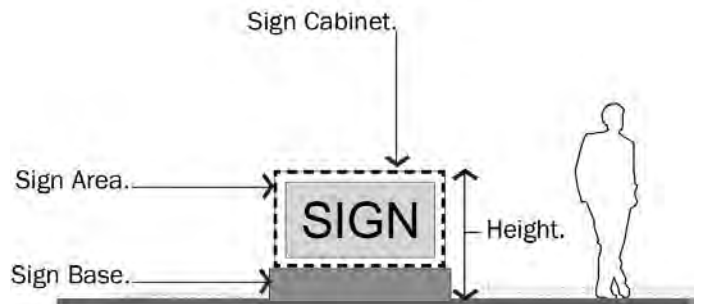


Figure 9.10 (1). Monument Sign.

10.0 Administration

10.1 General Provisions.

1. Purpose.

It is the intent of this code to promote public health, safety, and general welfare of the community, reflecting the goals established within the General Plan of the City of South Salt Lake.

2. Scope of Regulations.

- (1) **New Development.** All development, construction, and establishment of uses within the limits of this code occurring after the effective date of this code shall be subject to all applicable regulations of this code.
- (2) **Renovated Structures.** All building renovations affecting a change of use greater than 50% gross square footage of a structure within the limits of this code shall be subject to all applicable regulations of this code.
- (3) **In-Process Development.** Where a building permit for a development has been applied for in accordance with the prior law in advance of this code's effective date, said development may comply with the plans from which the permit was approved and, upon completion, receive a certificate of occupancy (provided all conditions are met) provided the following.
 - (a) Work or construction is begun within one year of the effective date of this code.
 - (b) Work or construction continues diligently toward completion.
- (4) **Non-conformance.** After the effective date of this code, existing buildings and uses that do not comply with the regulations of this code shall be considered non-conforming and are subject to the standards of Chapter 17.23 of the South Salt Lake Municipal Code.

3. Administration & Enforcement.

The Planning Commission shall be the land use authority for any development in the East Streetcar Corridor land use district. The provisions of this code shall be administered and enforced by the Community Development Director unless otherwise specifically stated. For the purposes of this code, the term Community Development Director shall be inclusive of his or her designees.

4. Development Application.

Applications (form, fees, and plan sets) shall be filed with the Community Development Department.

- (1) **Application Form.** Application forms are available from the City.
- (2) **Fees.** Fee amounts are available from the City and are due at the time the application is made; the application will be considered incomplete if fees are not paid.
- (3) **Plan Set Requirements.** Number of copies and minimum scale of drawings shall be noted on the application form. All plans shall be submitted in both a paper and an approved digital

format. All plans shall be reviewed by the Land Use Authority for completeness. Incomplete Applications shall be returned to the applicant for re-submission.

- (4) **Filing Deadline.** Filing deadlines are established by the City and available at City Hall.
- (5) **Withdrawal of Application.** Applicant may withdraw the application whole or in part at any point in the process prior to being acted or ruled upon; new application form, fees, and plan sets are required for re-application.
- (6) **Records on File.** Applications and the resulting recommendations and rulings shall be kept on file by the Land Use Authority and shall be considered public record.
- (7) **Notice requirements** for each process are detailed in South Salt Lake City code.

5. Process.

- (1) Any development within a subdistrict shall be administered in accordance with the procedures defined in existing City ordinances, with exception of the Design Review Committee which is unique to the East Streetcar Neighborhood, and is summarized below:

The application shall follow the following process:

- (a) **Pre-Application Meeting**
 - (b) **Application submittal.** Only complete applications shall be accepted
 - (c) **Staff review and coordination**
 - (d) **Design Review Committee.** Design Review Committee shall review the application and make a recommendation to the Planning Commission. Such committee shall be composed of 5 persons chosen by the City with architectural, planning, landscape architecture, interior design, and/or engineering backgrounds. They shall review the application for its' compatibility with the intent of this ordinance and shall specifically review the building architecture and open spaces to ensure an enhancement of the S-Line Corridor
 - (e) **Planning Commission Review and Approval**
 - (f) **Staff processing of the Planning Commission approval** includes letter of conditions (if any), site plan approval, architectural approval, engineering plans approval. Building permits are a separate process as per the Building Code.
- (2) **Exempt Activities.** The following activities are exempt from the requirements of 10.0 Administration.
 - (a) Ordinary repairs for the purpose of regular building, signage, lighting or site maintenance.
 - (b) Construction within the interior of the structure that is not visible from the exterior of the building.
 - (c) Emergency repairs ordered by any city official in order to protect health and safety.

10.2. Nonconformities.

1. Nonconformities.

- (1) Refer to chapter 17.23 of the South Salt Lake City Code.

10.3 Regulations.

1. Amending the Code.

Amendments of the adopted code shall be approved using the procedure for an ordinance amendment.

2. Minor Modifications to a Site Plan.

The Community Development Director may approve minor modifications to an approved site plan. Modifications may be evaluated through a letter of application and the provision of the reasoning behind the request. Such requests may be made for:

- (1) Minor modifications to proposed landscaping plans, pursuant to the modification standards established in Chapter 17.25 of the South Salt Lake City Municipal Code.
 - (a) Landscaping not exceeding 10% of the landscaping as required on the site plan. In no case can the minimum buffer adjacent to existing single-family zones be modified.
- (2) Minor modifications to buildings, including setbacks and materials, pursuant to the modification standards established in Chapters 17.21 and 17.23 of the South Salt Lake City Municipal Code.
 - (a) Building or sign locations that do not move more than 10'.
 - (b) Building materials that reflect the intent of the original material.
- (3) Minor modifications to parking requirements, pursuant to the development of an alternative parking plan as established in Chapter 17.27 of the South Salt Lake City Municipal Code.
 - (a) Parking arrangements and numbers that generally reflect the original approval.
- (4) Changes in lot sizes, land uses, building forms, or subdistrict designations shall be subject to a zoning map or ordinance amendment.

3. Requests for Modifications to Required Standards of this Ordinance.

The Land Use Authority may approve minor modifications to the standards of this ordinance using the current process found in chapters 17.21 and 17.23 of the South Salt Lake City Ordinances. Additionally, the Land Use Authority may approve modifications to building height and landscaping requirements, as provided below:

- (1) Landscaping not exceeding 10% of the landscaping as required on the site plan. Dimensions of landscaped areas may be modified within one foot of required dimensions. In no case can the minimum buffer adjacent to existing single-family zones be modified.

- (2) Building heights may be modified within 10% of the heights as required in the code

4. Modification by Development Agreement.

The City Council may, by development agreement, modify any of the requirements found in the East Streetcar Corridor Neighborhood Form Based Code.

5. Other City Ordinances Applicable.

Unless the approved site plan specifies otherwise, all other city ordinances pertaining to site development and land use shall apply.

6. Subdivision Approvals and Development Standards in This District.

- (1) Commercial subdivisions shall be approved using the subdivision plat approval process established in this title and in Title 15.
- (2) Residential subdivisions for condominiums, and townhomes shall conform to the general requirements established for Planned Unit Developments in Title 15 and the regulations established in this title for Planned Unit Development Overlay Districts. Residential subdivisions shall be approved using the subdivision plat approval process established in this title and in Title 15.

DOWNTOWN SOUTH SALT LAKE

ZONING ORDINANCE & DESIGN STANDARDS



South Salt Lake City, Utah

Adopted April 12, 2016

Amended August 14, 2019

Amended January 13, 2021



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1.0 DOWNTOWN SOUTH SALT LAKE

1.1 The Downtown South Salt Lake Area



1. Description and Intent.

South Salt Lake is building a downtown city center. This could be the most significant action in South Salt Lake's 75-year history, and likely the next century. This reflects the desires of residents, businesses and community partners calling

for a "heart of the community" that they could call their own.

The Downtown Form Based Code is the culmination of over a decade of discussion, planning and design that started with visioning for a new mode of transit to serve the South Salt Lake downtown, to support a growing neighborhood and to connect to Sugar House. With the new S-Line streetcar as an impetus, a plan was developed to promote transit-oriented development, as well as a walkable, urban neighborhood. This code builds upon the community input and decisions from the 2011 Downtown planning effort, the 2012 Streetcar visioning process, 2014 East Streetcar Form Based Code and the Downtown Master Plan, which was adopted by the South Salt Lake City Council on December 2, 2015.

The center takes advantage of an unparalleled transportation network, including light rail, streetcar, bus service, interstates I-15 and I-80, major

local arterials, the regional Parley's Trail and a strong existing street grid. The intent is to bolster this network and create "complete streets" to support all modes of travel and increase use of transit and active transportation. The intent is also to use streets as public space and the street grid to appeal to redevelopment.

The Downtown is an urban center encompassing nearly 200 acres in the heart of the Salt Lake Valley. The city anticipates no less than 2,500 multi-family housing units, 1 million square feet of retail and 3 million square feet of office/commercial space, plus parks, Parley's Trail and greenway, and cultural/social attractions. This should include a wide range of building intensities and building uses. It should also include a wide mix of employers and jobs, thoughtfully cultivated to change the future of the city.

Today, this area is a complement to and a hinge between downtown Salt Lake City and Sugar House, but it will soon become an urban center in its own right. The regionally prominent location, premier transit, and significant redevelopment options make this not just a local and regional opportunity, but one that should attract national attention as well.

It will take decades to fully redevelop this neighborhood, but the area is well on its way. There is a vibrant scene of creative, entrepreneurial people and businesses that have started this transformation. Transitional and temporary uses are supported as tools to help facilitate new uses and energy, while keeping an eye to the long-term master plan.



Figure 1.1(1). Map of the Downtown South Salt Lake Area.

1.0 DOWNTOWN SOUTH SALT LAKE

2. Vision.

This will be a vibrant, walkable neighborhood with a wide selection of homes for current and future residents of South Salt Lake. Its character, amenities and strong connections to both Downtown South Salt Lake and to Sugar House will make it one of the most desirable neighborhoods on the Wasatch Front.

(1) This plan strives to create:

- (a) An icon for South Salt Lake's identity as a city and a destination
- (b) A hot-spot for urban living
- (c) A legacy of beautiful civic and public places
- (d) Unmatched access and mobility for all travelers
- (e) Unprecedented and sustained economic growth
- (f) A new business landscape and job opportunities

This area will support the city's vision as a City on the Move—a place where you can create your own opportunities, move up and progress. This should also support the city's promise to be a clean, safe a beautiful community. It should have energy saving and resource conscious design and construction.

3. History.

South Salt Lake City is a classic American, post-war suburb with a significant business and industrial base. The new Downtown neighborhood is being built on a foundation of significant industrial, warehouse and craftsman businesses plus large format retail. The viability of this neighborhood as an industrial center has waned in recent years and interest in the area as an urban center has grown. The area has been designated a redevelopment area to encourage this transition.

This area is still perceived as an industrial/warehouse zone, although new uses have moved in to take advantage of this architecture, including art spaces, design and home remodeling, a brewery and restaurants, small start-up spaces and craftsman industries. The architecture is generally modern and modest and is often suited for many uses. Many of the buildings are aging but some of the more interesting architecture has been adapted for reuse.

Transportation routes also add to the character of the neighborhood. The block adjacent to State Street has a long commercial history, having grown up along "Utah's Main Street." The S-Line streetcar route is a remnant of our industrial history. The "Sugar House spur" rails where the S-Line now travels originally served a booming base of warehouse and industrial businesses all along the line. This railway helped South Salt Lake become "A City of Industry" in the mid-20th century. Local businesses such as Burton Lumber and Granite Mill helped build this neighborhood, literally and figuratively. Lumber, stone, building supplies, and furniture were loaded into and out of businesses on this spur line.

The area has changed with the first streetcar in modern Salt Lake City (in 2013) and includes the regional Parley's Trail and dreams for a continuous greenway to serve as a community connection and recreation destination. This industrial history theme was reflected in the S-Line logo, in the artwork that re-uses historic building and rail materials, and in the adaptive reuse of historic buildings. The new "Commonwealth District" name for the neighborhood arts district also reflects the creativity and shared work that have built this industrious neighborhood.

4. Character.

While this neighborhood is considered historic, it also has a history of being thoroughly modern and on the cutting edge of industry. Several words to describe the industrial history are honest, timeless, and tough. These characteristics are at play in this neighborhood and should be considered touchstones for development today.



Figure 1.1(2). S-Line Greenway in Sugar House.



Figure 1.1(3). The S-Line Corridor, shown during construction, connecting the neighborhood.

1.0 DOWNTOWN SOUTH SALT LAKE



Figures 1.1 (4-7). Neighborhood Character
From top:
125 W. 2100 South
150-190 W 2100 South
2180 S Richards Street
2150 S Main Street

Figures 1.1 (8-11). Neighborhood Character
From top:
2312 S. State
2200 S. Main Street (Utopia facade)
2301 S. Main Street
2345 S. Main Street



See Title 17

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2.1 Introduction

A complete street grid should be expanded to facilitate development and create a walkable urban core. The downtown also relies on a major transit hub and a streetcar station to support transit-oriented development and increase options for living with less reliance on a personal vehicle.

1. Intent.

The standards outlined in this section are intended to:

- (1) Create complete streets that address all modes of travel including pedestrians, bikes, transit, and vehicles at speeds appropriate for shared use.
- (2) Promote a street grid that supports regional investment in transit and trails.
- (3) Create safe routes and a desirable public spaces from building face to building face.
- (4) Create streets and public corridors that reduce storm water runoff quantity and improve quality of storm water runoff.
- (5) Create focal points that emphasize the downtown gateway corners.
- (6) Support the adjacent land uses in character and quality.
- (7) Support using streets as a public gathering space.
- (8) Treat transit corridors similar to streets to increase circulation to stations and to create public spaces similar to streets.

2. General Requirements.

All proposed street types shall meet the street type requirements.

- (1) Street Types.
All new streets and street frontages along new buildings shall correspond to the street types established in this chapter, and as indicated in Figure 2.3(5).
- (2) Public Use. Streets may be privately or publicly owned.
- (3) Gated streets, private or public, are not permitted.
- (4) Streetscapes should be developed according to the Downtown South Salt Lake Streetscape Handbook.
- (5) Parley's Trail shall be accommodated in corridors as designated on the Downtown Master Plan.
- (6) All construction in the ROWs shall follow specifications defined by the South Salt Lake City Engineer and Fire Marshal.
- (7) Where building type and street type setbacks differ, street type requirements take precedence.

2.2 General Street Type Standards.

1. Street Types.

Street Types defined in this section outline acceptable street configurations. New streets should be designed using the principles

and characteristics defined by each street type.

The cross sections of each street type provide an example of street configuration. Exact features depend on the level of traffic on each block and the use of the building.

2. Graphics.

The graphics provided here, illustrating each street type, are samples of recommendations and illustrate a configuration of that street type. Select streets are drawn in detail in this chapter for clarification purposes only.

3. Typical Street Elements.

Typical elements of a right-of-way are divided into the vehicular and pedestrian realm. Generally, the vehicular realm will be designed and controlled by the city. The pedestrian realm will be designed and improved by property owners, in coordination with the city. All landscapes, streetscapes, and furnishings shall meet the Downtown South Salt Lake Streetscape Handbook. The basic layout of the vehicle and pedestrian realm shall remain consistent for each side of the street for each block. The pedestrian realm should be designed to enhance the adjacent building and uses. Each street type detailed in this section outlines which facilities are applicable.

- (1) Vehicular Zone. The vehicular zone is comprised of parking lanes, turn lanes, transit lanes and stops, bike lanes, and medians. The number and width of each element is determined by street type.
- (2) Pedestrian Zone. The pedestrian zone is comprised of sidewalks, trail or off-street bicycle path, and a street buffer, consisting of a landscape zone or furnishings zone that serves to buffer pedestrians or bicyclists from the movements of higher speed vehicles in the vehicular realm. Pedestrian paths should be public if they extend beyond the project boundary. Pedestrian paths should have direct access to existing public passageways as appropriate.
 - (a) Landscape Zone. A landscape area between the back of curb or edge of pavement to the sidewalk in which street trees, swales, lighting, furniture, and directional signage may be located. Typically used adjacent to residential buildings.
 - (b) Furnishings Zone. A hardscape area that extends from the sidewalk to the back of curb, in which street trees, street furniture, lighting, and signage may be located. Typically used adjacent to commercial or office buildings.
 - (c) Street Trees. Street trees are required along all street frontages. Street tree size, spacing and species shall be based on street type and landscape zone dimensions. Street trees spacing shall be consistent and uninterrupted when possible. For street tree requirements refer to the South Salt Lake Landscape Handbook. Maintenance is the responsibility of the property owner when infrastructure abuts or is within a city ROW.

2.0 STREET TYPES

- (3) **Bicycle Facilities.** The following types of bicycle accommodations are permitted per Street Type. Refer to Figure 2.2 (2).
- (a) **Cycle Track.** A cycle track is a separate on-road bicycle facility that is typically adjacent to, but physically separated from, vehicular traffic and parking by a barrier. Cycle tracks shall be part of a continuous route.
 - (b) **Dedicated Bicycle Lane.** Dedicated bicycle lanes are striped lanes on the outside of the outermost travel lanes that are designated only for bicycle use. This lane typically occurs on both sides of the street and shall be four to five feet wide. Bike lanes shall be a part of a continuous route.
 - (c) **Designated Shared Lane.** A designated shared lane is a lane that is shared between vehicles and bicycles. This lane is typically wider than a standard vehicular lane, minimum 13 feet, in order to accommodate both types of users, and includes a painted bicycle marker combined with a double arrow (known as a "sharrow").
 - (d) **Shared Lane.** A shared lane refers to a street that does not have bicycle lanes or a designated shared lane, but the speed and configuration of the street is such that bicycles could comfortably share lanes with traffic.
 - (e) **Trail.** A trail is a route for bikes that is separated from the



Figure 2.2 (1). On-Street Bicycle Corrals.

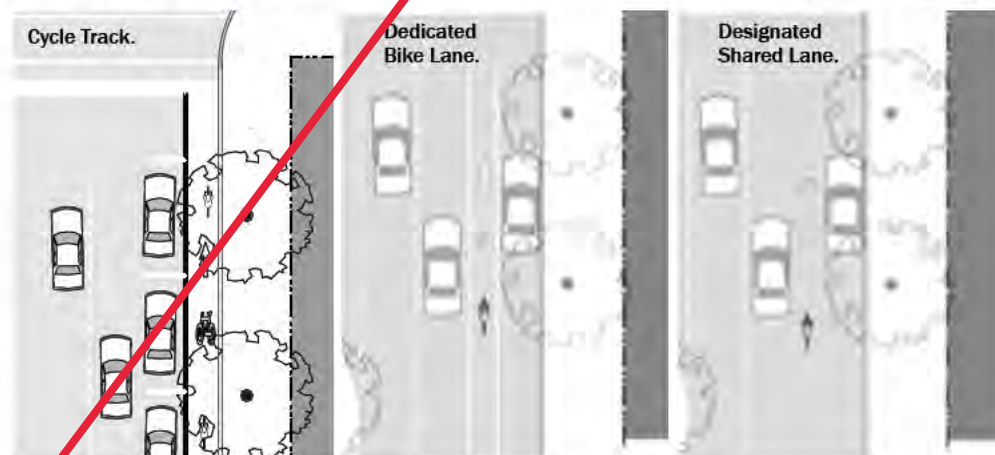


Figure 2.2 (2). On-Street Bicycle Facilities.

vehicular realm.

- (f) **Bicycle Corral.** An on-street bicycle parking facility that provides more bicycle stalls than typical bicycle sidewalk racks. See figure 2.2 (1).

4. Transit Facilities.

Streets and sidewalks should be designed to support transit users and meet UTA requirements. This may include loading zones, landings, ramps, transit shelters, benches, lighting, pedestrian clear zones, and all other reasonable accommodations.

5. Vehicular On-Street Parking.

On-street parking, as permitted, on designated street types, shall meet the following requirements.

- (1) **Parallel parking** is permitted on designated street types.
- (2) **Vehicular Parking Space Dimensions.** The width of a parking space shall be measured from the center of a stripe.

2.3 General Street Layout Requirements.

1. General Layout Standards.

The following standards apply to frontage improvements on existing streets, new streets, or newly platted vehicular rights-of-way.

- (1) **Street Network.** The network of streets shall form an interconnected grid pattern with multiple intersections.
- (2) **Existing Streets.** The arrangement of streets shall provide for the continuation of existing streets from adjoining areas into new subdivisions.

2. Disconnected Streets.

Disconnected streets may take the following form:

- (1) **Cul-de-sac Streets.** Cul-de-sac streets are permitted only where necessary for vehicle turnarounds at dead ends, typically where a barrier already exists (ie. highway, rail).
- (2) **Half Streets.** The construction of a half street shall be prohibited unless otherwise approved by the Land Use Authority in unusual

2.0 STREET TYPES

circumstances that make it essential and where satisfactory assurances for dedication if the remaining part of the street is provided.

- (a) Proposed half streets along the periphery of the subdivision shall have no less than one-half of the right-of-way dedicated and constructed.
- (b) Existing half streets adjacent to a proposed development shall be completed with the dedication of the remaining right-of-way and the complete construction of the street with the development of said proposed subdivision and property development.

3. Intersections.

- (1) Curb Radii. The following curb radii shall be utilized unless otherwise authorized.
 - (a) Intersections should be designed for actual turning radius of the typical design vehicle as opposed to the maximum design vehicle. Small curb radii at intersections shorten pedestrian crossing distances and reduce vehicle turning speeds, thereby balancing the ease of travel of the vehicles and pedestrians. Refer to Figure 2.3 (1).
 - (b) Larger Radius. When the design vehicle requires a larger curb radius and no on-street parking exists, a 30-foot radius may be utilized. Larger radii require approval of the City Engineer.
 - (c) Lane Intersections. The curb radius at intersections involving Lanes shall be no greater than 5 feet, unless approved by City Engineer.
- (2) Crosswalks. Crosswalks shall be required at all intersections in the Downtown District, including mid-block pedestrian crossings.
 - (a) Dimensions. Crosswalks shall be at least six feet wide, measured from mid-stripe to mid-stripe, per the Manual on Uniform Traffic Control Devices (MUTCD).
 - (b) Markings. Crosswalks shall be appropriately indicated on the finished street surface or where required in parking and access areas. Crosswalks shall be marked with textured or colored pavement, thermoplastic applications, or another marking approved by the Land Use Authority.
 - (c) Crossing Distances. To encourage pedestrian activity, typical crosswalks shall not extend over 33 feet without a landscape median, bulb-outs and/or other pedestrian refuge to mitigate the effects of vehicular traffic on crossing and increase pedestrian safety and comfort. Refer to Figure 2.3 (2).
 - (d) Accessible ramps and warning panels, per the American Disabilities Act or any more stringent state requirement, are required where all sidewalks or trails terminate at a crosswalk or curb.
 - (e) Ramp Orientation. Ramps shall be oriented perpendicular to traffic, requiring two ramps per corner at intersecting streets.
- (3) Bulb-outs. To shorten pedestrian crossing distances, bulb-outs should be utilized at all intersections, unless otherwise required by the City Engineer. Refer to Figure 2.3 (3).
 - (a) The depth of the bulb-out shall match the width of utilized on-street parking.
 - (b) The radius of the bulb-out shall match the requirements for the intersection.
 - (c) Planted areas shall be included where appropriate to delineate pedestrian crossings and to enhance the streetscape.

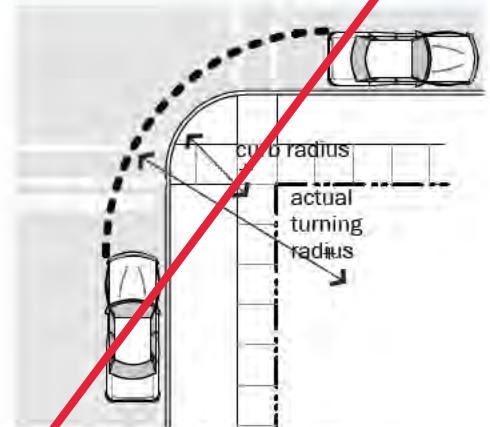


Figure 2.3 (1). Curb Radius Diagram



Figure 2.3 (2). Pedestrian Crossing (Median)

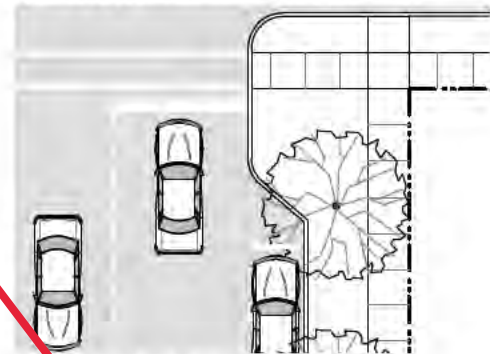


Figure 2.3 (3). Bulb-out Diagram

2.0 STREET TYPES

4. Stormwater Management.

Incorporation of stormwater management best practices is required. For suggested methods refer to Figure 2.3 (4). Final design shall meet the requirements of the City Engineer. Allowable stormwater discharge is limited to 0.2 cfs per acre as measured by a 100 year 24-hour storm. The elements listed below may help project stormwater discharge requirements. Maintenance shall be the responsibility of the owner. The following tools are recommended:

- (1) Bioswales, which are permeable depressions, vegetation, drainage sumps, or rip rap that slow, capture, clean, and absorb water before entering the storm sewer system.
- (2) Pervious paving, which allows water to infiltrate the pavement surface, reducing rapid runoff into streams and storm sewer systems. Pervious paving surfaces include interlocking pavers, porous asphalt, porous concrete and grid/grass pavers.
- (3) Rain gardens, which are depressions that contain drainage rocks and plants adapted to wet conditions designed to slow, capture and absorb rainwater.

5. Fire Access.

Street configurations have been calculated to provide emergency vehicle access. Where the total width of all travel lanes is narrower than 20 feet, the following shall apply.

- (1) Room to Pass. At 120 foot increments, a 30-foot opening in the on-street parking or a 30-foot dedicated pull of space must be provided to allow vehicles to pull over for a fire truck to pass.
- (2) Driveway or Fire Hydrant Zone. A driveway or fire hydrant zone may be utilized to fulfill the requirement, subject to approval by the fire marshal.



Figure 2.3 (4). Curb Cut and Landscape Storm Drainage Methods

See Title 17.10

~~2.0~~ STREET TYPES

STREETS MAP

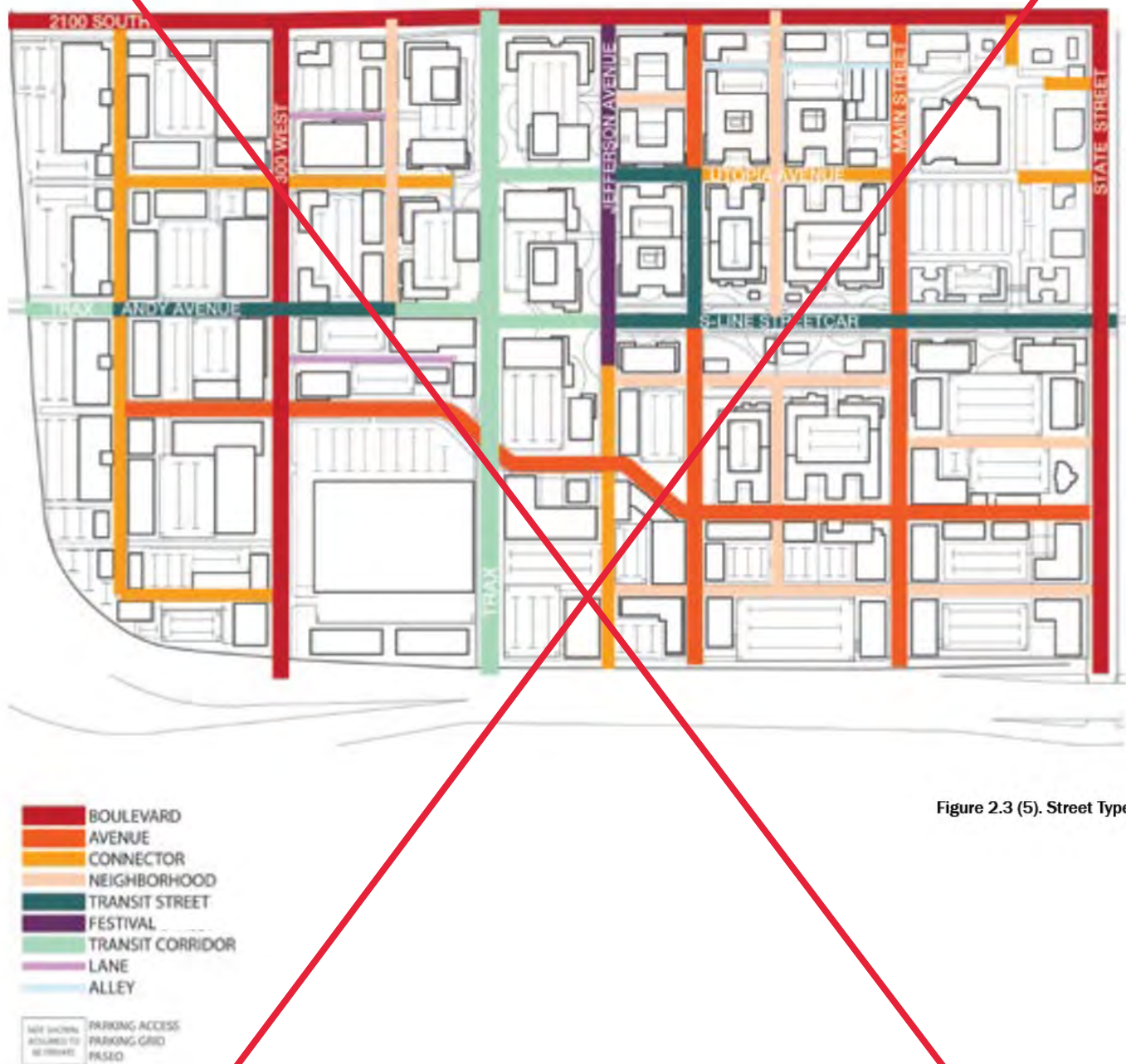


Figure 2.3 (5). Street Type Map.

2.0 STREET TYPES

2.4. Boulevard.

1. Intent.

The Boulevard is a high capacity street for higher speeds with a wider right-of-way. It serves all types of development and provides crosstown connections. Boulevards may include medians and transit stations. Refer to the typical plan and section, Figure 2.4 (2).

Boulevards are intended to facilitate vehicle travel, reduce congestion, and be a gateway to the city. These streets should also create safe routes and a desirable public space from building face to building face. Exact features depend on the level of traffic on each block and the use of the building. Boulevards are subject to access management

2. General Requirements.

The Boulevard shall be developed using the standards in Table 2.4 (1).

3. Applicability.

The following streets are considered Boulevards:

State Street
300 West
2100 South



Figure 2.4 (1). Boulevard Landscaping Example.

Table 2.4 (1).

Requirements.		
Vehicular Zone		
Travel Lanes		4-6
Center Lane	Median	Varies
	Turn	Varies
Transit		Express Bus, Bus, or none (varies)
Parking Lanes		Varies
Bicycle		None or Designated Lane
Pedestrian Zone ¹		
Walkways		Sidewalk on each side of corridor
Street Buffer		2
Trees		Park Strip
Furnishings		Bollards, Bike Racks, Seating, Lighting
Engineering		
See City standard specificaitons		

Notes:

¹ Refer to Downtown South Salt Lake Streetscape Handbook



Figure 2.4 (2). Typical Cross Section Boulevard (State Street)

2.0 STREET TYPES

2.5 Avenue.

1. Intent.

The Avenue is a medium to high capacity street for higher speeds with a wider right-of-way. It serves all types of development and provides crosstown connections. Refer to typical plans and sections in Figure 2.5 (1).

The intent is to create safe routes and a desirable public spaces from building face to building face. Exact features depend on the level of traffic on each block and the use of the building.

Select streets are drawn in detail in this chapter for clarification purposes only.

2. General Requirements.

The Avenue shall be developed using the standards in Table 2.5 (1).

3. Applicability.

The following streets are considered Avenues:

- Main Street
- West Temple
- Haven/Truman Avenue, from 300 W to State

Table 2.5 (1).

Requirements.		
Vehicular Zone		
Travel Lanes		2-4
Center Lane	Median	Varies
	Turn	Varies
Transit		None
Parking Lanes		On-street one or both sides of corridor
Bicycle		Designated
Pedestrian Zone ¹		
Walkways		Sidewalk on each side of corridor
Street Buffer		2
Trees		Grate or Park Strip; varies
Furnishings		Bollards, Bike Racks, Seating, Lighting
Engineering		
See City standard specifications		

Notes:

¹ Refer to Downtown South Salt Lake Streetscape Handbook

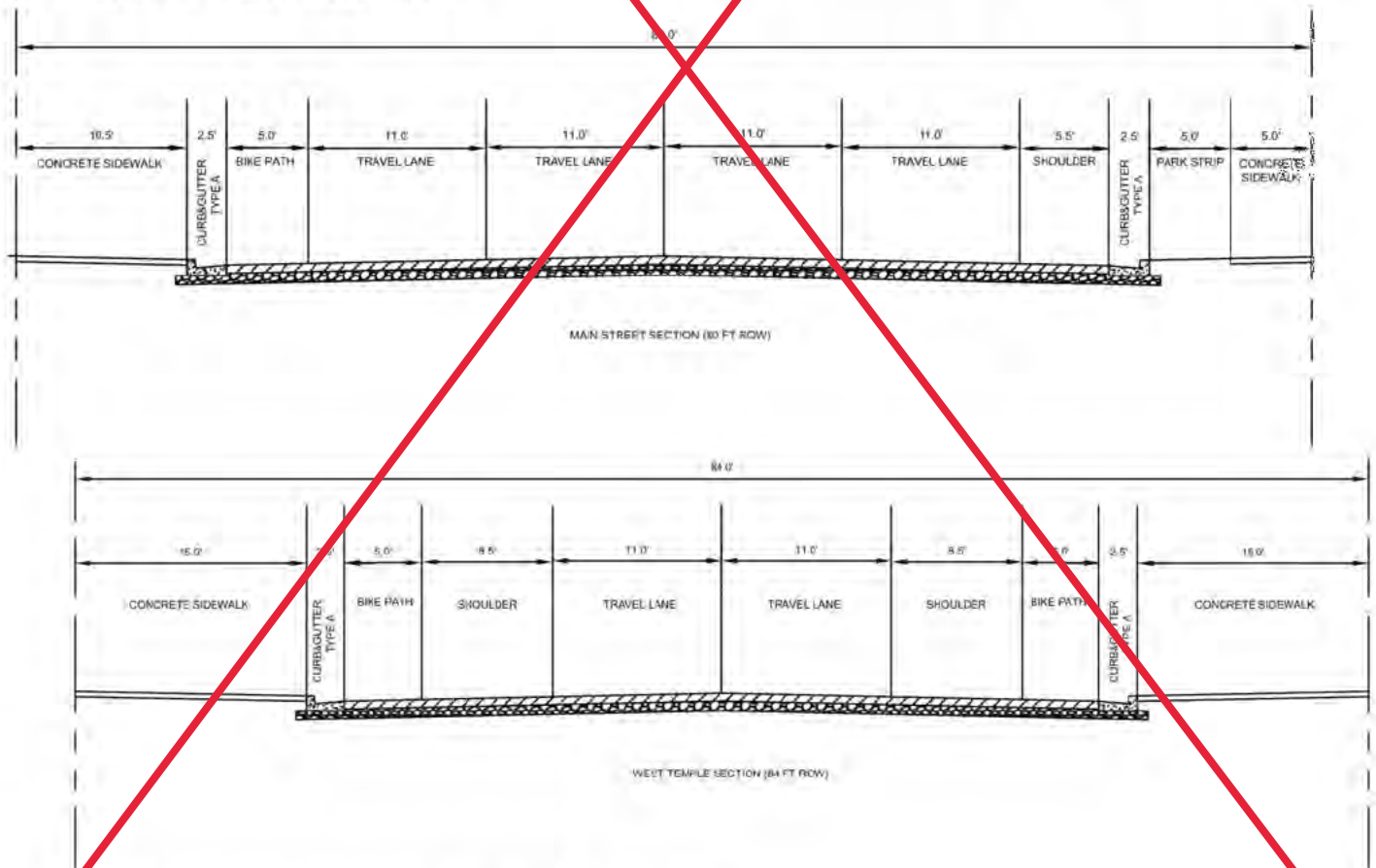


Figure 2.5 (1). Typical Cross Section Avenues (Main Street and West Temple)

2.0 STREET TYPES

2.6 Connector.

1. Intent.

Connectors are minor collector streets that accommodate all modes of local traffic at slow speeds. Refer to the typical plan and section in Figure 2.6 (1).

The intent is to create safe routes and a desirable public spaces from building face to building face. Exact features depend on the level of traffic on each block and the use of the building.

Select streets are drawn in detail in this chapter for clarification purposes only.

2. General Requirements.

The Connector shall be developed using the standards in Table 2.6 (1).

3. Applicability.

The following streets are considered Connectors:

- 400 West
Utopia Avenue
Haven Avenue 400 W-300 W
- Burton Avenue
Washington Street

Table 2.6 (1).

Requirements.		
Vehicular Zone		
Travel Lanes		2
Center Lane	Median	None
	Turn	None
Transit		None or Streetcar
Parking Lanes		On-street one side of corridor
Bicycle		Shared or none
Pedestrian Zone ¹		
Walkways		Sidewalk on each side of corridor
Street Buffer		2
Trees		Grate or Park Strip (varies)
Furnishings		Bollards, Bike Racks, Seating, Lighting
Engineering		
See City standard specifications		

Notes:
¹ Refer to Downtown South Salt Lake Streetscape Handbook

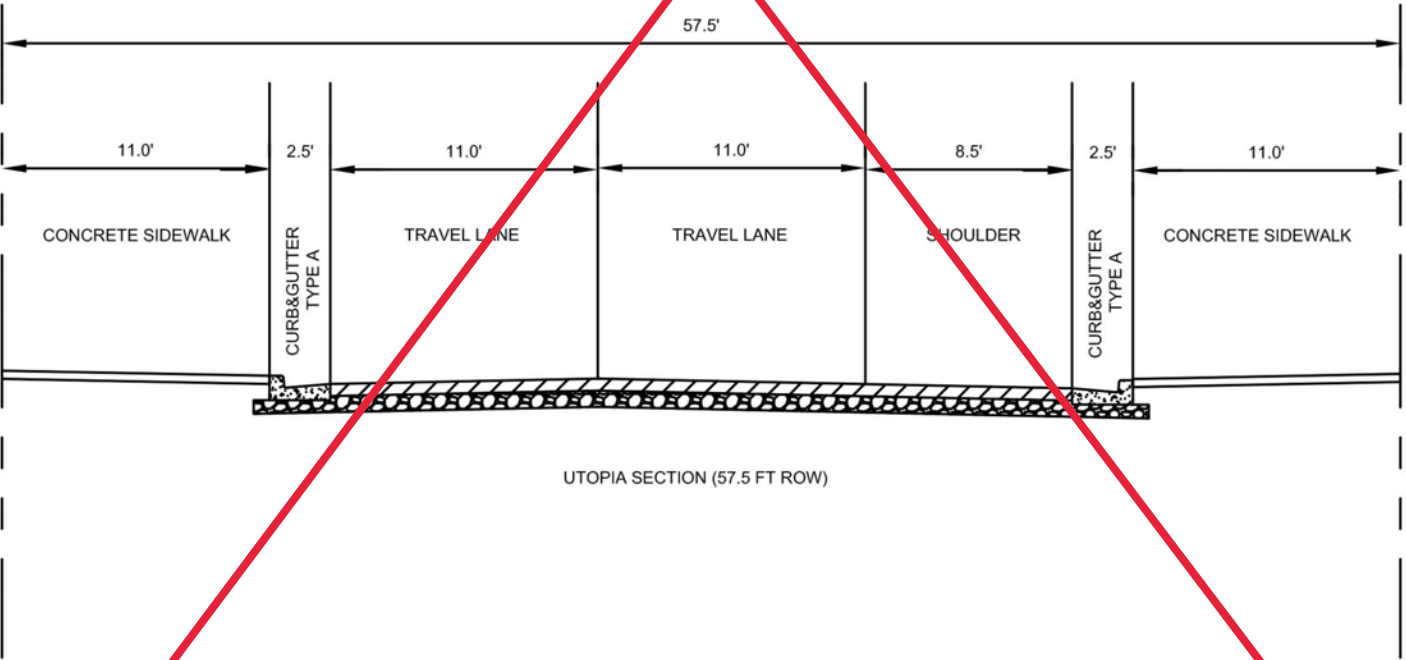


Figure 2.6 (1). Typical Cross Section of Connector Street.

2.0 STREET TYPES

2.7 Neighborhood Street.

1. Intent.

The Neighborhood Street is a low capacity street designed for all modes of local traffic at slow speeds. It primarily serves those residences or businesses directly adjacent to it and is often not a through street. Refer to the typical plan and section, Figure 2.7 (1).

The intent is to create safe routes and a desirable public spaces from building face to building face. Exact features depend on the level of traffic on each block and the use of the building.

Select streets are drawn in detail in this chapter for clarification purposes only.

2. General Requirements.

The Neighborhood Street shall be developed using the standards in Table 2.7 (1).

3. Applicability.

The following streets are considered Neighborhood Streets:

- Major Street, from 2100 to 2125 S
- Richards Street
- Jefferson Street, from 2100 to 2400 S
- Crossroads Square
- Commonwealth Avenue
- 2400 South

Table 2.7 (1).

Requirements.		
Vehicular Zone		
Travel Lanes		2
Center Lane	Median	None
	Turn	None
Transit		None
Parking Lanes		On-street on each side of corridor
Bicycle		None
Pedestrian Zone ¹		
Walkways		Sidewalk on each side of corridor
Street Buffer		2
Trees		Park Strip
Furnishings		Bollards, Bike Racks, Seating, Lighting (varies)
Engineering		
See City standard specifications		

Notes:

¹ Refer to Downtown South Salt Lake Streetscape Handbook



Figure 2.7 (1). Typical Cross Section of a Neighborhood Street (Bowers)

2.0 STREET TYPES

2.8 S-Line Transit Street.

1. Intent.

The transit street is a multi-modal street including the streetcar. The streetcar is a UTA-operated transit line connecting from the Central Pointe TRAX station to Sugar House. While based on a light rail design, it is operated as a streetcar, with frequent stops (every 2 blocks), slow speeds (15 mph max) and quiet operations.

Segments of the Streetcar are within a greenway corridor, and do not share the street with automobile uses (see 2.9 Transit Corridor), while others are shared with a street. These streets are intended to favor the transit rider and pedestrians and should have slow traveling speeds to create a pleasant and safe pedestrian experience. Refer to the typical plan and section, Figure 2.8 (1).

The intent is to create safe routes and a desirable public spaces from building face to building face. Exact features depend on the level of traffic on each block and the use of the building.

2. General Requirements.

The S-Line Transit Street shall be developed using the standards in Table 2.8 (1).

3. Applicability.

The following streets are considered S-Line Transit Streets:

- Central Pointe Place with Streetcar
- West Temple with Streetcar
- Utopia with Streetcar

Table 2.8 (1).

Requirements.		
Vehicular Zone		
Travel Lanes		2-4
Center Lane	Median	Varies
	Turn	Varies
Transit		Streetcar
Parking Lanes		On-street on each side of corridor
Bicycle		Designated
Pedestrian Zone ¹		
Walkways		Sidewalk on each side of corridor
Street Buffer		2
Trees		Grate
Furnishings		Bollards, Bike Racks, Seating, Lighting
Engineering		
See City standard specifications		

Notes:

¹ Refer to Downtown South Salt Lake Streetscape Handbook

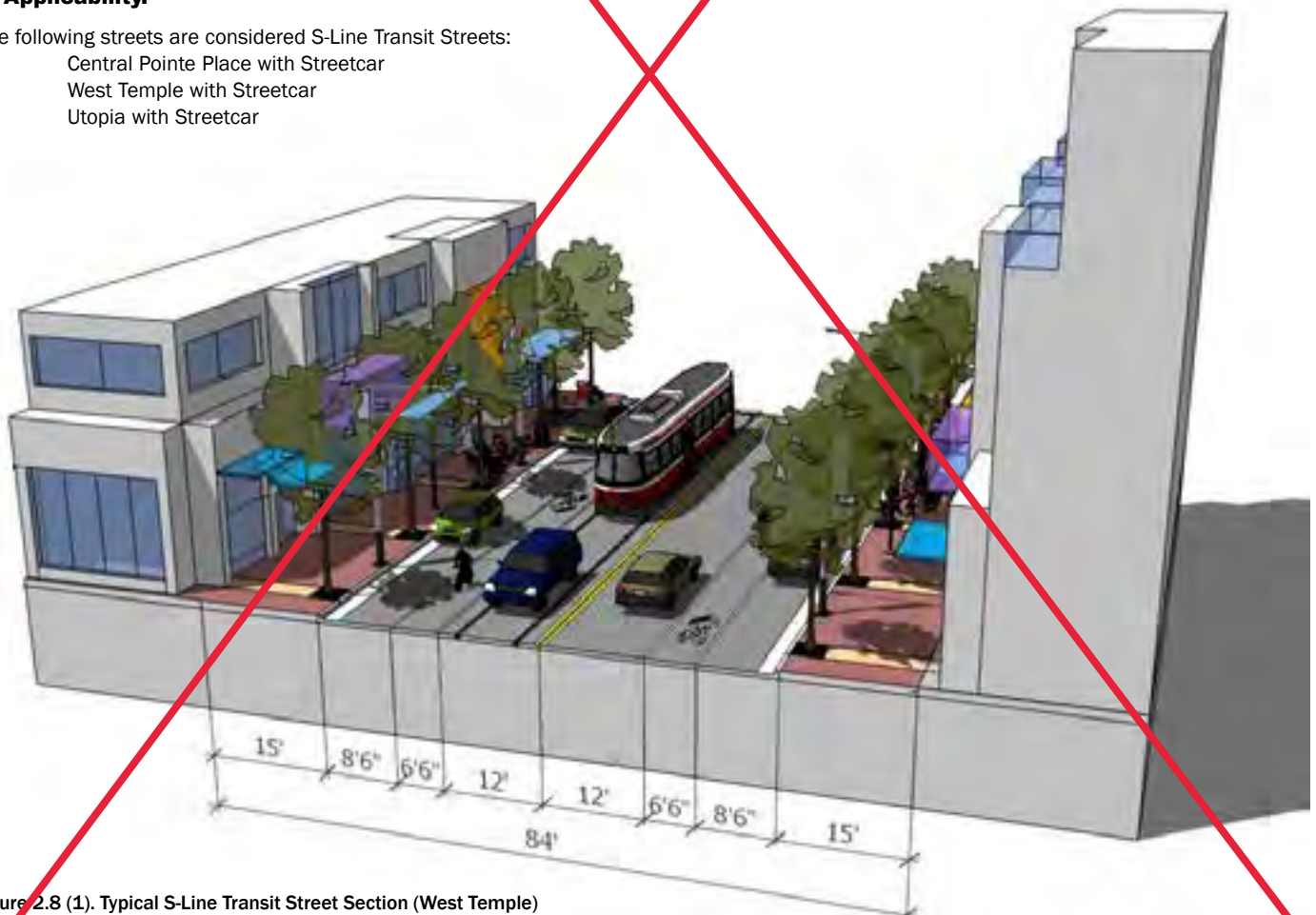


Figure 2.8 (1). Typical S-Line Transit Street Section (West Temple)

2.0 STREET TYPES

2.9 Transit Corridor.

1. Intent.

The Transit Corridor is a multi-use corridor for transit, pedestrians and cyclists. The corridor includes a UTA train line (TRAX or Streetcar), pedestrian/bike path and greenway elements. These corridors create a greenway network for Downtown South Salt Lake and the region. These greenway corridors are a primary recreation asset for this district, and are intended to attract new businesses and residents, as well as visitors. They converge at the Central Pointe Transit Station.

Parley's Trail is included on sections of the UTA corridor. This is an 8-mile regional trail connecting the Jordan River to the Bonneville Shoreline Trail at Parley's Canyon. This trail serves users on bicycle, foot, wheelchair and skates. The trail serves non-vehicular commuters and also helps access local businesses and residences.

The greenway serves as a buffer from trains to adjacent properties, and potentially an emergency access zone. Areas of the transit corridors include landscaping, lighting, public art, seating and park/plaza spaces. This is intended to encourage more use, put more eyes on this corridor, and create a welcoming facade on this frontage. The greenway around the S-Line is fully developed in Salt Lake City and is an example for segments in South Salt Lake.

2. General Requirements.

These corridors are owned by UTA, with private properties abutting their property. All improvements, maintenance and management on UTA are governed by their regulations and safety requirements. Improvements to the corridor and public access are allowed through agreements with UTA. Improvements adjacent to the corridor and in the setback areas must respect the need to continuously operate UTA and evening freight trains (where applicable), protect public safety around trains, and avoid

conflict with overhead catenary wires that power the train. Buildings and improvements close to the corridor may require additional review by the City Engineer or UTA to ensure they are not creating a hazard.

3. Applicability.

The Transit Corridor follows the TRAX and Streetcar lines. It applies on to the streetcar corridor from Main to 200 W, and on Andy Avenue from 200 W to 400 W and TRAX from 2100 S to 2400 S.

Table 2.9 (1).

Transit Corridor Requirements	
Vehicular Realm	
Streetcar Track	10' per track
Streetcar Buffer ¹	Minimum 5' from edge of track. Accommodates dynamic envelope and sway of train.
Pedestrian Crossing	Mid-block crossings encouraged, coordinate with UTA.
Pedestrian and Bike Realm ²	
Walkways	Minimum 10' walkway/bikeway on each side of corridor
Buffer ¹	Minimum 18" clear zone from edge of trail. Minimum setback from corridor required for landscape and local pedestrian circulation-see Building Types.
Trees	Park strip

Notes:

¹Buffer must include permanent barrier or continuous, impenetrable landscaping

² Refer to Downtown South Salt Lake Streetscape Handbook



Figure 2.9 (1). Typical S-Line Corridor Sections.

2.0 STREET TYPES

2.10 Festival Street.

1. Intent.

The Festival Street is a key part of the lifestyle of downtown: entertainment, shopping, and socializing. The intent is to utilize streets as a part of the public open space network. Exact features depend on the adjacent uses and proposed events. Temporary features, such as parklets or outdoor dining, may be permitted. Festival Streets should also include movable seating, bollards and movable plant pots to encourage outdoor activities.

Festival Streets can be closed to be used for events and activities. These streets may be important access or delivery routes during the day, but the surrounding blocks are designed to adjust to temporary closures for a few hours or a few days. They are complete streets that accommodate all modes of local traffic and a wide variety of pedestrian-oriented activities while closed. Festival streets should have a seamless connection between the vehicular and pedestrian realm. The entire street from building façade to building façade should be able to be converted to a plaza.

2. General Requirements.

The Festival Street shall be developed using the standards in Table 2.10 (1). Select streets are drawn in detail in this chapter for clarification purposes only.

3. Applicability.

The following streets are possible Festival Streets:

Jefferson Street, from
2100 to 2250 South

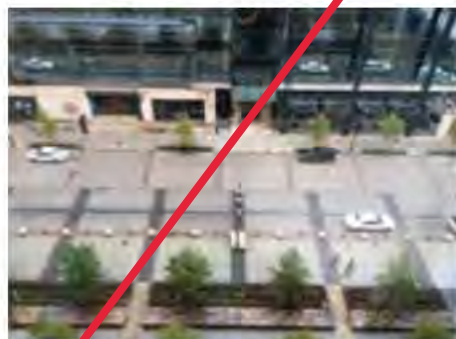


Figure 2.10 (1). Festival Street Example

Table 2.10 (1).

Requirements.		
Vehicular Zone		
Travel Lanes		2
Center Lane	Median	None
	Turn	None
Transit		None
Parking Lanes		On-street on each side of corridor
Bicycle		Shared
Pedestrian Zone ¹		
Walkways		Sidewalk on each side of corridor
Street Buffer		2
Trees		Grate
Furnishings		Bollards, Bike Racks, Seating, Lighting
Engineering		
See City standard specifications		

Notes:

¹ Refer to Downtown South Salt Lake Streetscape Handbook



Figure 2.10 (2). Typical Festival Street Cross Section / Jefferson

2.0 STREET TYPES

2.11 Lane.

1. Intent.

A Lane is a very low capacity, slow speed street that serves only those properties directly adjacent to it. Lanes have a shared realm for vehicular and pedestrian traffic, or these modes can have elements to designate separation. Refer to a typical plan Figure 2.11 (1).

2. General Requirements.

The Lane shall be developed using the standards in Table 2.11 (1).

3. Applicability.

The streets to be considered lanes are yet to be determined.



Figure 2.11 (1). Lane Example

Table 2.11 (1).

Requirements.		
Vehicular Zone		
Travel Lanes		1-2
Center Lane	Median	None
	Turn	None
Transit		None
Parking Lanes		0-1
Bicycle		Shared
Pedestrian Zone ¹		
Walkways		Sidewalk on one side of corridor or both
Street Buffer		None
Trees		Grate
Furnishings		Bollards, Lighting
Engineering		
See City standard specifications		

Notes:

¹ Refer to Downtown South Salt Lake Streetscape Handbook

2.0 STREET TYPES

2.12 Alley.

1. Intent.

Alleys are secondary streets that provide access to parking, loading areas and service areas for refuse, deliveries and utilities at the rear of lots. Alleys minimize driveway interruptions to improve safety and walkability. Alleys support a more beautiful and consistent primary building frontage and streetscape on the major street.

Select streets are drawn in detail in this chapter for clarification purposes only. Exact features vary by location, purpose and adjacent Refer to the typical plan and section, Figure 2.12 (1).

2. General Requirements.

The Alley shall be developed using the standards in Table 2.12 (1).

3. Applicability.

The following streets are proposed as Alley Streets:

- Commonwealth alley
- Panama alley

Table 2.12 (1).

Requirements.		
Vehicular Zone		
Travel Lanes		1-2
Center Lane	Median	None
	Turn	None
Transit		None
Parking Lanes		None
Bicycle		None
Pedestrian Zone ¹		
Walkways		None
Street Buffer		None
Trees		None
Furnishings		Lighting (on buildings as needed)
Engineering		
See City standard specifications		

Notes:

¹ Refer to Downtown South Salt Lake Streetscape Handbook

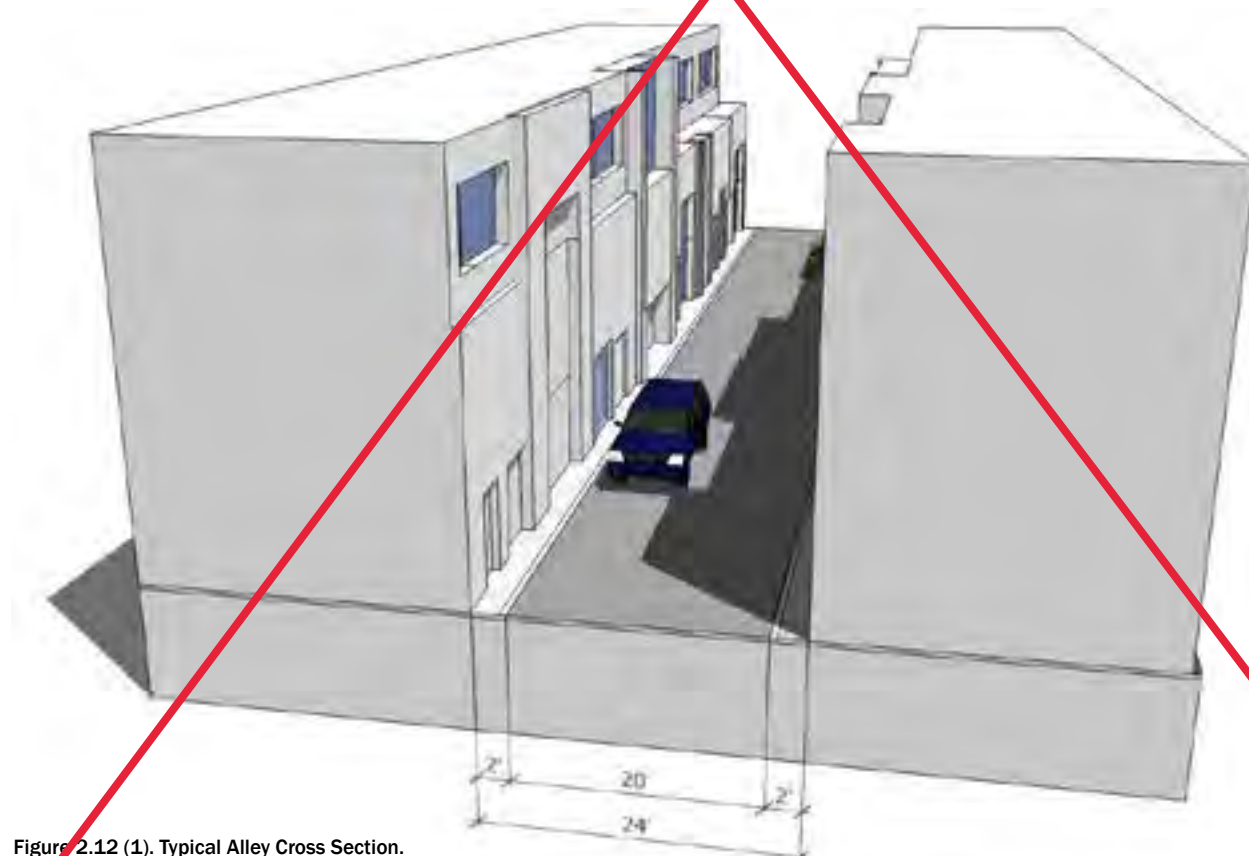


Figure 2.12 (1). Typical Alley Cross Section.

2.0 STREET TYPES

2.13 Parking Access.

1. Intent.

Parking Accesses provide to access to parking structures and parking lots. They are often mid-block and between buildings. The intent is to create a safe, clean, attractive route for vehicles and pedestrians. Parking accesses should be designed to enhance and support the adjacent building and block. They should support streetscape elements that soften the appearance of parking structures or lots. In cases where these routes are between buildings, vertical landscaping (trellis) can be a substitute for trees. Parking accesses may be either public or private.

Select streets are drawn in detail in this chapter for clarification purposes only. Exact features vary by location, purpose and adjacent uses. Refer to the typical plan and section, Figure 2.13 (1).

2. General Requirements.

The Parking Access shall be developed using the standards in Table 2.13 (1).

3. Applicability.

The streets to be considered parking accesses are yet to be determined.

Table 2.13 (1).

Requirements.		
Vehicular Zone		
Travel Lanes		2
Center Lane	Median	None
	Turn	None
Transit		None
Parking Lanes		None
Bicycle		None
Pedestrian Zone ¹		
Walkways		Sidewalk on one side of access
Street Buffer		None
Trees		Grate
Furnishings		Bollards, Lighting
Engineering		
See City standard specifications		

Notes:

¹ Refer to Downtown South Salt Lake Streetscape Handbook

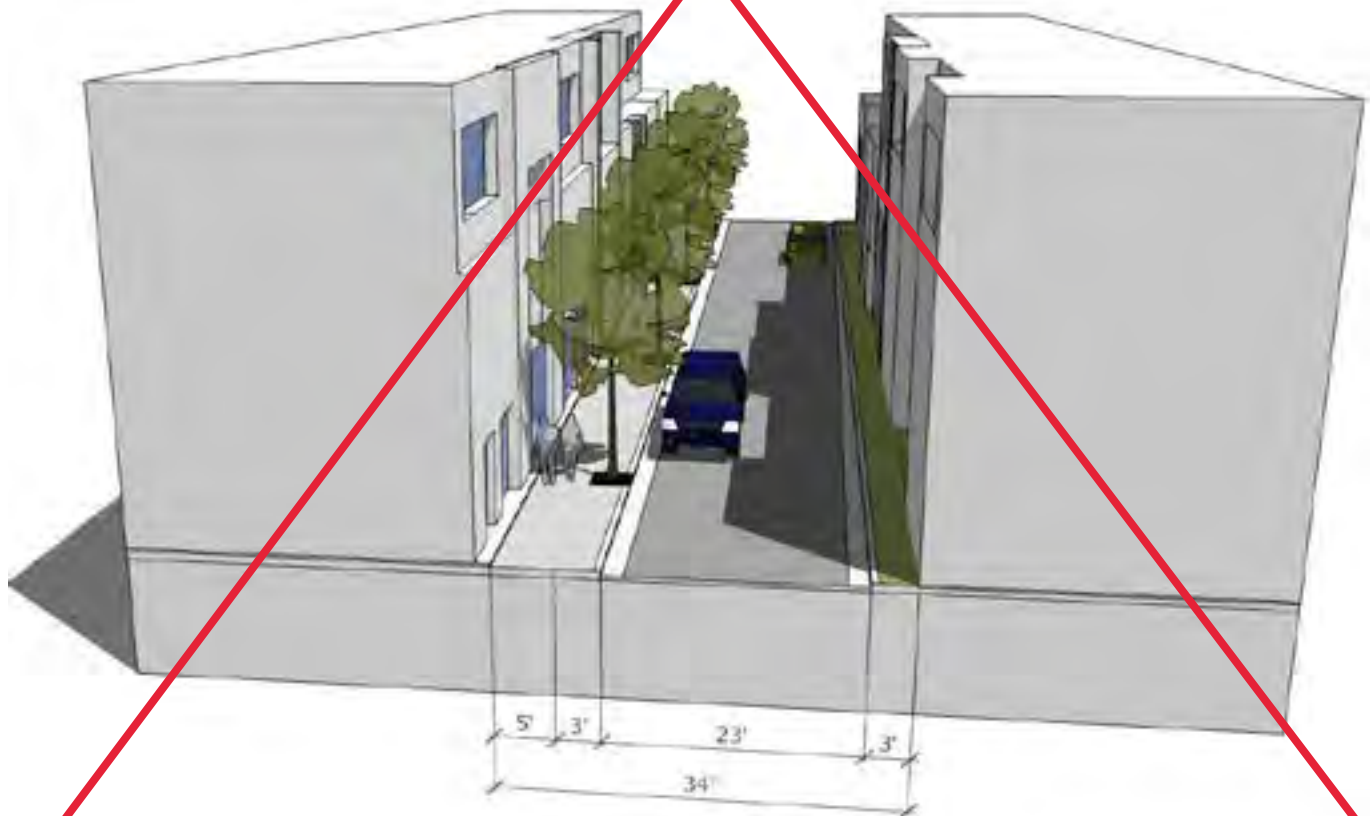


Figure 2.13 (1). Typical Parking Access Cross Section.

2.0 STREET TYPES

2.14 Parking Grid.

1. Intent.

Parking Grid streets are routes within parking lots that are reserved for future utilities and roads. The short term intent is to continue the street grid while ensuring a safe, attractive route for vehicles and pedestrians. The long term intent is to support conversion into a connected street grid should the surface parking lot be redeveloped into a more intense use.

They are typically included in large surface parking lots where streets have been vacated or future streets are proposed. They have logical connections to existing or proposed streets beyond the project site. They also facilitate easy and safe pedestrian and bike travel through the parking lot with dedicated walkways, crosswalks and traffic calming measures. Parking grid streets may be either public or private. Exact features vary by location, purpose and adjacent uses.

Parking grid streets should be designed to enhance and support the adjacent building. They should include streetscape elements that soften the appearance of the parking lots.

Select streets are drawn in detail in this chapter for clarification purposes only.

2. General Requirements.

The Parking Grid shall be developed using the standards in Table 2.14 (1).

3. Applicability.

Drive aisles and other vehicle approaches in all surface parking lots shall conform with these standards.

Table 2.14 (1).

Requirements.		
Vehicular Zone		
Travel Lanes		2
Center Lane	Median	None
	Turn	None
Transit		None
Parking Lanes		None
Bicycle		None
Pedestrian Zone ¹		
Walkways		Sidewalk on one side of route
Street Buffer		None
Trees		Park Strip
Furnishings		Bollards, Lighting
Engineering		
See City standard specifications		

Notes:

¹ Refer to Downtown South Salt Lake Streetscape Handbook



Figure 2.14 (1). Typical Parking Grid Cross Section.

2.0 STREET TYPES

2.15 Paseo.

1. Intent.

Paseos are corridors for pedestrian traffic only. They are often midblock and between buildings, connecting between streets and often including public plazas or open spaces. Service or security vehicles may be accommodated.

The intent is to increase the street grid and connectivity for pedestrians while creating welcoming public spaces. These pedestrian-scaled spaces may include seating, shop fronts and entries, landscaping, and lighting.

Select streets are drawn in detail in this chapter for clarification purposes only. Paseos should be designed to enhance and support the adjacent building and block. Exact features vary by location, purpose and adjacent uses. Paseos may be either public or private.

2. General Requirements.

The Paseo shall be developed using the standards in Table 2.15 (1).

3. Applicability.

The streets to be considered Paseos are yet to be determined.

Table 2.15 (1).

Requirements.		
Vehicular Zone		
Travel Lanes		None
Center Lane	Median Turn	None
Transit		None
Parking Lanes		None
Bicycle		None
Pedestrian Zone ¹		
Walkways		The Paseo is a pedestrian-only corridor
Street Buffer		None
Trees		Grate
Furnishings		Bollards, Bike Racks, Seating, Lighting
Engineering		
See City standard specifications		

Notes:

¹ Refer to Downtown South Salt Lake Streetscape Handbook

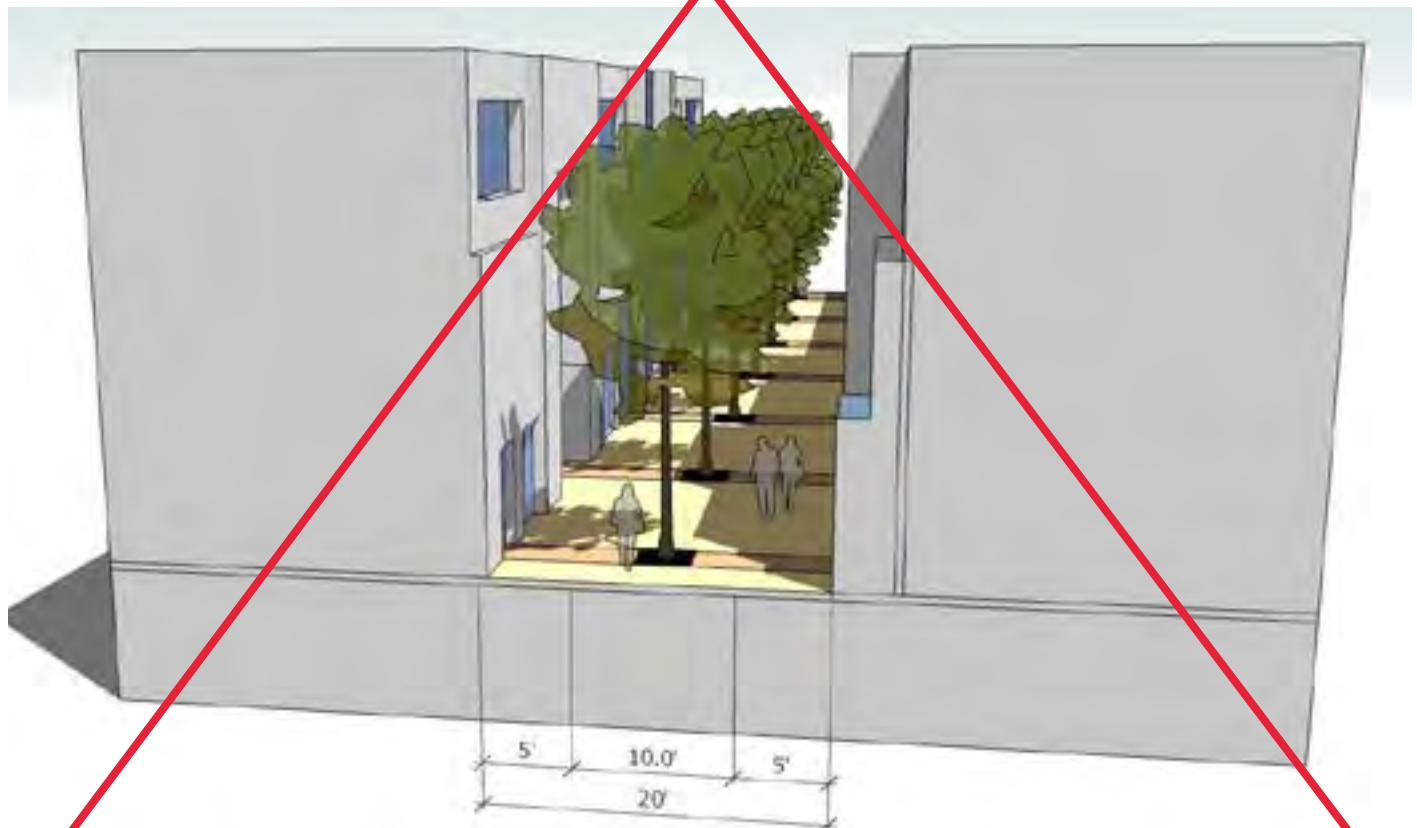


Figure 2.15 (1). Typical Paseo Cross Section.



See Title 17



See Title 17

See Title 17

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3.0 SUBDISTRICTS

3.1 Introduction.

The following subdistricts are hereby created to regulate the location of distinct mixes of building forms and uses permitted within Downtown South Salt Lake.

The subdistricts are organized into four categories. Each subdistrict consists of a series of uses and building types at different heights.

1. Station.

This subdistrict supports transit-oriented economic development in downtown by focusing on uses that are most closely tied to transit – housing and jobs. The Station subdistrict makes the most of the significant investment in this infrastructure at the two stations in Downtown South Salt Lake – Central Pointe and South Salt Lake City Center. Transit makes these projects more affordable and sustainable while boosting transit ridership and reducing congestion. It also optimizes an opportunity found nowhere else in the valley – the convergence of streetcar and all three TRAX lines.

These areas are regionally important for economic development. They should attract new employers, businesses and residents. Design of buildings adjacent to transit stations is critical for creating 24-7 activity. These buildings should have active retail storefronts on the main floor, and a good mix of housing and office space. These areas need to emphasize walking, bike and transit use while placing second priority on automobile circulation. Final-mile solutions to help people get to transit and feel comfortable using it are recommended in the *Downtown Station Area Master Plan*.

New development in the station subdistrict located between State and Main Streets surrounding the Downtown South Salt Lake streetcar stop

shall consist primarily of non-residential uses. Residential uses in this subdistrict shall only be approved through a development agreement.

2. Greenway.

This subdistrict surrounds the S-Line corridor and proposed green space adjacent to it. This is the social, civic and green heart of downtown. This corridor makes a clear connection between the transit stations and to the residential neighborhoods to the east and to Sugar House another mile beyond. Land should be acquired to allow development of a linear park and greenway through this district. Additional green spaces, such as parks, plazas, civic places and outdoor performance space should be clustered on the greenway. Parley's Trail is part of the corridor where possible. Precedents for this space include New York's High Line, Atlanta's Beltline and San Antonio's Riverwalk.

The greenway will be the attraction for businesses, an amenity for residents and a destination for visitors. Buildings and public spaces and outdoor spaces should front onto this green corridor. Pedestrians and bikes are emphasized over the car. This spine will also be the shopping, dining and nightlife destination for the neighborhood. Land uses adjacent to this corridor should articulate public space and community life. Ground floor uses should activate the space.

3. Mixed-Use.

This subdistrict emphasizes the conversion to a diverse, mixed-use neighborhood supporting a high density of jobs, housing and people. Uses may be mixed vertically or horizontally.

This subdistrict takes advantage of major arterial frontage to make a strong first impression, while focusing attention toward the interior of the neighborhood. Major gateways, iconic signs and strong architecture draw attention to the downtown and point people into the neighborhood.

3. Retail Destination.

This subdistrict preserves existing destination retailers and supports additional shopping that serves a city-wide need. This makes the most of the location, visibility and access to attract businesses and shoppers. Large-format stores complement smaller, local businesses that occupy mixed use buildings and older, repurposed buildings to create a complete shopping destination.

These areas have easy access from two highways and two major arterials that are shopping destinations. Local road access needs



Figure 3.1 (1) Mixed Use District precedent.



Figure 3.1 (2) Retail Destination precedent.



Figure 3.1 (3) Greenway precedent.

3.0 SUBDISTRICTS

improvement in some cases. Surface parking lots are used today, but in the future, parking structures should be added to maximize land values. Circulation within large parking lots is designed as a complete street to allow future conversion to a street grid. Community amenities in this subdistrict include retail plazas, active frontages, landscaping, shopping and special event space.

3.2 Zoning Map.

1. Mapped Districts.

The areas and boundaries of the subdistricts listed in 3.1 above are established as shown on the map entitled "Subdistricts". The precise boundaries of subdistricts established in Figure 3.2 are subject to the rules established in the South Salt Lake Municipal Code.

3.3 Catalysts.

A number of catalytic projects and programs are being developed to build on the assets and unique qualities of this neighborhood. These projects may span one or more subdistricts. Their needs may establish priorities or requirements in the surrounding blocks.

- (1) Destination Downtown. Downtown should have a mix of buildings, uses and places that create a lively and walkable neighborhood. "Third places" where people go outside their work or home are also a critical ingredient for success.

- (2) Innovation Cluster. An "innovation district" is an area where leading-edge anchor institutions and companies cluster and connect with start-ups, business incubators and accelerators." There is a regional need and Downtown South Salt Lake is an ideal location.
- (3) Creative and Cultural Hub. The "Commonwealth District" has been used to brand this neighborhood as a place that artists, designers, inventors, culinary and creative industries call home. Catalytic projects and events are being planned to establish this as a place to enjoy and participate in the arts and creative activities.
- (4) Retail Destination. Downtown should become a destination for all types of shopping trips by mixing different sizes and formats of shopping, while encouraging local, independent and unique businesses.
- (5) New Ideas in Old Buildings. There will be a long transition to a fully urban character. Adaptive reuse, transitional strategies, and creative redevelopment are permitted to help energize blighted properties, support small business and foster redevelopment.
- (6) Regional Transit Hub. Central Pointe station needs major improvements to be highly functional and to support transit-oriented development. A new station area plan and investments, coupled with transit-oriented development are priorities.
- (7) State Street Revitalization. State Street should be renewed as the historic main street between the communities of the Salt Lake Valley. Recommendations from the "Life on State" project should guide new land uses and transportation decisions that make State Street a true gateway to the city and a more attractive, livable place.

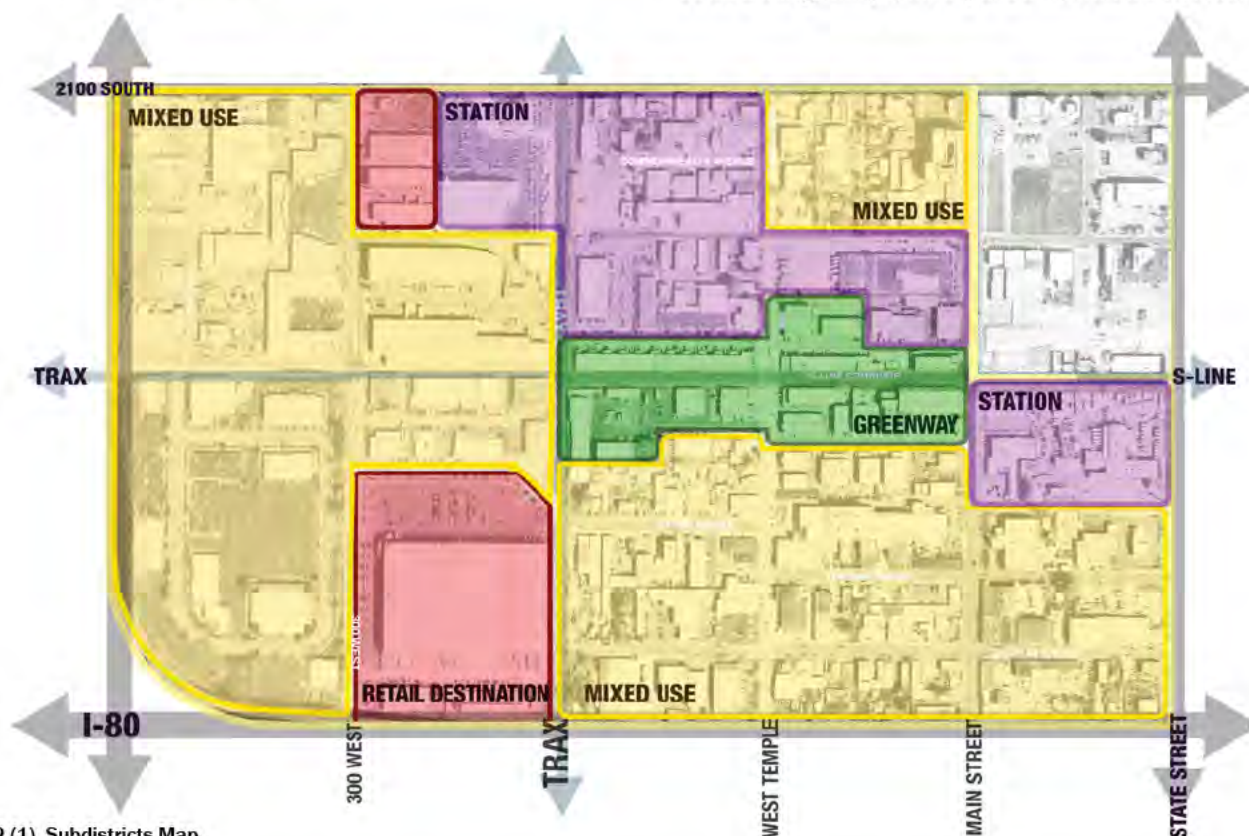


Figure 3.2 (1). Subdistricts Map.



See Title 17

See Title 17

See Title 17

See Title 17

5.0 BUILDING TYPES

5.1 Introduction.

1. Intent.

To facilitate urban form, human scale, resident comfort, sustainability, and a vibrant 24-7 neighborhood.

2. General Requirements.

The Building Types detailed in 5.0 Building Types outline the required building forms for new construction and renovated structures within the Downtown South Salt Lake Area.

All Building Types must meet the following requirements.

- (1) Subdistricts. Each Building Type shall be constructed only within its designated subdistricts. Refer to Table 5.1 Allowed Building Types by Subdistrict.
- (2) Uses. Each Building Type can house a variety of uses depending on the subdistrict in which it is located. Refer to 4.0 Uses for uses permitted per subdistrict. Some Building Types have additional limitations on permitted uses.
- (3) No Other Building Types. All buildings constructed must meet the requirements of one of the Building Types permitted within the subdistrict district of the lot.
- (4) Permanent Structures. All buildings constructed shall be permanent construction without a chassis, hitch, or wheels, or other features that would make the structure mobile, unless otherwise noted in Transitional Retail 4.2.3 (3).
- (5) Accessory Structures.
 - (a) Attached accessory structures are considered part of the principal structure.
 - (b) Detached accessory structures are permitted per each Building Type and shall comply with all setbacks except the following:
 - (i) Detached accessory structures are not permitted in the front yard.
 - (ii) Detached accessory structures shall be located behind the principal structure in the rear yard.
 - (iii) Detached accessory structures shall not exceed the height of the principal structure.
 - (c) Accessory structures shall be built in a manner compatible with the primary building and shall use the same or similar quality materials as the primary building.
- (6) Building Length. Buildings shall not exceed 400' feet in maximum length along any frontage.
- (7) Areas within a facade articulation zone that are between the building wall and the right-of-way must be landscaped with at least 50% live plant material at maturity.
- (8) Grade Separation. Ground floor residential units are recommended to be separated up to 4' above or below the street for privacy.
- (9) Theme and Unity. The architectural design within a single multi-building development of structures shall be organized around a consistent architectural theme in terms of the character, materials,

5.1 Building Types by Subdistrict

	Station District	Greenway	Mixed Use	Retail Destination
Storefront	A	A	A	A
Urban Style	A	A	A	A
Townhome		A	A	
Civic	A	A	A	A
Parking Structure	A	A	A	A
Adaptive Reuse	A	A	A	A

KEY

A: Allowed



Figure 5.1 (1). Projection Clearance.

texture, color, and scale of buildings. Themed restaurants, retail chains, and other franchise-style structures shall adjust their standard architectural model to be consistent with a developer's architectural character.

- (10) Projections. A projection is that portion of a building that projects beyond the main building face. All projections shall have a minimum clearance to the sidewalk of 9 ft. high. See Figure 5.1 (1).
- (11) Active Streetscape. Variation in architecture is encouraged to create a more appealing streetscape. Variety can be achieved through: porches, terraces, stoops, awnings, galleries, arcades.

5.0 BUILDING TYPES

An active streetscape that meets the requirements of section 6.9 may be counted as part of the required open space in applicable subdistricts.

- (12) Rail. Transit lines should be considered a “front door” amenity. Buildings should include entries, facades, and occupied spaces facing these lines. Building setbacks on transit corridors are designed to facilitate trails and greenways along the public ROWs.

5.2 Explanation of Building Type Table Standards.

The following explains and further defines the standards outlined in tables 5.3 through 5.7 for each building type. Refer to each table for specific requirements for each type. For all building types, the street type cross-section in Chapter 2 takes precedence over the build to zone. A range is shown for each building type to accommodate for varying street ROWs.

1. Building Siting.

- (1) Multiple Principal Structures. The allowance of more than one principal structure on a lot.
- (2) Front Property Line Coverage. Refer to Figure 5.2 (1). Measuring Front Property Line Coverage. Measurement defining the minimum percentage of street wall or building facade required along the street. The width of the principal structure(s) (as measured within the front build-to zone) shall be divided by the maximum width of the front build-to zone.
 - (a) Certain buildings have this number set to also allow the development of a courtyard along the front property line.
 - (b) Some building types allow side yard parking to be exempted from the front lot line coverage calculation. If such an exemption is permitted, the width of up to one double loaded aisle of parking, located with the drive perpendicular to the street and including adjacent sidewalks and landscaping, may be exempted, to a maximum of 65 feet. All surface parking on a site must be contiguous and arranged to facilitate future redevelopment.
- (3) Occupation of Corner. Occupying the intersection of the front and corner build-to zones with a principal structure.
- (4) Front Build-to Zone. The build-to zone or setback parallel to the front or side property line on a public frontage. Building components, such as awnings or signage, are permitted to encroach into the build-to zone.
 - (a) All build-to zone and setback areas not covered by building must contain either landscape, patio space, or sidewalk space.
- (5) Corner Build-to Zone. The build-to zone or setback parallel to the side property line.
 - (a) All build-to zone and setback areas not covered by building must contain either landscape, patio space, or sidewalk space.
- (6) Minimum Side Yard Setback. The minimum required setback along a side property line with no street frontage.

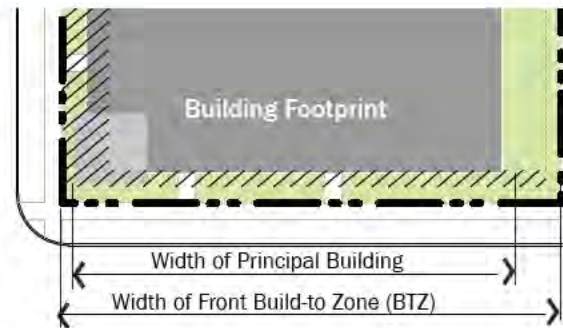


Figure 5.2 (1). Measuring Front Property Line Coverage.



Figure 5.2 (2). Corner Building.



Figure 5.2 (3). Maximum Impervious & Additional Semi-Pervious Coverage.

5.0 BUILDING TYPES

- (7) **Minimum Rear Yard Setback.** The minimum required setback along a rear property line.
- (8) **Minimum & Maximum Lot or Building Width.** Depending on the Building Type, either the minimum or maximum building or unit width will be noted or the minimum and maximum width of a lot, all measured at or parallel to the front property line.
- (9) **Maximum Impervious Coverage.** (Refer to Figure 5.2(3)), Maximum Impervious & Semi-Pervious Coverage). The maximum percentage of a lot permitted to be covered by principal structures, accessory structures, pavement, and other impervious surfaces.
- (10) **Additional Semi-Pervious Coverage.** The additional percentage of a lot beyond the Maximum Impervious Coverage may be surfaced in a semi-pervious material, including a green roof or pavers.
- (11) **Parking & Loading Location.** The yard in which a surface parking lot, detached garage, attached garage door access, loading and unloading, and associated drive is permitted.
- (12) **Vehicular Access.** The permitted means of vehicular ingress and egress to the lot.
 - (a) Lanes, parking grids, and parking connectors shall always be the primary means of access when present.
 - (b) When lanes are not present, a driveway may be permitted per Building Type and, if an alternative is available, shall not be located off a primary thoroughfare.

2. Building Massing.

- (1) **Minimum Overall Height.** The minimum overall height for the building shall be located within the build-to zone; stories above the required minimum height may be stepped back from the facade.
- (2) **Maximum Overall Height.** The sum of a building's total height.
 - (a) Half stories are located dormer style completely within the roof structure with street-facing windows or in a visible basement exposed a maximum of one half story above ground. That portion which is visible above ground level shall be included in the overall height.
- (3) **Ground Story and Upper Story, Minimum and Maximum Height.** Each frontage type includes a permitted range of height in feet for each story. Refer to Figure 5.2 (4). Additional information is as follows:
 - (a) Floor height is measured in feet between the floor of a story to the floor of the story above it.
 - (b) Floor height requirements apply only to street facing facades.
 - (c) For single story buildings and the uppermost story of a multiple story building, floor to floor height shall be measured from the floor of the story to the tallest point of the ceiling.
- (4) **Open Space Requirements.** Projects must meet minimum open space requirements in table 6.1 (1). Only spaces represent types described in Chapter 6.0 Open Space Types may be counted.

3. Uses.

In addition to this section, refer to Section 4.0 Uses for uses permitted within each Zoning District. The requirements in this section of the Building Type Tables may limit those uses within a specific Building Type.

- (1) **Ground and Upper Story.** The uses or category of uses which may occupy the ground and/or upper story of a building.
- (2) **Parking Within Building.** The area(s) of a building in which parking is permitted within the structure.
- (3) **Required Occupied Space.** The area(s) of a building that shall be designed as occupied space, defined as interior building space regularly occupied by the building users. It does not include storage areas, utility space, or parking.
- (4) **Main Floor Mixed-Use.** In Station and Greenway districts, the ground floor must contain a non-residential use for a specified percentage.

4. Primary Facade.

Street Facade requirements apply only to facades facing a public or private right-of-way, including a Transit Corridor. All buildings must meet the public frontage requirements identified in 2.0 Street Types. The rear or interior side yard facades (except when facing a courtyard) are not required to meet these standards unless otherwise stated.

- (1) **Minimum Ground Story and Upper Floor Transparency.** (Refer to Figure 5.2 (5), Measuring Transparency per Facade). The minimum amount of transparency required on street facades with street frontage.
 - (a) Transparency is any glass in windows and/or doors, including any mullions, that is highly transparent with low reflectance.
 - (b) Ground Story Transparency, when defined separately from the overall minimum transparency, shall be measured between two feet and eight feet from the average grade at the base of the front facade.
 - (c) A general Minimum Transparency requirement shall be measured from floor to floor of each story.

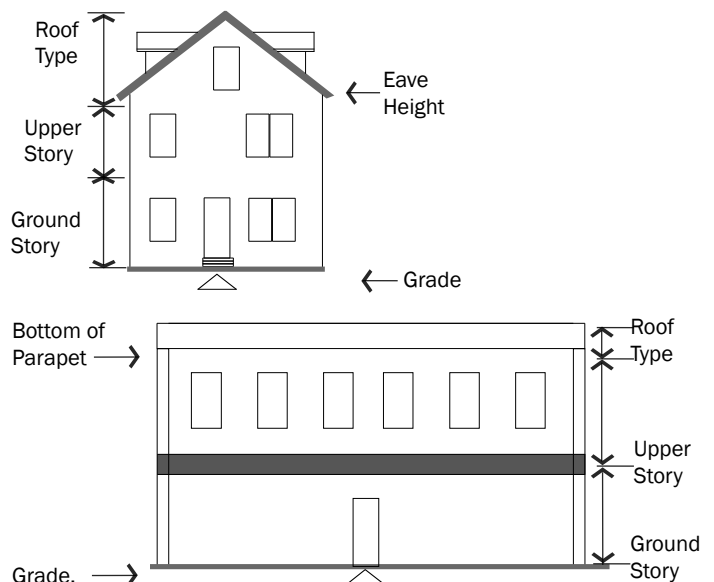


Figure 5.2 (4). Measuring Height.

5.0 BUILDING TYPES

- (2) **Blank Wall Limitations.** A restriction of the amount of windowless area permitted on a facade with street frontage. If required, the following shall both be met for each story:
 - (a) No rectangular area greater than 30% of a story's facade, as measured from floor to floor, may be windowless. On non-primary street facades, if landscaping is added that meets the requirements of 7.6 Screening of Buildings, up to 50% of the facade may be windowless.
 - (b) No horizontal segment of a story's facade greater than 15 feet in width may be windowless.
 - (c) Parking structures facing a street or transit frontage must enclose openings to create a window-like pattern that meets these requirements.
- (3) **Front Facade Entrance Type.** The Entrance Type(s) permitted for the entrance(s) of a given Building Type. A mix of permitted Entrance Types may be utilized. Refer to 5.9 Entrance Types for definition of and additional requirements for each Entrance Type.
- (4) **Principal Entrance Location.** The facade on which the primary building entrance is to be located.
- (5) **Number of Street Entrances.** The minimum required number of and maximum spacing between entrances on the ground floor building facade with street frontages.
- (6) **Vertical Facade Divisions.** The use of a vertically oriented expression line or form to divide the facade into increments no greater than the dimension shown, as measured along the base of the facade. Elements may include a column, pilaster, facade setbacks, or other continuous vertical ornamentation a minimum of one and a half inch depth.
- (7) **Horizontal Facade Divisions.** The use of a horizontally oriented expression line or form to divide portions of the facade into horizontal divisions. Elements may include a cornice, belt course, molding, string courses, or other continuous horizontal ornamentation a minimum of one and a half inch depth.
- (8) **Facade Depth Variation.** The first two stories of any structure shall incorporate projection or recess from the primary plane of the wall. Projections or recesses shall be a minimum of two feet.

5. Roof Type.

- (1) **Permitted Roof Type.** The roof type(s) permitted for a given Building Type. Refer to 5.10. Roof Types for more specific requirements.
- (2) **Tower.** A vertical building extension that may be permitted in conjunction with another roof type on certain Building Types and located on street intersection. Refer to 5.10. Roof Types.

6. Loading, Mechanical, Equipment, and Meters.

- (1) **Off-street loading spaces** are not required for residential and retail buildings. If off-street loading spaces are supplied, they shall be a minimum length of 35 ft., minimum width of 12 ft., and minimum height of 14 ft. Where off-street loading spaces are not supplied, on-street curb management practices must be utilized, meaning there shall be no disruption to transit operations or auto traffic at

peak travel times or on critical routes.

- (2) **Curb Cuts.** The maximum width of a curb cut shall be 24 ft. Curb cuts shall be a minimum of 30 ft. from the end of a street corner radius.
- (3) **Screening.** Loading areas, trash storage and mechanical equipment and meters shall be enclosed within structures and hidden from view of the public realm. See Figure 5.2 (6).

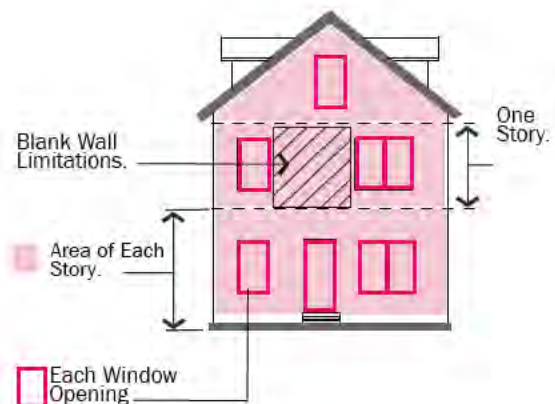


Figure 5.2 (5). Measuring Transparency.



Figure 5.2 (6). Screened loading area.

5.0 BUILDING TYPES

5.3 Storefront.

1. Description & Intent.

The Storefront building is intended for use as a mixed use building located close to the front property line with parking typically to the rear or side. This building type may support office, hotel or hospitality, or vertical mixed use.

The key facade element of this Building Type is the storefront required on the ground floor front facade, with large amounts of glass and frequent entrances. This building type is encouraged near the street intersections. Parking should be accommodated primarily within a structure, away from street frontages.

2. Regulations.

Buildings shall be constructed, through the use of materials, design elements or architectural details, to emphasize a vertical facade division.

- Structures using the Storefront Building type shall have an identifiable break between the ground floor or second floor and upper floors. This break may consist of a change in material, a change in color, or architectural details integrated into the building.
- Structures using the Storefront Building type shall incorporate a facade treatment along the top story and the roof. Treatments may include three-dimensional cornice treatments incorporating integrated materials and architectural details, sloping roofs, stepped parapets, or aligned openings and articulations.

Upper stories above the third story on any building facade with Greenway frontage shall have a step back from the lower stories that is a minimum of six feet for greater sun access.

Regulations for the Storefront Building Type are defined in the adjacent table. Storefront buildings are also subject to the building amenities requirements of Section 5.12.1.



Figure 5.3 (1). Sample Storefront Building.

5.3 Storefront Building Requirements		Permitted Districts			
		Station	Greenway	Mixed-Use	Retail
(1) Building Siting					
Multiple Principal Buildings	A	A	A	A	
Front Property Line Coverage	80%	90%	70%	70%	
Occupation of Corner ¹	A	A	A	A	
Front Build-to Zone on Frontage	0-10' 25'	15-20' 25'	0-10' 25'	0' 25'	
Front Build to Zone on Transit					
Corner Build-to Zone	5-10'	5-10'	5-10'	5-10'	
Minimum Side Yard Setback	5'	5'	5'	5'	
Minimum Rear Yard Setback ¹	5'	5'	5'	5'	
Parking & Loading Location	Rear Yard or Alley loaded			Rear, Side, or Alley	
Vehicular Access	Alley or one driveway off non-primary street			Rear, Side, Alley or Driveway	
(2) Building Massing <small>Refer to Figure 5.3 (1).</small>					
Overall Height: Minimum Height	50'	32'	32'	26'	
Maximum Height	None	50'	None	None	
Ground Story: Minimum Height	14'	14'	14'	14'	
Maximum Height	20'	20'	20'	20'	
Upper Stories: Minimum Height	9'	9'	9'	9'	
Maximum Height	14'	14'	14'	14'	
(3) Uses <small>Refer to 4.0 Uses for permitted uses.</small>					
Ground Story	NR, OP, NS		NR,GR, OP, NS, GS, CI		
Upper Story	Any Permitted Use				
Parking within Building ²	Permitted in basement, upper stories and behind occupied space on ground floor				
Required Occupied Space	30' deep, measured from the front façade, on all floors				
Main Floor Mixed Use	Residential not to exceed 50% of main floor street frontage. Minimum 25% of first floor shall be commercial.		No requirement		
(4) Primary Facade					
Minimum Ground Story Transparency ^{3,4} <small>Transparency requirements apply to street frontages AND parking lot frontages.</small>	66%	75%	65%	65%	
Minimum Upper Story Transparency	35%	50%	50%	50%	
Blank Wall Limitations	Required, see 5.2.4 (2)				
Front Facade Entrance Type	Storefront, arcade				
Principal Entrance Location	Front, side				
Number of Street Entrances	One per every 80' of Frontages				
Vertical Façade Division	Every 40' of width for the entire height of the building				
Horizontal Façade Division	Buildings less than 44' in height: within 3' of the top of the ground story; Buildings that exceed 44' in height: within 3' of the ground story OR second story				
Façade Depth Variation	2' deep every 40' of façade width of the bottom 3 stories				
(5) Roof Type					
Permitted Roof Types	Parapet, Flat, Pitched, Shed				
Tower	Flat, Pitched				

Notes:

¹: Subject to City Engineer review for compliance with line of sight requirements from applicable agencies

²: Parking structures visible from street frontages shall be held to the same standards of facade appearance as other building types in that subdistrict

³: Minimum ground story transparency can be reduced to 30% on secondary facades that face only parking areas, parking grid, or parking connector streets

⁴: As measured from 2-8 feet above grade

5.0 BUILDING TYPES

5.4 Urban Style.

1. Description & Intent.

The Urban Style Building Type permits a wide range of building facades and allows for more flexibility in building height. It can accommodate mixed uses or can be used only for residential.

This Building Type should be built close to the front and corner property lines and should promote resident safety and comfort. Ground floor residential urban style units should engage the street with pedestrian-welcoming frontages and direct access to the sidewalk. Ground floor residential units should relate to the street environment and contribute to street surveillance, but should maintain a sense of ownership and a delineation of the transition from public to private. A stoop up or a step down is recommended.

2. Regulations.

Buildings shall be constructed, through the use of materials, design elements or architectural details, to emphasize a vertical facade division.

- Structures using the Urban Style Building type shall have an identifiable break between the ground floor or second floor and upper floors. This break may consist of a change in material, a change in color, or architectural details integrated into the building.
- Structures using the Urban Style Building type shall incorporate a facade treatment along the top story and the roof. Treatments may include three-dimensional cornice treatments incorporating integrated materials and architectural details, sloping roofs, stepped parapets, or aligned openings and articulations.

Upper stories above the third story on any building facade with Greenway frontage shall have a step back from the lower stories that is a minimum of six feet for greater sun access.

Regulations for the Urban Style Type are defined in the adjacent table. Urban style buildings are also subject to the building amenity requirements of Section 5.12.



Figure 5.4 (1). Sample Illustration of the Urban Style Building.

5.4 Urban Style Requirements	Permitted Districts			
	Station	Greenway	Mixed-Use	Retail
(1) Building Siting				
Multiple Principal Buildings	A	A	A	A
Front Property Line Coverage	80%	90%	70%	70%
Occupation of Corner ¹	A	A	A	A
Front Build-to Zone on Frontage Front Build to Zone on Transit	0-10' 25'	15-20' 25'	10-20' 25'	0' 25'
Corner Build-to Zone	15'	15'	5-10'	5-10'
Minimum Side Yard Setback ¹	5'	5'	5'	5'
Minimum Rear Yard Setback	5'	5'	5'	5'
Parking & Loading Location	Rear Yard or Alley loaded			Rear, Side, or Alley
Vehicular Access	Alley or one driveway off non-primary street			Rear, Side, Alley or Driveway
(2) Building Massing Refer to Figure 5.3 (2).				
Overall Height: Minimum Height	50'	32'	50'	26'
Maximum Height	None	50'	None	None
Ground Story: Minimum Height	14'	14'	14'	14'
Maximum Height	20'	20'	20'	20'
Upper Stories: Minimum Height	9'	9'	9'	9'
Maximum Height	14'	14'	14'	14'
(3) Uses Refer to 4.0 Uses for permitted uses.				
Ground Story	NR, OP, NS, R		NR,GR, OP, NS, GS, CI, R	
Upper Story	Any Permitted Use			
Parking within Building ²	Permitted in basement, upper stories, and behind occupied space on ground floor.			
Required Occupied Space	30' deep, measured from the front façade, on all floors			
Main Floor Mixed Use	Residential not to exceed 50% of main floor street frontage. Minimum 25% of first floor frontage shall be Retail.		No requirement	
(4) Primary Façade				
Minimum Ground Story Transparency ^{3,4} <small>Transparency requirements apply to street frontages AND parking lot frontages.</small>	75%	75%	65%	65%
Minimum Upper Story Transparency	25%	25%	25%	25%
Blank Wall Limitations	Required, see 5.2.4 (2)			
Front Façade Entrance Type	Storefront, arcade, stoop, porch, vestibule			
Principal Entrance Location	Front or corner side façade			
Number of Street Entrances	One per every 75' of Frontages; One per residential ground floor unit			One per development
Vertical Façade Division	Every 40' of width for the entire height of the building			
Horizontal Façade Division	Buildings less than 44' in height: within 3' of the top of the ground story; Buildings that exceed 44' in height: within 3' of the ground story OR second story			
Façade Depth Variation	2' deep every 40' of façade width of the bottom 3 stories			
(5) Roof Type				
Permitted Roof Types	Parapet, Flat, Pitched, Shed			
Tower	Flat, Pitched			

Notes:

¹: Subject to City Engineer review for compliance with line of sight requirements from applicable agencies

²: Parking structures visible from street frontages shall be held to the same standards of facade appearance as other building types in that subdistrict

³: Minimum ground story transparency can be reduced to 30% on secondary facades that face only parking areas, parking grid, or parking connector streets

⁴: As measured from 2-8 feet above grade

5.0 BUILDING TYPES

5.5 Townhome.

1. Description & Intent.

The Townhome is a building typically comprised of multiple vertical attached units, each with its own entrance to the street. This Building Type may be organized as townhouses or row houses, and could also incorporate live/work units. Parking garage doors and driveways should be minimized on the public street frontages to improve the streetscape and walkability.

2. Regulations.

The townhome consists of a series of two or more units. When permitted, multiple buildings may be located on a lot with the minimum required space between them. However, each building shall meet all requirements of the Building Type unless otherwise noted.

No more than three garages in a row may face the primary street or parking is required to be located in the rear yard and may be incorporated either into a detached garage or in an attached garage accessed from the rear of the building. When the garage is located within the building, a minimum level of occupied space is required on the front facade to ensure that the street facade is active.

The storefront entrance type is permitted only for buildings that are designated for live/work units.

Regulations for the Townhome type are defined in the adjacent table.



Figure 5.5 (1). Sample Illustration of the Townhome Building.

5.5 Townhome Building Requirements	Permitted Districts	
	Greenway	Mixed-Use
(1) Building Siting		
Multiple Principal Buildings	A	A
Front Property Line Coverage	65%	65%
Occupation of Corner ¹	A	A
Front Build-to Zone on Frontage	5-15'	5-15'
Front Build to Zone on Transit	25'	25'
Corner Build-to Zone	15'	5-10'
Minimum Side Yard Setback	5'	5'
Minimum Rear Yard Setback ¹	5'	5'
Minimum Unit Width	20' Per Unit	20' Per Unit
Maximum Building Width	Maximum 8 units per building	
Minimum Impervious Coverage	60%	75%
Parking & Loading Location	Alley	Alley
Vehicular Access	Alley or one driveway per building per street frontage (not per unit)	
(2) Building Massing <small>Refer to Figure 5.3 (2)</small>		
Overall Height: Minimum Height	26'	26'
Maximum Height	39'	62'
All Stories: Minimum Height	9'	9'
Maximum Height	14'	14'
(3) Uses <small>Refer to 4.0 Uses for permitted uses.</small>		
Ground Story	Residential	Residential, Live/Work
Upper Story	Residential	Residential
Parking within Building ²	Garage parking is allowed along non-street-facing facades	
Required Occupied Space	30' deep, measured from the front façade	
Main Floor Mixed Use	No requirement	
(4) Primary Façade		
Minimum Transparency per Story ³ <small>Transparency requirements apply to street frontages AND parking lot frontages.</small>	25%	25%
Blank Wall Limitations	Required, see 5.2.4 (2)	
Front Façade Entrance Type	Stoop, Porch	Stoop, Porch (Storefront allowed for Live/Work Units)
Principal Entrance Location	Required on all frontages, or along public open space	
Number of Street Entrances	One per unit	
Vertical Façade Division	Every 40' of width for the entire height of the building	
Horizontal Façade Division	Buildings less than 44' in height: within 3' of the top of the ground story; Buildings that exceed 44' in height: within 3' of the ground story OR second story	
Façade Depth Variation	2' deep every 40' of façade width of the bottom 3 stories	
(5) Roof Type		
Permitted Roof Types	Parapet, Flat, Pitched	
Tower	Flat, Pitched	

Notes

¹: Subject to City Engineer review for compliance with line of sight requirements from applicable agencies

²: Parking structures visible from street frontages shall be held to the same standards of facade appearance as other building types in that subdistrict

³: As measured from 2-8 feet above grade

5.0 BUILDING TYPES

5.6 Civic.

1. Description & Intent.

The Civic Building is intended for primarily a civic or institutional use. These buildings are distinctive within the urban fabric created by the other Building Types and could be designed as iconic structures.

Parking is limited to the rear and should include short term and visitor parking.

2. Regulations.

Regulations for the Civic Building type are defined in the adjacent table.

5.6 Civic Building Requirements	Permitted Districts			
	Station	Greenway	Mixed-Use	Retail
(1) Building Siting				
Multiple Principal Buildings	A	A	A	A
Occupation of Corner ¹	A	A	A	A
Front Build-to Zone on Frontage	5-15'	15-20'	15-20'	15-20'
Front Build-to Zone on Transit	25'	25'	25'	25'
Corner Build-to Zone	5-10'	5-10'	5-10'	5-10'
Minimum Side Yard Setback ¹	5'	5'	5'	5'
Minimum Rear Yard Setback	5'	5'	5'	5'
Parking & Loading Location	Rear Yard or Alley loaded			Rear, Side, or Alley
Vehicular Access	Alley or one driveway off non-primary street			Rear, Side, Alley or Driveway
(2) Building Massing Refer to Figure 5.3 (2):				
Minimum Overall Height	23'	23'	23'	23'
Maximum Overall Height	None	50'	None	None
Ground Story: Minimum Height	14'	14'	14'	14'
Maximum Height	62'	50'	50'	50'
Upper Stories: Minimum Height	9'	9'	9'	9'
Maximum Height	14'	14'	14'	14'
(3) Uses Refer to 4.0 Uses for permitted uses.				
Ground Story	Civic and Commercial uses			
Upper Story	Civic and Commercial uses			
Parking within Building ²	See 5.4			
Required Occupied Space	30' Required			
Main Floor Mixed Use	No requirement			
(4) Primary Façade				
Minimum Ground Story Transparency ³ Transparency requirements apply to street frontages AND parking lot frontages.	25%	25%	25%	25%
Minimum Upper Story Transparency	10%	10%	10%	10%
Blank Wall Limitations	Required, see 5.2.4 (2)			
Front Façade Entrance Type	Porte cochere, storefront, arcade			
Principal Entrance Location	Front, corner, or side façade			
Number of Street Entrances	Minimum of one per façade			
Vertical Façade Division	Every 40' of width for the entire height of the building			
Horizontal Façade Division	Buildings less than 44' in height: within 3' of the top of the ground story; Buildings that exceed 44' in height: within 3' of the ground story OR second story			
Façade Depth Variation	2' deep every 40' of façade width of the bottom 3 stories			
(5) Roof Type				
Permitted Roof Types	Flat, Pitched, Parapet			
Tower	Flat, Pitched			

Notes

¹: Subject to City Engineer review for compliance with line of sight requirements from applicable agencies

²: Parking structures visible from street frontages shall be held to the same standards of facade appearance as other building types in that subdistrict

³: As measured from 2-8 feet above grade



Figure 5.6 (1). Sample Illustration of the Civic Building.

5.0 BUILDING TYPES

5.7 Parking Structure.

1. Description & Intent.

Parking Structures are detached parking structures designed to meet the general parking needs of the Downtown district. To the extent possible, when proposed adjacent to a public street frontage, first floors shall be designed to accommodate active non-parking uses. The minimum and maximum heights of this Building Type depend on the subdistrict within which it is located.

2. Regulations.

Top level parking garages visible from the street must screen view of cars with a “cap”. Regulations for the Parking Structure type are defined in the adjacent table.



Figure 5.7 (1). Parking Structure Examples

5.7 Parking Structure Requirements	Permitted Districts			
	Station	Greenway	Mixed-Use	Retail
(1) Building Siting				
Multiple Principal Buildings	Not Allowed	Not Allowed	Not Allowed	Not Allowed
Occupation of Corner ¹	Not Allowed	Not Allowed	Not Allowed	Not Allowed
Front Build-to Zone on Frontage	15-20'	15-20'	15-20'	15-20'
Front Build-to Zone on Transit	25'	25'	25'	25'
Corner Build-to Zone	5-10'	5-10'	5-10'	5-10'
Minimum Side Yard Setback ¹	5'	5'	5'	5'
Minimum Rear Yard Setback	5'	5'	5'	5'
Parking & Loading Location	Rear Yard, Parking Connector, or Alley loaded			
Vehicular Access	Alley or one driveway off non-primary street			Rear, Side, Alley or Driveway
(2) Building Massing Refer to Figure 5.3 (2).				
Minimum Overall Height	2 story minimum	2 story minimum	2 story minimum	2 story minimum
Maximum Overall Height	The height of all parking structures cannot exceed the height of the supporting building.			
Ground Story: Minimum Height	Not specified			
Maximum Height				
Upper Stories: Minimum Height	Not specified			
Maximum Height				
(3) Uses Refer to 4.0 Uses for permitted uses.				
Ground Story	Office, Neighborhood Retail, Neighborhood Service required within 30' of public street. Parking allowed on interior if wrapped by permitted use on street façade.			
Upper Story	Parking			
Parking within Building ^{2,3}	Permitted.			
Main Floor Mixed Use	No requirement			
(4) Primary Façade				
Minimum Ground Story Transparency ⁴ Transparency requirements apply to street frontages AND parking lot frontages.	65%	65%	65%	65%
Minimum Upper Story Transparency	25%	25%	25%	25%
Blank Wall Limitations	Required, see 5.2.4 (2)			
Front Façade Entrance Type	Storefront, arcade when alternative uses exist on the ground floor			
Principal Entrance Location	When alternative uses exist on the ground floor, orient entrances to public frontage			
Number of Street Entrances	When alternative uses exist on the ground floor, one per 75 feet; one pedestrian entry to garage every 150'			
Vertical Façade Division	Every 40' of width for the entire height of the building			
Horizontal Façade Division	Buildings less than 44' in height: within 3' of the top of the ground story; Buildings that exceed 44' in height: within 3' of the ground story OR second story			
Façade Depth Variation	2' deep every 40' of façade width for all alternative uses in the bottom 3 floors			
(5) Roof Type Requirements				
Permitted Roof Types	Flat			
Tower	Flat, pitched			

Notes

- ¹: Subject to City Engineer review for compliance with line of sight requirements from applicable agencies
- ²: Parking structures visible from street frontages shall be held to the same standards of facade appearance as other building types in that subdistrict
- ³: Security Doors blocking vehicle entry are permitted. They must be recessed by 10 feet from facade
- ⁴: As measured from 2-8 feet above grade

5.0 BUILDING TYPES

5.8 Adaptive Reuse.

1. Description & Intent.

Many of the existing buildings within the Downtown South Salt Lake Area have the potential to be reworked into a new use. Adaptive reuse is encouraged with the following general requirements:

- (1) Reconstruction should attempt to retain much of the character of the existing building.
- (2) Lighting should reflect the historic nature of the building.
- (3) Windows shall address the street frontage and encompass at least 50% of first story building facades to the extent that it is structurally feasible.
- (4) Parking shall be located to the rear of the building and may front on the public frontage if a frontage buffer (see 7.2) or a public landscaped open space is provided on site.

2. Regulations.

Lots wider than 140 feet are permitted one double-loaded aisle of parking (maximum width of 72 feet), located perpendicular to the front property line, which is exempt from front property line coverage.

Single family homes or former single family structures adapted for commercial use are not eligible to be adapted for the purpose of multifamily residential use. Conversion of single family homes to live-work units is permitted provided the same tenants occupies both the commercial and residential unit.



Figure 5.8 (1). Examples of Adaptive Reuse.

5.0 BUILDING TYPES

5.9 Entrance Types.

Entrance type standards apply to the ground story and visible basement of front facades of all Building Types as defined in this Section. Refer to the Building Type Table Requirements, for each type.

1. General.

The following provisions apply to all entrance types.

- (1) Intent. To guide the design of the ground story of all buildings to relate appropriately to pedestrians on the street. Treatment of other portions of the building facades is detailed in each Building Type table.
- (2) Applicability. The entire ground story street-facing facade(s) of all buildings shall meet the requirements of at least one of the permitted entrance types, unless otherwise stated.
- (3) Measuring Transparency. Refer to 5.2 (5) for information on measuring building transparency.
- (4) Visible Basements. Visible basements, permitted by entrance type, are optional. The visible basement shall be a maximum of one-half the height of the tallest story.

2. Storefront Entrance Type.

The Storefront entrance type is a highly transparent ground story treatment designed to serve primarily as the display area and primary entrance for retail or service uses. Refer to Figure 5.9 (1).

- (1) Transparency. Minimum transparency is required per Building Type.
- (2) Elevation. Storefront elevation shall be between zero and one foot above sidewalk.
- (3) Visible Basement. A visible basement is not permitted.
- (4) Horizontal Facade Division. Horizontally define the ground story facade from the upper stories.
- (5) Entrance. All entries shall be recessed from the front facade closest to the street.
 - (a) Recess shall be a minimum of three feet and a maximum of eight feet deep, measured from the portion of the front facade closest to the street.
 - (b) When the recess falls behind the front build-to zone, the recess shall be no wider than eight feet.

3. Arcade Entrance Type.

An Arcade entrance type is a covered pedestrian walkway within the recess of a ground story. It is only allowed on south facing facades. Refer to Figure 5.9 (2).

- (1) Arcade. An open-air public walkway is required from the face of the building recessed into the building a minimum of eight and a maximum of 15 feet.
- (2) Build-to Zone. When the Arcade is utilized, the outside face of the Arcade shall be considered the front facade, located within the

required build-to zone.

- (3) Recessed or Interior Facade. Storefront entrance type is required on the recessed ground story facade.
- (4) Column Spacing. Columns shall be spaced between ten feet and 12 feet on center.
- (5) Column Width. Columns shall be a minimum of 1'-8" and a maximum 2'-4" in width.
- (6) Arcade Opening. Opening shall not be flush with interior arcade ceiling and may be arched or straight.
- (7) Horizontal Facade Division. Horizontally define the ground story facade from the upper stories.
- (8) Visible Basement. A visible basement is not permitted.

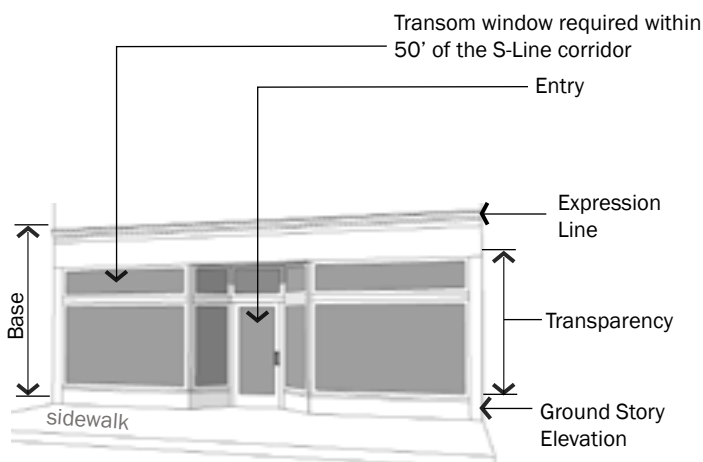


Figure 5.9 (1). Storefront Entrance Type

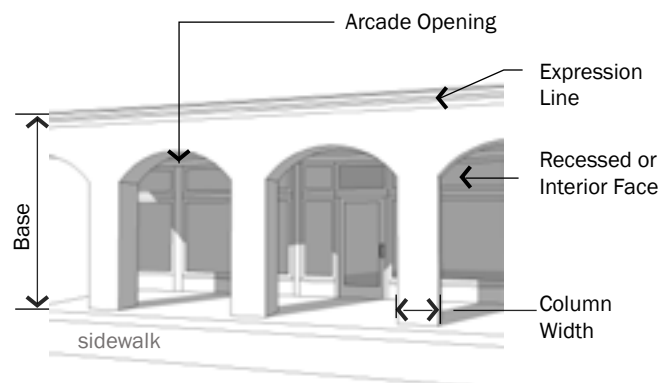


Figure 5.9 (2). Arcade Entrance Type

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4. Stoop Entrance Type.

A stoop is an unroofed, open platform. Refer to Figure 5.9 (3).

- (1) Transparency. Minimum transparency is required per Building Type.
- (2) Stoop Size. Stoops shall be a minimum of three feet deep and six feet wide.
- (3) Elevation. Stoop elevation shall be located a maximum of 2'-6" above the sidewalk without visible basement and a maximum of 4'-6" above the sidewalk with a visible basement.
- (4) Visible Basement. A visible basement is permitted and shall be separated from the ground story by an expression line.
- (5) Entrance. All entries shall be located off a stoop.

5. Porch Entrance Type.

A porch is a raised, roofed platform that may or may not be enclosed on all sides. If enclosed, the space shall not be climate controlled. Refer to Figure 5.9 (4).

- (1) Transparency.
 - (a) Minimum transparency per Building Type is required.
 - (b) If enclosed, a minimum of 40% of the enclosed porch shall be comprised of highly transparent, low reflectance windows.
- (2) Porch Size. The porch shall be a minimum of five feet deep and eight feet wide.
- (3) Elevation. Porch elevation shall be located a maximum of 2'-6" above the sidewalk without a visible basement and a maximum of 4'-6" above the sidewalk with a visible basement.
- (4) Visible Basement. A visible basement is permitted.
- (5) Height. Porch may be two stories to provide a balcony on the second floor.
- (6) Entrance. All entries shall be located off a porch.

6. Vestibule Entrance Type.

A vestibule is a interior lobby space that serves as a common entry to multiple units.

7. Porte Cochere Entrance Type.

A porte cochere is an exterior entry that encompasses a driveway for cars not on the principal street and is attached to a vestibule or lobby. It may be above or below ground. Refer to Figure 5.9 (5).

- (1) Transparency. Per building type
- (2) Porte cochere. Porte Cocheres along all street types, except parking connectors or parking grids shall be designed to accommodate no more than 5 vehicles.
- (3) Elevation. Shall be at grade shall accommodate ADA access.
- (4) Visible Basement. None.

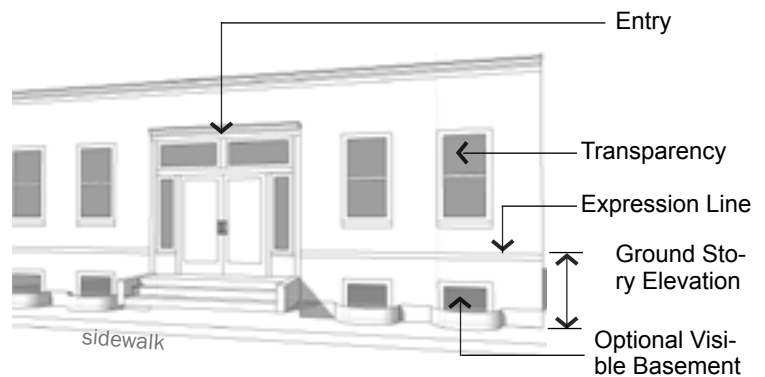


Figure 5.9 (3). Stoop Entrance Type

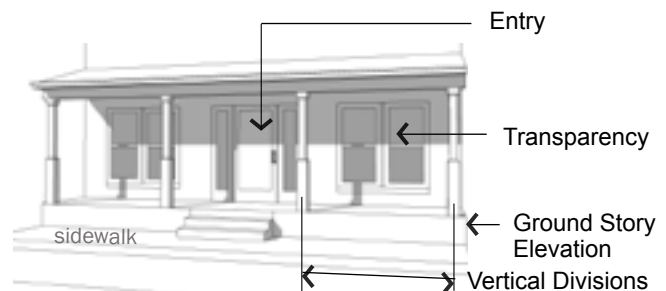


Figure 5.9 (4). Porch Entrance Type



Figure 5.9 (5). Porte Cochere Entrance Type

- (5) Height. 25' maximum.
- (6) Entrance. Lobby or vestibule entrance shall be located adjacent to or within the porte cochere. A courtyard style porte cochere is acceptable and does not require a lobby.
- (7) Pavement. Asphalt is prohibited for use under porte cocheres and on approaches serving porte cocheres. An alternative paving material, including but not limited to concrete or brick pavers or stained and stamped concrete, or the equivalent, shall be used.
- (8) Maximum Depth. Measured from back of the curb on street to building facade is 35 feet, including the pedestrian zone.
- (9) Pedestrian Zone. Must be included at back of curb on public right-of-way.

5.0 BUILDING TYPES

5.10 Roof Types.

Roof type standards apply to the roof and cap of all Building Types as defined in this Section. Refer to the Building Type Table Requirements, Sections 5.3 through 5.7.

1. General Provisions.

The following provisions apply to all roof types.

- (1) Intent. To guide the design of the caps of all buildings.
- (2) Applicability. All buildings shall meet the requirements of one of the roof types permitted for the Building Type.
- (3) Measuring Height. Refer to Section 5.2.2 for information on measuring building height.
- (4) Other Roof Types. Other building caps not listed as a specific type may be made by a request to the Land Use Authority with the following requirements:
 - (a) The roof type shall not create additional occupied space beyond that permitted by the Building Type, except for private open space.
 - (b) The shape of the Roof Type shall be significantly different from those defined in this section 5.10 Roof Types, i.e. a dome, spire, vault.
- (5) Solar panels are permitted for all roof types.
- (6) Appearance. Roofs shall provide an attractive appearance considering that they may be viewed from above as a fifth facade. Equipment projections and access towers must be set back a minimum of 10 feet from the edge of the roof.

2. Parapet Roof Type.

A parapet is a low wall projecting above a building's roof along the perimeter of the building. It can be utilized with a flat or low pitched roof and also serves to limit the view of roof-top mechanical systems from the street. Refer to Figure 5.10 (1).

- (1) Parapet Height. Height is measured from the top of the upper story to the top of the parapet.
 - (a) Minimum height is two feet with a maximum height of six feet.
 - (b) The parapet shall be high enough to screen the roof and any roof appurtenances from view of the street(s).
- (2) Horizontal Expression Lines. An expression line shall define the parapet from the upper stories of the building and shall also define the top of the cap.
- (3) Occupied Space. Occupied space shall not be incorporated behind this roof type.

3. Pitched Roof Type.

This roof type has a sloped or pitched roof. Slope is measured with the vertical rise divided by the horizontal span or run. Refer to Figure 5.10 (2).

- (1) Pitch Measure. The roof may not be sloped less than a 4:12 (rise/run) or more than 6:12.

- (a) Slopes less than 4:12 are permitted to occur on second story or higher roofs. Refer to Figure 5.10 (2).
- (2) Configurations.
 - (a) Hipped, gabled, and combination of hips and gables with or without dormers are permitted.
 - (b) Butterfly roofs (inverted gable roof) are permitted with a maximum height of eight feet, inclusive of overhang.
 - (c) Gambrel and mansard roofs are not permitted.
- (3) Parallel Ridge Line. A gabled end or perpendicular ridge line shall occur at least every 100 feet of roof when the ridge line runs parallel to the front lot line. Refer to Figure 5.10 (3).

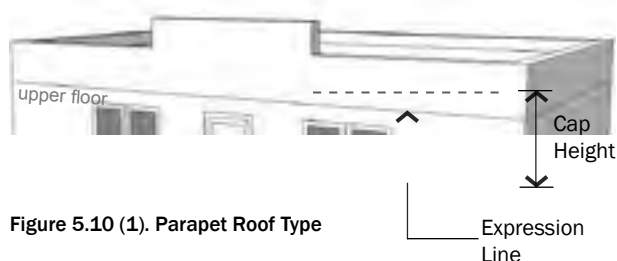


Figure 5.10 (1). Parapet Roof Type

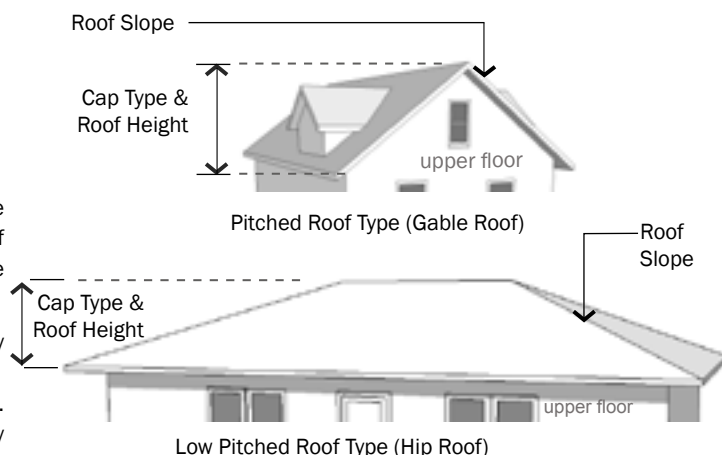


Figure 5.10 (2). Pitched Roof Type

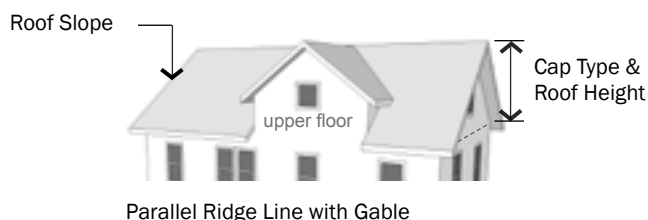


Figure 5.10 (3). Parallel Ridge Line

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- (4) **Roof Height.** Roofs without occupied space and/or dormers shall have a maximum height on street-facing facades equal to the maximum floor height permitted for the Building Type.
- (5) **Occupied Space.** Occupied space may be incorporated behind this roof type.

4. Flat Roof Type.

This roof type has a flat roof with or without overhanging eaves. Refer to Figure 5.10 (5).

- (1) **Configuration.** Roofs with no visible slope are acceptable. Eaves are required on all street facing facades.
- (2) **Eave Depth.** Eave depth is measured from the building facade to the outside edge of the eave. Eaves shall have a depth of at least 14 inches.
- (3) **Eave Thickness.** Eave thickness is measured at the outside edge of the eave, from the bottom of the eave to the top of the eave. Eaves shall be a minimum of eight inches thick.
- (4) **Interrupting Vertical Walls.** Vertical walls may interrupt the eave and extend above the top of the eave with no discernible cap.
 - (a) No more than one-half of the front facade can consist of an interrupting vertical wall.
 - (b) Vertical walls shall extend no more than four feet above the top of the eave.
- (5) **Occupied Space.** Occupied space shall not be incorporated behind this roof type.

5. Towers.

A tower is a rectilinear or cylindrical, vertical element, that must be used with other roof types; towers are only allowed on public frontage intersections. Refer to Figure 5.10 (5).

- (1) A stair tower used for emergency and roof access is exempt from this limit.
- (2) **Quantity.** All Building Types, with the exception of the Civic Building, are limited to one tower per building.
- (3) **Tower Height.** Maximum height, measured from the top of the parapet or eave to the top of the tower, is the equivalent of the height of one upper floor of the building to which the tower is applied.
- (4) **Tower Width.** Maximum width along all facades is one-third the width of the front facade or 30 feet, whichever is less.
- (5) **Horizontal Expression Lines.** An expression line shall define the tower from the upper stories, except on single family or attached house residential Building Types.
- (6) **Occupied Space.** Towers may be occupied by the same uses allowed in upper stories of the Building Type to which it is applied.
- (7) **Application.** May be combined with all other roof types.
- (8) **Tower Cap.** The tower may be capped by the parapet, pitched, low pitched, or flat roof types, or the spire may cap the tower.



Figure 5.10 (4). Flat Roof Type

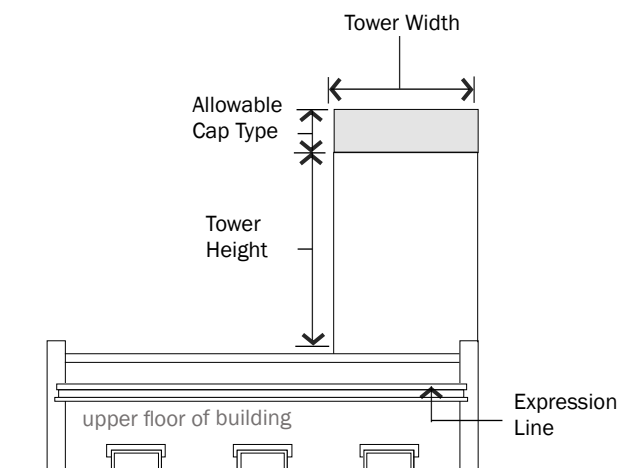


Figure 5.10 (5). Tower

5.0 BUILDING TYPES

5.11 Additional Design Standards.

The following outlines the Downtown South Salt Lake District design standards that affect a building's appearance and quality. They improve the physical quality of buildings, enhance the pedestrian experience, protect the character of the neighborhood, create visual interest, and contribute to its sense of place.

1. Materials and Color.

- (1) Primary Facade Materials. A minimum of 80% of each facade shall be constructed of primary materials. For facades over 100 square feet, more than one material shall be used to meet the 80% requirement.
 - (a) Permitted primary building materials include high quality, durable, natural materials, such as stone, brick; wood lap siding; fiber cement board lapped, shingled, or panel siding; glass. On Townhome style buildings, up to 40% of an exterior façade may be stucco. Other high quality synthetic materials

may be approved during the site plan process with an approved sample and examples of successful, high quality local installations. Refer to Figure 5.11 (1).

- (2) Secondary Facade Materials. Secondary materials are limited to details and accents and include gypsum reinforced fiber concrete for trim and cornice elements; metal for beams, lintels, trim, and ornamentation, and exterior architectural metal panels and cladding.
 - (a) Exterior Insulation and Finishing Systems (EIFS) is permitted for trim only or on upper floor facades, up to 20% of total.
 - (b) The Design Review committee may make a recommendation to the Land Use Authority to accept materials not covered in this Chapter or to modify the exterior materials and colors requirements.
- (3) Roof Materials. Acceptable roof materials include 300 pound or better, dimensional asphalt composite shingles, wood shingles and shakes, metal tiles or standing seam, slate, and ceramic tile. "Engineered" wood or slate may be approved during the site plan process with an approved sample and examples of successful, high quality local installations. Membrane roofs are acceptable for flat rooms with no surface visible from the street. Refer to Figure 5.11 (2).



Primary Materials: Brick



Primary Materials: Stone



Primary Materials: Painted Wood

Figure 5.11 (1). Primary Materials.



Roof Materials: Asphalt Composite Shingles



Roof Materials: Ceramic Tile

Figure 5.11 (2). Roof Materials.

5.0 BUILDING TYPES

- (4) Color. Main building colors shall be complementary to existing building stock.
- (5) Appropriate Grade of Materials. Commercial quality doors, windows, and hardware shall be used on all Building Types with the exception of the Townhome. Refer to Figure 5.11 (3).
- (6) Not allowed materials list: vinyl or aluminum siding, highly reflective metal, mirrored windows, plain cement block.

2. Windows, Awnings, and Shutters.

- (1) Windows. Transparency requirements vary by Building Type.
- (2) Awnings. All awnings shall be canvas or metal. Plastic awnings are not permitted. Awning types and colors for each building face shall be coordinated. Awnings shall provide a minimum of a 9 foot clearance above the sidewalk. Refer to Figure 5.11 (4).
- (3) Shutters. If installed, shutters, whether functional or not, shall be sized for the windows. If closed, the shutters shall not be too small for complete coverage of the window. Shutters shall be wood or metal. "Engineered" wood may be approved during the site plan process with an approved sample and examples of successful, high quality local installations.



Prohibited: Residential Grade Doors on Commercial Buildings.



Permitted: Commercial Grade Doors & Windows on Commercial Buildings

Figure 5.11 (3). Commercial Grade Doors & Windows.



Prohibited Awnings: Plastic



Permitted Awnings: Metal



Permitted Awnings: Canvas

Figure 5.11 (4). Awnings.

5.0 BUILDING TYPES

3. Corner Treatments.

When a building is located on an street frontage intersection:

(1) Corner plaza. The setback requirements of this chapter will create a triangular corner plaza defined as a clear area at the intersection of the corner property lines. Corner plazas shall meet the requirements outlined in 6.3 Plazas and meet the Corner Build-to-Zones for each Building Type. In addition, they shall meet the Downtown Streetscape Handbook or meet the S-Line Urban Design standards if adjacent to the streetcar corridor. Refer to Figure 5.11 (5).

(2) Architecture. Corner entries are encouraged.

4. Balconies.

Balconies are a desirable building feature and amenity. They increase the area of living spaces, provide individual outdoor space, allow more

light and air into buildings, promote eyes on the street, and variety to architecture. Balconies may be counted toward Open Space if they meet the requirements of 6.7 Individual Open Space.

5. Building Variety

Building design shall vary between vertical facade divisions, where required per the Building Types, and from abutting buildings by the type of dominant material or color, scale, or orientation of that material and at least two of the following. Refer to Figure 5.11 (7) for an illustration of this requirement.

- (1) The proportion of recesses and projections.
- (2) The location of the entrance and window placement, unless storefronts are utilized.
- (3) Roof type, plane, or material, unless otherwise stated in the Building Type requirements.

6. Drive-through Structures.

Drive-through structures or canopies, where permitted, shall be located on the rear facade of the building or in the rear of the lot behind the building, where permitted by use. The structure shall not be visible from any street or shall be set back a minimum of 30' from property lines.

7. Meters and Equipment Placement.

Equipment shall be screened from view and not located on a public frontage.

8. Waste Containers.

Waste Containers shall be located out of public view and screened with landscaping and/or a structure that is compatible with the theme of the adjacent building. Specific requirements for waste containers can be found in 7.7 of this code. All requirements of the South Salt Lake City Municipal Code pertaining to waste containers shall apply.

9. Solar Access Requirements.

As part of the site plan review, a developer shall include a shadow study of the proposed development for equinox, summer solstice and winter solstice.



Figure 5.11 (5). Corner Treatment Example.



Figure 5.11 (6). Balconies.



Figure 5.11 (7). Building Variety.

5.0 BUILDING TYPES

9. Residential Development Requirements.

- (1) Residential rental developments shall include:
 - (a) Visitability features for at least 10% of units, including no-step entries, ADA restrooms and accessible controls.
 - (b) In order to mitigate the impacts of near-road air pollution, all residential developments within 500' of a highway or arterial must be served by air filtration systems with a minimum efficiency reporting value (MERV) rating of 13, or an equivalent mitigation measure to be proposed by the developer and approved by the Land Use Authority.

10. Building Amenities.

All buildings must include a mix of amenities to ensure quality of development and quality of life for tenants. Developers may propose, for credit, alternative amenities in any category as part of a site plan review, subject to final approval by the Land Use Authority.

Refer to Table 5.12 (1).

Table 5.12 (1) Amenity Requirements

Building Features	(minimum)	Tenant Amenities	(minimum)	Green Building ¹	(minimum)
Storefront:	3	Storefront:	4	Storefront:	4
Urban Style:	6	Urban Style:	5	Urban Style:	4
Townhome:	2	Townhome (per development):	4	Townhome:	2
Civic:	3	Civic:	4	Civic:	4
Parking Structure:	1	Parking Structure:	1	Parking Structure:	2
Adaptive Reuse:	1	Adaptive Reuse:	0	Adaptive Reuse:	2
1. Main floor retail space above requirement (one credit for additional 5%. No more than one credit can be earned)		1. Lobby (at least 500 sf. No more than one credit can be earned)		1. Installation of renewable energy source (PV panels, wind, geothermal, other) to provide at least 20% of estimated energy demand	
2. First floor café/eatery		2. Interior social area, such as kitchen, media room, or event room		2. Design and install required connection for future PB or solar hot water in the future	
3. Rooftop/stepback terrace (location must be on street frontage and no higher than the first 3 floors)		3. Indoor Fitness room		3. Implementation of green infrastructure strategies to reduce storm water discharge below maximum levels allowed by the City Engineer	
4. Design that allows solar access onto adjacent open spaces		4. Outdoor dining patio		4. Certification of use of 50% local materials (extracted and manufactured within 500 miles)	
5. 35% upper story transparency		5. Secure bike storage and changing facilities		5. Certification of use of 50% hazard free or recycled materials	
6. The installation of a public art amenity along a street-facing façade or in a lobby area that is visible from the street		6. Sport Court		6. Tankless water systems in all units	
7. Open Space above requirement (one credit for additional 5%. No more than one credit can be earned)		7. Enclosed storage units		7. Recycling program as a part of a rental agreement or HOA	
8. Upgraded floor coverings in place of carpet		8. Community room open for regularly scheduled public programming (such as youth or senior activities)		8. Electric car charging plugs or stations for at least 5% of all project parking	
9. Solid doors serving all main entrances, bedrooms, and bathrooms in unit		9. Pool (at least 400 sf)		9. Bike share station	
10. Washer and dryer in every unit		10. Hot tub		10. Green roof	
11. Full-time on site management		11. Community garden		11. Utilization of water reclamation strategies	
		12. Sound attenuation provided by the following Sound Transmission Class (STC), Impact Insulation Class (IIC) or equivalent:		12. Utilization of passive solar to reduce energy consumption	
		(a) wall assemblies shall have a minimum rating of 55 STC		13. Utilization of daylighting for interior common and private spaces	
		(b) floor/ceiling assemblies shall have a minimum rating of 50 STC		14. Water efficient fixtures	
		(c) separating floor/ceiling assemblies shall have a minimum rating of 50 IIC		15. Smart metering/building management	

Notes:

¹ To gain credit for the performance standards outlined, the building shall meet the specifications for that standard, as established by LEED, Enterprise Green Building, Green Globes, Advanced Building Institute, or another third-party building sustainability certification system

6.0 OPEN SPACE TYPES

6.1 Introduction.

1. Intent.

Open space is an essential amenity in a walkable, urban setting. Within this district, the primary open space corridor will be the S-Line Greenway with additional public spaces that tie into or align with this corridor. Adjacent properties should be designed to expand on corridor features to create a larger open space, activate the space and beautify the space. Courtyards, plazas and private open spaces that open up into the corridor are encouraged.

Open space should also be incorporated into all public buildings, within shopping centers, and civic spaces to make it fitting for an urban area. Areas to sit, eat, meet, relax and people watch should be incorporated.

Streets should also be considered an open space opportunity. High quality design of the vehicular and pedestrian realm will add to the image and experience of downtown. Streets can also be occasionally closed to create an event or festival space. Gateways into the downtown along major corners and intersection are identified and are priority spaces for signage, art, plazas and landscaping.

Temporary open spaces are encouraged as a transitional solution to redevelopment. Adaptive use of sites may include uses such as community gardens, plazas, transitional retail like food trucks or pop-up parks.

2. General Requirements.

All building types must meet the designated open space requirement. Refer to table 6.1 (1). All open spaces shall meet the following requirements.

- (1) All open space provided within any subdistrict development shall comply with one of the Open Space Types defined by 6.2 through 6.9.
- (2) Access. All Open Space types shall provide public access from a vehicular or pedestrian right-of-way.
- (3) Fencing. Open Space Types may incorporate fencing provided that the following requirements are met. Fencing requirements may be adjusted for safety for rooftop open space.
 - (a) Height. Fencing shall be a maximum height of 36 inches, unless approved by the Land Use Authority for such circumstances as proximity to railroad right-of-way and use around swimming pools, ball fields, and ball courts.
 - (b) Level of Opacity. Fence opacity shall be no greater than 30%. Landscaping is exempt from this opacity requirement.
 - (c) Type. Chain-link fencing is not permitted, with the exception of dedicated sports field or court fencing approved by the Land Use Authority.
 - (d) Spacing of Openings. Openings or gates shall be provided on every street face at a minimum of every 150 feet.
 - (e) Fencing for rooftop open spaces may be adjusted for security needs.
- (4) Lighting. Lighting must meet minimum Illuminating Engineering Society safety standards. Applicant must provide lighting illumination calculation.

Table 6.1 (1) Open Space Requirements

Building Types		Station District	Greenway	Mixed Use	Retail Destination
	Storefront	5%	5%	5%	5%
	Urban Style	20%	20%	20%	20%
	Townhome	20%	20%	20%	20%
	Civic	20%	20%	20%	20%
	Parking Structure	0%	0%	0%	0%
	Adaptive Reuse	5% ¹	5% ¹	5% ¹	5% ¹

Notes:

¹ or the maximum allowed given site conditions

- (5) Outdoor dining. Outdoor dining is encouraged in open space. Outdoor dining areas must provide pedestrian clearance of 6' and are subject to all applicable federal, state, and local requirements.
- (6) Ownership. Open Space Types may either be publicly or privately owned.
- (7) Parking Requirements. Parking shall not be required for an Open Space Type, unless a use other than open space is determined by the Land Use Authority.
- (8) Continuity. Connections to existing or planned trails or open space types shall be made when the Open Space abuts the S-Line Corridor, Parley's Trail or other civic open space type.
- (9) Clearzones. Minimum 6 feet pedestrian clearance around furnishings and merchandising.

3. Definition of Requirements.

The following further explains or defines the requirements included in Tables 6.2 (1) through 6.8 (1) for each Open Space Type. Refer to each table for the specific requirements of each Open Space Type.

- (1) Dimensions.
 - (a) Minimum Size. The minimum size of the Open Space Type is measured within the parcel lines of the property.
 - (b) Maximum Size. The maximum size of the Open Space Type is measured within the parcel lines of the property.
 - (c) Minimum Dimension. The minimum length or width of the Open Space Type, as measured along the longest two straight lines intersecting at a right angle defining the maximum length and width of the lot. Refer to Figure 6.1 (1).
 - (d) Minimum Access/Exposure. Percentage of open space open to adjacent frontage or public right of way. Access refers to required number or frequency of pedestrian or user entrances.

6.0 OPEN SPACE TYPES

The minimum percentage of the civic open space perimeter, as measured along the outer parcel line, that shall be located directly adjacent to a vehicular right-of-way, excluding alley frontage. This requirement provides access and visibility to the Open Space.

- (2) **Adjacent Parcels.** Parcels directly adjacent to as well as directly across the street from an Open Space Type.
 - (a) **Frontage Orientation of Adjacent Parcels.** The preferred orientation of the adjacent parcels' frontages is to the civic open space. Front, corner side, side, and rear refers to the property line either adjacent to the Open Space or facing the Open Space across the street.
- (3) **Improvements.** The following types of development and improvements may be permitted on an Open Space Type.
 - (a) **Structures Permitted.**
 - (i) Fully enclosed structures may include such uses as park offices, maintenance sheds, community centers, and restrooms.
 - (ii) **Semi-Enclosed Structures.** Open-air structures, such as gazebos, are permitted in all open space types.
 - (iii) All structures in open spaces shall be compatible with adjacent buildings in terms of massing and materials.
 - (b) **Impervious and Semi-Pervious Surface Permitted.** Impervious and semi-pervious surfaces shall not exceed the maximum percentages given by each open space type. The permitted amount of semi-pervious in addition to impervious surface coverage is provided separately to allow additional semi-pervious surface, to improve stronger retention in parking facilities, driveways, sidewalks, paths, and structures as permitted.
 - (c) **Lighting.**
 - (d) **Seating.**
 - (e) **Landscaping.**
 - (f) **Bicycle Facilities.**

4. Stormwater in Open Space Types.

Stormwater management practices, such as storage and retention facilities, may be integrated into Open Space and utilized to meet stormwater requirements for surrounding parcels.

- (1) **Stormwater Features.** Stormwater features in civic open space may be designed as formal or natural amenities with additional uses other than stormwater management, such as an amphitheater, sports field, or a pond or pool as part of the landscape design. Stormwater features shall not be fenced and shall not impede public use of the land they occupy.
- (2) **Qualified Professional.** A qualified design professional, such as a landscape architect or certified landscape designer, shall be utilized to incorporate stormwater features into the design of the civic open spaces in a manner that maximizes benefit to people and natural systems.



Figure 6.1 (1). Examples of Measuring the Minimum Dimension of Open Space Types.



Figure 6.1 (2). Park Pond/Stormwater Storage.

6.0 OPEN SPACE TYPES

6.2 Transit Greenway.

1. Intent.

To build a greenway as network to offer parks and recreation in the Downtown. The Transit Greenway includes a walking and biking path, landscaping, public art, and unique experiences. There are also opportunities for trails and greenways along the Streetcar and TRAX lines. Open space on private property adjacent to transit that supports public access and/or enjoyment is encouraged. Activities in the entire corridor include walking, biking, recreation, socializing, and relaxing. Additional new amenities must support the UTA safety guidelines and regulations for safe streetcar operations.

Enhancement of open space within required setbacks with landscaping, street furnishings and pathways adjacent to the corridor, but within required property setbacks, is encouraged. Landscaping that enhances the overall corridor, such as shade trees and screening, is encouraged. Improvements should enhance pedestrian connections to the corridor, create a safer environment by adding “eyes on the corridor” and support building designs that open onto the S-Line and TRAX corridors.

2. General Requirements.

Transit Greenway open space on the Streetcar corridor must also meet the S-Line Urban Design Standards. The greenway is a part of the Transit Corridor street type for the S-Line and TRAX corridors. All other greenways shall meet the requirements of the Downtown Streetscape Handbook.

Transit Greenway Requirements

(1) Dimensions

Minimum Size (acres)	None
Maximum Size (acres)	None
Minimum Dimension (feet)	20' wide
Minimum Access/Exposure	100% of total length of transit frontage
Clear Zones	6' minimum pedestrian clear zone maintained around outdoor furnishings/merchandising

(2) Adjacent Parcels

Permitted Subdistricts	All
Frontage Orientation of Adjacent Parcels	Front onto the open space

(3) Improvements

Structures Permitted	Not Permitted
Impervious/Semi-Pervious Surface	40% minimum 80% + 10% maximum
Lighting	Required
Seating	1 per 300 square feet
Trees	1 small-medium shade tree per 20' or 1 large shade tree per 30'
Landscaping	50% live plant material in planter areas
Bicycle facilities	1 bike rack slot per 100'



Figure 6.2 (1). Transit Greenway layout.



Figure 6.2 (2). Greenway Example.

6.0 OPEN SPACE TYPES

6.3 Plazas.

1. Intent.

To provide small-scale outdoor space for civic, social and commercial purposes. Plazas on corners highlight the streetscape. The space may also include pedestrian and building access routes. Activities may include meeting, relaxing, performance, casual workspace, outdoor dining. Plazas may also accommodate transit stations, bike facilities, food vendors, events, and performance. Plazas may be publicly or privately owned.

The Plaza may contain a greater amount of impervious coverage than any other Open Space Type. Surfacing shall be brick or concrete pavers or stamped and colored concrete and include street furniture seating for at least 4 persons. Special features such as fountains, public art, game tables, accent lighting are encouraged.



Figure 6.3 (1). Typical Plaza Layout.



Figure 6.3 (1). Typical Plaza

Plaza Requirements

(1) Dimensions

Minimum Size (acres)	0.01
Maximum Size (acres)	None
Minimum Dimension (feet)	15' in one direction
Minimum Access/Exposure	50% of total plaza length open to the street or transit frontage.
Clear Zones	6' minimum pedestrian clear zone maintained around outdoor furnishings and merchandising

(2) Adjacent Parcels

Permitted Subdistricts	All
Frontage Orientation of Adjacent Parcels	Corner, corridor

(3) Improvements

Structures Permitted	Semi-enclosed permitted up to max of 10% of plaza space
Impervious/Semi-Pervious Surface	80% maximum
Lighting	Required, max 16' fixture height
Seating	1 per 300 square feet
Trees	1 per 500 square feet
Landscaping	50% live plant material in planter areas
Bicycle Facilities	1 bike rack slot per 1000 sq ft

6.0 OPEN SPACE TYPES

6.4 Park.

1. Intent.

To provide a natural outdoor space for active or passive recreation. Parks may be publicly or privately owned and access controlled. Activities may include playing field, playground, swimming pool, spa pool, vegetable gardens, barbecue, pavilion, and outdoor gathering areas. Parks may include events and programming. Parks should include a greater amount of pervious coverage and may serve the dual purpose of managing stormwater.

Park Requirements

(1) Dimensions

Minimum Size (acres)	0.05
Maximum Size (acres)	None
Minimum Dimension (feet)	50' in one direction
Minimum Access/Exposure	50% of total length of street or transit frontage; minimum two access points a minimum of 20' width
Clear Zones	6' minimum pedestrian clear zone maintained around outdoor furnishings/merchandising

(2) Adjacent Parcels

Permitted Subdistricts	All
Frontage Orientation of Adjacent Parcels	Front or Corner Side

(3) Improvements

Structures Permitted	Fully enclosed permitted for max of 10% of space
Impervious/Semi-Pervious Surface	30%+10% maximum
Lighting	Required, max 16' fixture height
Seating	1 per 300 square feet
Trees	1 per 500 square feet
Landscaping	50% live plant material in planter areas
Bicycle Facilities	1 bike rack per 1000 sq ft



Figure 6.4 (1). Typical Park Layout.

6.0 OPEN SPACE TYPES

6.5 Courtyard.

1. Intent.

To provide outdoor amenities and living space to property tenants. Activities may include playing field, playground, swimming pool, spa pool, rooftop garden, tot lot, vegetable gardens, barbecue, pavilion, and outdoor gathering areas. Courtyards are typically internal to a development and may be privately owned and access controlled, but are encouraged to be located adjacent to and opening onto a Transit Corridor where applicable. Courtyards may be publicly or privately owned.



Figure 6.5 (1). Typical Courtyard layout.



Figure 6.5 (1). Typical Courtyards.

Courtyard Requirements

(1) Dimensions	
Minimum Size (acres)	0.1
Maximum Size (acres)	1.5
Minimum Dimension (feet)	45' in one direction
Minimum Access/Exposure	50% of total length of street or transit frontage. Two access points minimum, 20' minimum width
Clear Zones	6' minimum pedestrian clear zone maintained around outdoor furnishings and merchandising
(2) Adjacent Parcels	
Permitted Subdistricts	All
Frontage Orientation of Adjacent Parcels	Side or Rear
(3) Improvements	
Sports Fields	Not permitted
Playgrounds Permitted	Permitted
Structures Permitted	Semi-enclosed permitted to max of 10% of space
Impervious/Semi-Pervious Surface	30% + 10% maximum
Lighting	Required, max 16' fixture height
Seating	1 per 300 square feet
Trees	1 per 500 square feet
Landscaping	50% live plant material in planter areas
Bicycle Facilities	1 per 1000 sq ft for ground level courtyards only



6.0 OPEN SPACE TYPES

6.6 Passageway.

1. Intent.

To provide mid-block access to public amenities and streets. These can connect pedestrians, bikes and non-motorized vehicles to streets, transit and trails. They should be safe, well-marked routes, and are encouraged to be open to the public wherever possible. These are also included in the street type Paseo, See Chapter 2.15.



Figure 6.6 (1). Passageway Examples.

Passageway Requirements	
(1) Dimensions	
Minimum Width	20'
Maximum Length	300'
Minimum Access/Exposure	Minimum of one entry or exit into public space or ROW every 200'
Clear Zones	6' minimum pedestrian clear zone maintained around outdoor furnishings and merchandising
(2) Adjacent Parcels	
Permitted Subdistricts	All
Frontage Orientation of Adjacent Parcels	NA
(3) Improvements	
Impervious/Semi-Pervious Surface	No maximum
Lighting	Required, max 16' fixture height
Seating	1 per 1000 square feet for passageways greater than 25' in width
Trees	1 per 1000 square feet for passageways greater than 25' in width
Landscaping	50% live plant material in planter areas

6.0 OPEN SPACE TYPES

6.7 Individual Open Space.

1. Intent.

To provide small, individual outdoor living space to tenants of a development. Individual open spaces include balconies, porches, stoops, front and back yards. Unfenced areas within setback spaces are not considered individual open spaces. These spaces have a minimum size requirement to encourage seating, eating and outdoor living.

The following applies in all locations where private balconies are incorporated into the facade design facing any street or parking lot, and where private porches or private patios are incorporated at the main floor level.

- (1) Connection to Building. Balconies that are not integral to the facade shall be independently secured and unconnected to other balconies.
- (2) Railings. May vary and may promote privacy within the balcony; railings do not have to be open.
- (3) Projection of Balconies. Balconies may be cantilevered for up to 2 feet; projection of up to 6 feet into the build-to-zone or setback is permitted.
- (4) Privacy. Railings, walls and landscape may extend up to 4' above sidewalk elevation to permit privacy of residential units at street level.
- (5) Balconies cannot be used for storage.

Individual Open Space Requirements

(1) Dimensions

Minimum Size	50 square feet (5 X10)
Maximum Size	None
Minimum Dimension (feet)	5' in each direction
Minimum Access/Exposure	None, orientation toward open space is encouraged
Clear Zones	6' minimum pedestrian clear zone maintained around outdoor furnishings and merchandising

(2) Adjacent Parcels

Permitted Subdistricts	All
Frontage Orientation of Adjacent Parcels	NA

(3) Improvements

Structures Permitted	Semi-enclosed permitted
Impervious/Semi-Pervious Surface	30% + 10% maximum
Lighting	None required
Seating	None required
Trees	1 tree per 250 sq ft
Landscaping	50% live plant material in planter areas



Figure 6.7 (1). Example of Livable Balconies.

6.0 OPEN SPACE TYPES

6.8 Rooftop Open Space.

1. Intent.

To provide building occupants with a shared gathering space, to use land efficiently, and to activate the street. Rooftop open space within the first three stories of the building may be counted as open space. Green roofs, or landscaped areas with no human access, may count as 50% of rooftop open space.

Structures on rooftops are subject to additional review.

Rooftop Open Space Requirements	
(1) Dimensions	
Minimum Size	500 square feet
Maximum Size	None
Minimum Dimension (feet)	20' in one direction
Minimum Access/Exposure	None, orientation toward open space is encouraged; orientation to south encouraged
Clear Zones	6' minimum pedestrian/exit route clear zone maintained around outdoor furnishings and merchandising
(2) Adjacent Parcels	
Permitted Subdistricts	All
Frontage Orientation of Adjacent Parcels	NA
(3) Improvements	
Structures Permitted	Semi-enclosed permitted. Fully enclosed permitted up to 10%
Lighting	Required
Seating	Required
Trees	Recommended
Landscaping	10% minimum planters



Figure 6.8 (1). Rooftop Open Space.

6.9 Active Streetscape.

1. Intent.

To provide space for additional public amenities, landscaping, or street activation elements. The space will provide primarily landscaped active or passive recreation and gathering space for residents and tenants, and to add open space to the overall neighborhood. Active streetscapes require additional improvement to the street buffer zone. Active streetscape square footage above the minimum required setback area may be counted toward open space requirements.

Active Streetscape Requirements	
(1) Dimensions	
Minimum Width	None
Maximum Length	None
Minimum Access/Exposure	100% of width of frontage
Clear Zones	6' pedestrian clear zones must be maintained around outdoor furnishings
(2) Adjacent Parcels	
Permitted Subdistricts	All
Frontage Orientation of Adjacent Parcels	NA
(3) Improvements	
Impervious/Semi-Pervious Surface	No maximum
Lighting	Required as part of streetscape
Seating	1 per 300 square feet as part of streetscape
Trees	1 small shade tree per 20' or one large shade tree per 30' as part of streetscape
Landscaping	50% live plant material in planter areas as part of streetscape



Figure 6.9 (1). Active Streetscape.

See Title 17

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7.0 LANDSCAPE

7.1 Introduction.

1. Intent.

The landscape standards outlined in this section are designed to meet the following set of goals:

- (1) Create a greener, cleaner city.
- (2) To provide for a healthy, long-lived urban forest.
- (3) To improve the appearance of streets and create a buffer between pedestrian and vehicular travel lanes.
- (4) To increase the compatibility of adjacent uses and minimize the adverse impacts created by adjoining or neighboring uses.
- (5) To promote the prudent use of water and energy resources by achieving and maintaining sustainable, functional landscapes.
- (6) To shade large expanses of pavement and reduce the urban heat island effect.
- (7) To enhance the appearance and property values of the community.

2. General Requirements.

All areas not building, paving, or streetscape shall be landscaped. All landscape construction shall be constructed as detailed in the South Salt Lake Landscape Handbook.

Property owners are responsible for the maintenance of all required landscape on their property and in the adjacent public right of way. All areas not building or parking shall be landscaped.

3. Applicability.

- (1) General Compliance. Application of this section to existing uses shall occur with the following developments:
 - (a) Any development of new or significant improvements to existing parking lots, loading facilities, and driveways. Significant improvements include new driveways, new spaces, new medians, new loading facilities, or complete reorganization of the parking and aisles.
 - (b) Alteration to an existing principal or accessory structure that results in a change of 25% or more in the structure's gross floor area.
 - (c) When compliance is triggered for existing parking lots, landscape improvements shall take precedence over parking requirements.
- (2) Buffers. Landscape buffers are required according to the provisions in this section with the following exceptions:
 - (a) Shared Driveways. Buffers shall not be required along a property line where a curb cut or aisle is shared between two adjoining lots.
 - (b) Points of Access. Buffering is not required at driveways or other points of access to a lot.
- (3) Streetscape. Landscaping along streets is required as outlined in 2.0 Street Types.
- (4) Street Trees. Refer to section 2.0 Streets Types, and the South

Salt Lake Landscape Handbook for appropriate street tree specifications.

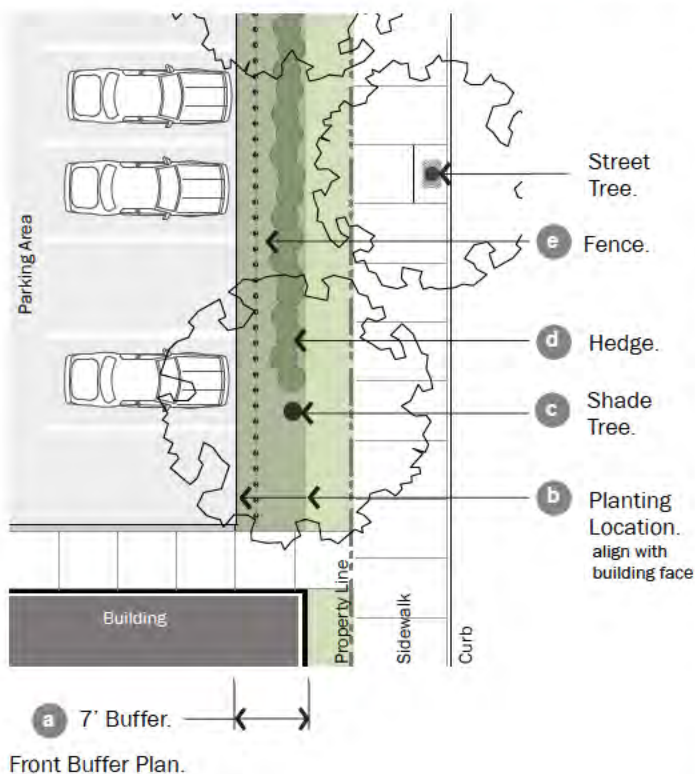
- (5) Transit Greenway. Landscaping along the S-Line and TRAX is required as outlined in 2.8 Transit Corridor and 6.8 Transit Greenway.
- (6) Temporary Uses. These provisions do not apply to temporary uses, unless determined otherwise by the Land Use Authority.
- (7) Unless otherwise specified in this chapter, all requirements of the South Salt Lake City Municipal Code pertaining to landscape requirements shall apply.

7.0 LANDSCAPE

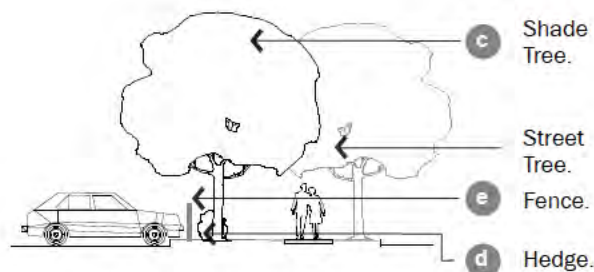
7.2 Parking Lot Buffer.

1. Intent & Applicability.

- (1) Intent. To lessen the visual impact of vehicular areas on public streets and on adjacent properties.
- (2) General Applicability. Applies to properties in all subdistricts where a vehicular area is located along a property line or adjacent to a right-of-way.
 - (a) All hard surfaced parking lots, including those for vehicle sales, with fourteen or more parking spaces shall provide landscaping in accordance with the provisions of this section.



Front Buffer Plan.



Front Buffer Section.

Figure 7.2 (1) Frontage Buffer Plan and Section.

7.2 Parking Lot Requirements

1. Buffer Depth & Location ¹

Depth	7'	a
Location on the Site	Between all property lines and parking area ²	b

2. Buffer Landscape Requirements

Uses & Materials	Uses and materials other than those indicated are prohibited in the buffer	
Shade Trees	Medium shade tree required at least every 20' or large tree required every 30'; Locate on the street side of the fence; Spacing should alternate with street trees	c
Hedge	Required continuous hedge on street side of fence, between shade trees & in front of vehicular areas	d
Hedge Composition	Individual shrubs with a minimum diameter of 24", spaced no more than 36" on center, height maintained no more than 36"	
Existing Vegetation	May be credited toward buffer area	

3. Fence (optional) e

Location	2' from back of curb of vehicular area	
Materials	Composites, steel, wood, or plastic composite wood alternative. Masonry columns (maximum width 2'6") and base (maximum 18" height) permitted. Chain-link not permitted.	
Minimum Height	3'	
Maximum Height	4'	
Colors	No bright or white colors	
Transparency	Minimum 70%	
Gate/Opening	One pedestrian gate permitted per street frontage; Opening width maximum 6'	

Notes:

¹ This screening requirement does not prohibit the installation of or provision for openings necessary for allowable access drives and walkways connecting to the public sidewalk.

² In front, corner, and rear yards (on a through lot), when the parking area is located adjacent to any building on the lot, the buffer must be located so that it aligns with or is behind the face of the adjacent building back to the vehicular area. The area between the buffer and the property line must be landscaped.

7.0 LANDSCAPE

7.3 Side & Rear Buffer.

1. Intent & Applicability.

- (1) Intent. To minimize the impact that the Retail Destination subdistrict may have on a neighboring district and to provide a transition between districts.
- (2) General Applicability. Applies to Retail Destination properties adjacent to any property within another district.

7.3 Side & Rear Buffer Requirements

1. Buffer Depth & Location¹

Depth	10'	a
Location on the Site	Locate buffers on more intensively zoned lot; Buffer is measured from side and rear property lines.	

2. Required Landscape Screen

Width	5' landscape screen in addition to any other buffer landscaping	b
Location	Directly adjacent to the rear or side property line	
Hedge or Fence	Continuous double row of shrubs required between shade trees; fences shall be opaque and not white.	c
Hedge Composition	Double row of individual shrubs with a minimum diameter of 24", spaced no more than 36" on center; Mature height in one year of 24"	
Shade Trees	Medium shade tree required at least every 20' or large tree required every 30'; Locate on the street side of the fence; Spacing should alternate with street trees	d

3. Buffer Landscape Requirements

Uses and Materials	Uses and materials other than those indicated are prohibited within the buffer
Tree Canopy Coverage	1 medium or large shade tree required per 100 square feet of buffer, excluding the area within the required landscape screen
Existing Vegetation	May be credited toward buffer area
Fence	Optional; same standards for frontage buffer 8' height maximum

Notes:

¹ Land Use Authority may reduce width of buffer, width of landscape screen, or location of landscape screen based on existing landscaping and topography.

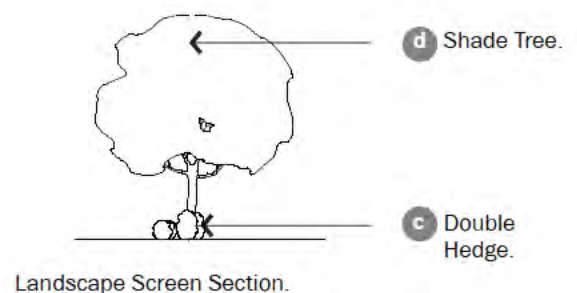
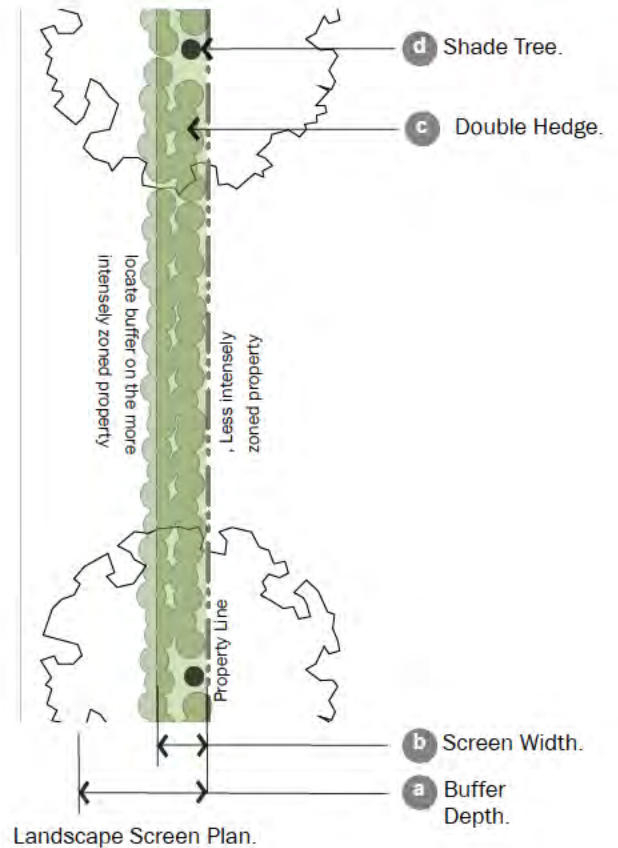


Figure 7.3 (1). Landscape Screen within Side & Rear Buffer.

7.0 LANDSCAPE

7.4 Active Frontage.

1. Intent & Applicability

- (1) Intent. To continue the street wall of adjacent facades; to create a high quality streetscape and interface between public and private space.
- (2) General Applicability. Applies to non-vehicular outdoor sites all in all Subdistricts. For vehicular areas, refer to the 7.2 Parking Lot Buffer.

7.4 Active Frontage Requirements

1. Frontage Location

Location on the Site	Required adjacent to dining patio or display area when abutting street wall
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2. Fence (Optional)

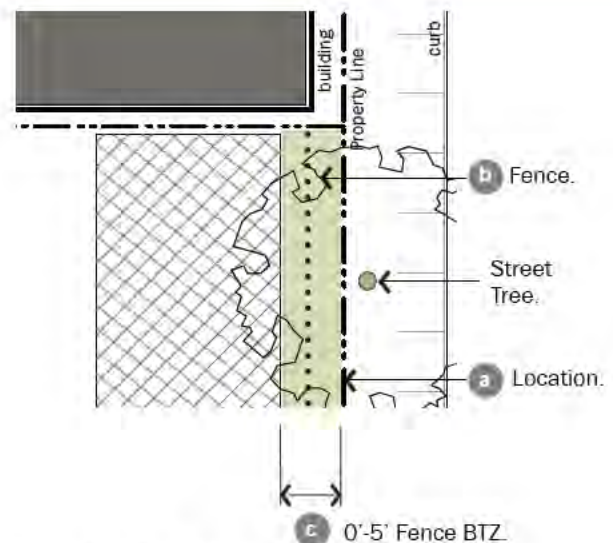
Location	Between 0' and 5' from the front and corner side property lines; Required only is mandated by Utah Department of Alcoholic Beverage Control or other authority	a b
Materials	Steel or colored PVC; Masonry base or columns permitted	c
Minimum Height	3'	
Maximum Height	4'	
Opacity	Minimum 30%; Maximum 60% ¹	
Gate/Opening	One gate permitted per street frontage; Opening width maximum 6'	

3. Landscape Requirements

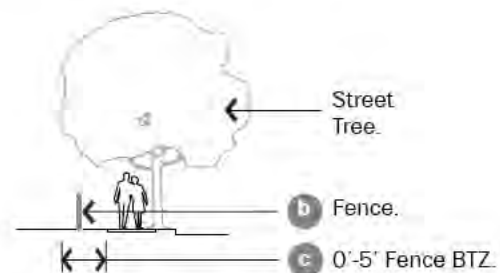
Trees	Required to keep line of street wall
Landscaping	10% of buffer area required to have live plants

Notes:

¹ Fence may be solid if 42" or less in height



Active Frontage Plan.



Active Frontage Section.

Figure 7.4 (1). Active Frontage.

7.0 LANDSCAPE

7.5 Interior Parking Lot Landscape.

1. Intent & Applicability.

- (1) Intent. To provide shade, minimize paving & associated stormwater runoff, and improve the appearance of parking lots.
- (2) General Applicability. All open-air, off-street parking lots in all subdistricts.
- (3) Other Internal Parking Lot Areas. Internal areas not dedicated to parking or drives shall be landscaped with a minimum of one medium or large shade tree for the first 150 square feet and one medium or large shade tree for every 650 square feet thereafter¹.
- (4) Existing Vegetation. Existing vegetation may be credited toward these requirements.
- (5) All landscaped islands are encouraged to accommodate stormwater runoff with slotted curbs, trench drains or similar.

7.5 Interior Parking Lot Landscape Requirements

1. Landscape Island Requirements

Required Island Locations	Terminal ends ² of free standing rows or bays of parking; After every ninth parking space for rows of parking greater than 8 spaces in length	a
Minimum Width	5'; Islands less than 15' must utilize structural soil under any paved surface within a tree's critical root zone; Islands under 9' shall provide for aeration	b
Required Trees Within Islands	Minimum of 1 medium or large shade tree per island	c

2. Landscape Median Requirements

Required Median Location	Required in each free-standing bay of parking along the length of the bay	d
Minimum Width	5'; Medians less than 15' wide must utilize structural soil under any paved surface within a tree's critical root zone	

3. Tree Requirements

Requirements per Parking Space ³	Each parking space must be located within 50' of a tree planted within parking lot interior Minimum of 1 shade tree must be planted within parking lot interior or within 4' of parking lot's edge for every 3 parking spaces
Tree Canopy Shade	Within 20 years of tree installation, 30% of the interior of the parking lot should be shaded by tree canopy. Refer to Table 7.5 (1) for calculation.

Notes:

¹ Parking lot interior is defined as the area dedicated to parking on a given parcel as measured from edge of pavement to edge of pavement.

² Freestanding rows or bays of parking are those not abutting the parking lot perimeter or building face, and may have a single or double row of parking.

³ Trees within a designated buffer area may not be utilized to meet these requirements

⁴ Small trees may be approved in cases of utility conflicts with existing utilities.

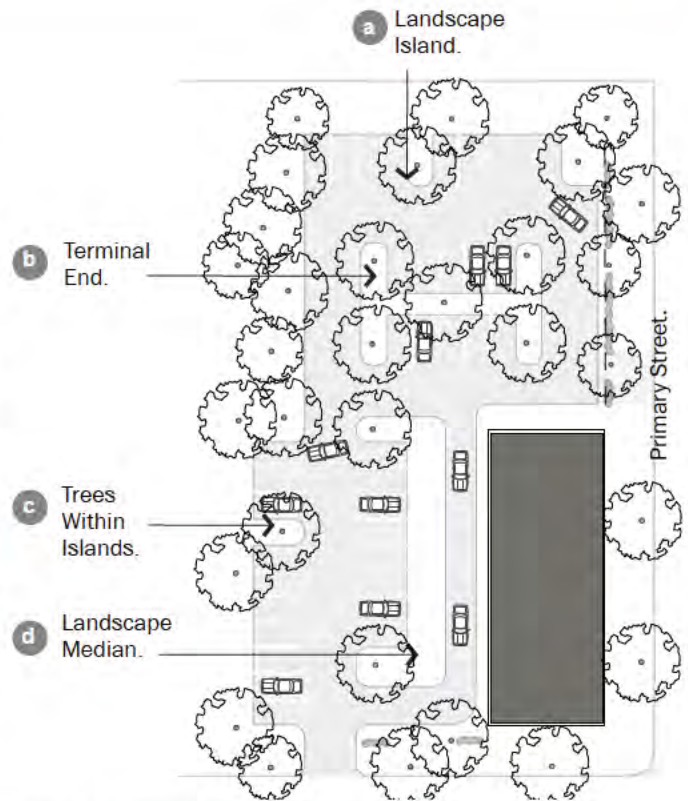


Figure 7.5 (1). Interior Parking Lot Landscaping.

Table 7.5 (1). Tree Canopy Calculation

Tree Size	Estimated Canopy at Maturity (sq ft)	Estimated Height at Maturity (ft)
Small ⁴	400	15'-25'
Medium	900	25'-40'
Large	1600	40'+

7.0 LANDSCAPE

7.6 Screening of Buildings.

1. Intent & Applicability.

- (1) Intent. To reduce the visibility of opaque walls and to create a more friendly pedestrian experience.
- (2) General Applicability. Any facade with under 50 percent transparency is required to include a minimum of 25 percent landscaping that screens the blank surface.

7.6 Screening of Buildings

1. Building Screening Requirements

Location on the Site	Required adjacent to walls with less than 50% transparency
Screen Wall Height	Height as approved by Land Use Authority to accomplish objective of the screen; minimum 8'
Landscape Requirement	Landscaping requirement applicable to all facades visible from any public right-of-way or any residential uses. Must provide coverage of 25% minimum
2. Landscape Requirements	
Trees	Required every 20' for medium trees of every 30' for large trees
Hedge Composition	Individual shrubs with a minimum diameter of 24", spaced no more than 36" on center, height maintained no more than 36"
Existing Vegetation	May be credited toward buffer area



Figure 7.6 (1). Screening of Buildings.

7.0 LANDSCAPE

7.7 Screening of Open Storage, Refuse Areas, and Utility Appurtenances.

1. Intent & Applicability.

- (1) Intent. To reduce the visibility of refuse areas, and utility appurtenances from public areas and adjacent properties.
- (2) General Applicability. All waste containers, open storage, refuse areas, and utility appurtenances in all subdistricts.

7.7 Screening of Open Storage, Refuse Areas, & Utility Appurtenances

1. Open Storage & Refuse Area Screening Requirements

Location on the Site	Not permitted in front or corner side yards	
Opaque Screen Wall ¹	Required around 3 sides of the dumpster and refuse area matching building exteriors or as approved by the Land Use Authority	a
Screen Wall Height	Height as approved by Land Use Authority to accomplish objective of the screen; minimum 6'	
Visible Openings	Openings visible from the public way or adjacent properties must be furnished with opaque gates	b
Landscape Requirement	If refuse area is located within larger paved area, such as a parking lot, landscape islands must be located on 3 sides of the area, with at least 1 medium or large shade tree in at least 1 of the landscape areas ²	c

2. Utility Appurtenance Screening Requirements

Large Private Mechanical Equipment	Equipment equal to or greater than 4' in height shall be fenced with opaque wood or brick-faced masonry on all sides facing a public street and/or the transit corridor
Small Private Mechanical Equipment	Equipment smaller than 4' in height shall have landscape screening and a shrub bed containing shrubs with a minimum 24" diameter spaced no more than 36" on center

Notes:

¹ Vertical structured barrier to visibility at all times such as a fence or wall

² This tree, if located within 50' of a parking space, may be utilized to meet the minimum shade requirements

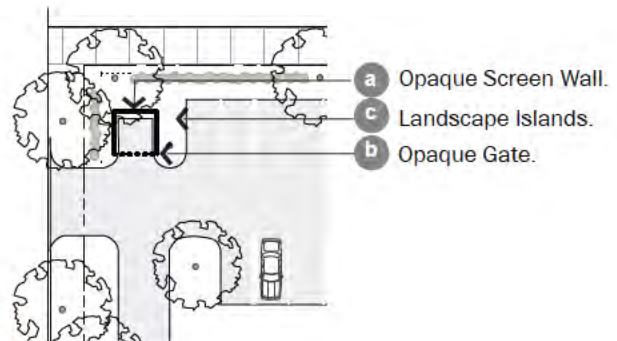


Figure 7.7 (1). Screening of Open Storage & Refuse Areas.



See Title 17

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8.0 PARKING

8.1 Introduction.

1. Intent.

Parking requirements are established to accomplish the following:

- (1) To ensure an appropriate level of vehicle parking and maximize its utilization.
- (2) To provide shared public parking on-street and in parking lots to serve visitor and patron needs.
- (3) To allow projects to match their parking to their tenant needs.
- (4) To support transit oriented development.
- (5) To improve walkability, bikeability, and alternative transportation.
- (6) To mitigate the impacts of parking lots on urban character and streetscape.

2. General Requirements.

Refer to the South Salt Lake Municipal Code for specific design requirements.

- (1) Parking is not allowed to occupy the corner in any district. Parking facilities shall not occupy ground story of a building or corner of property within 60' of street intersections.
- (2) Parking shall not predominate street frontages. In Station and Greenway subdistricts, all parking must be in the rear of buildings. In the Mixed Use subdistrict, one double-loaded aisle of visitor parking (maximum width of 72 feet), located perpendicular to a public street frontage, is permitted and is exempt from the front property line coverage (See Building Types).

In the Retail Destination subdistrict, parking shall not occupy more than 50% of a project's street frontage.
- (3) Surface parking lots with 50 stalls or more must be considered future development sites and be designed to facilitate this conversion. This includes designation of a Parking Grid (see Street Type 2.14)
- (4) All parking on frontages and property lines must be screened according to Chapter 7.0 Landscape.
- (5) Bicycle Parking. Refer to Title 17 of the South Salt Lake Municipal Code.

3. Applicability.

This section shall apply to all new developments and changes in use or intensity of use for existing development, in any subdistrict.

- (1) Damage or Destruction. Refer to the South Salt Lake Municipal Code. When applicable, any associated off-street parking spaces or loading facilities must be re-established based on the requirements of this section.
- (2) Site Plan Approval Required. Parking quantities, design, and layout shall be approved through the development application process and meet the standards of the current parking chapter with the following exception of parking standards as listed in Table 8.2 (1)

and 8.3 (1).

Parking in excess of these standards may be permitted in the Mixed Use, Station, and Retail Destination Districts, provided that the parking is entirely contained within a parking structure.

- (3) Unless otherwise stated in this chapter, all requirements of the South Salt Lake City Municipal Code pertaining to parking and access requirements shall apply.

8.0 PARKING

8.2 Residential Parking Requirements.

- (1) All Residential Uses have a parking requirement as listed in Table 8.2 (1).
- (2) Residential parking requirements may be adjusted using the Parking Rate Reductions as listed in Table 8.2 (2).
- (3) On-street parking may not be counted toward residential parking requirements.
- (4) Townhome developments with residential parking in an enclosed garage shall provide .25 stalls per unit for off-street visitor parking.

8.3 Commercial Parking Requirements.

- (1) All Commercial Uses (Civic, Retail, Service, Office & Industrial) have parking requirements as listed Table 8.3 (1).
- (2) All Commercial Uses must provide parking calculations as part of the Design Review Committee review. The Land Use Authority reserves the right to require a parking study and/or traffic impact study prior to approval.

8.4. Parking Wayfinding.

All public, patron and visitor parking shall be adequately signed to facilitate its use. Projects are required to provide this wayfinding and submit a plan for this as a part of the Design Review Committee review.

8.5 Stormwater Management in Parking Lots.

Incorporation of stormwater management best practices is recommended, such as incorporating drainage swales and slotted curbs in medians and islands in the Landscape Zone in parking lots. Final design shall meet City Engineering Requirements. See Figure 2.3 (4) for reference.

Table 8.2 (1). Residential Parking Requirement

	Station	Greenway	Mixed Use	Retail Destination
Residential (Studio - One Bedroom)	1 Stall per unit	1 Stall per unit	1 Stall per unit	1 Stall per unit
Residential (Two - Three Bedroom)	1.2 Stalls per unit	1.2 Stalls per unit	1.5 Stalls per unit	1.5 Stalls per unit
Lodging	1 Stall per Unit	1 Stall per Unit	1 Stall per Unit	1 Stall per Unit

Table 8.2 (2). Residential Parking Rate Reductions

Amenity	Recommended Reduction (stalls/unit)
Car Share (limit 1 car/100 units)	0.05
Unbundled Parking (100%)	0.1
Bike Share	0.05
Bike Lockers/Storage	0.05
Development Supplied Transit Passes	0.15
Senior Housing	0.2
Student Housing (< .25 miles from campus)	0.1

Source: Hales Engineering, 2014

Table 8.3 (1). Commercial Parking Requirement

	Station	Greenway	Mixed Use	Retail Destination
Civic	3 Stalls per 1000 SqFt	3 Stalls per 1000 SqFt	3 Stalls per 1000 SqFt	3 Stalls per 1000 SqFt
General Retail and Service	3 Stalls per 1000 SqFt	3 Stalls per 1000 SqFt	3 Stalls per 1000 SqFt	3 Stalls per 1000 SqFt
Neighborhood Retail and Service	2 Stalls per 1000 SqFt	2 Stalls per 1000 SqFt	2 Stalls per 1000 SqFt	2 Stalls per 1000 SqFt
Office	3 Stalls per 1000 SqFt	3 Stalls per 1000 SqFt	3 Stalls per 1000 SqFt	3 Stalls per 1000 SqFt

9.0 SIGNAGE TYPES

9.1 Introduction.

1. Intent.

This section seeks to enhance the economic and aesthetic appeal of the Downtown South Salt Lake Area through the reasonable, orderly, safe, and effective display of signage. Signage should contribute to the identity and brand of downtown.

2. General Requirements.

Compliance with the regulations outlined shall be attained under the following situations:

- (1) Newly Constructed or Reconstructed Signage. All new signs and structural improvements to existing signs.
- (2) Change in Use for Single Business Signage. For signage serving one business, whenever the existing use is changed to a new use resulting in a change in signage, including rewording.

3. Maximum Sign Area.

Unless otherwise specified, the total area of all permanent signage associated with any building in the Downtown South Salt Lake District shall be 15% of the area of the primary façade of any building.

4. Applicability.

These standards shall apply to signage in all subdistricts for non-residential uses only. Unless otherwise stated in this chapter, all requirements of Title 17 of the South Salt Lake City Municipal Code pertaining to sign requirements shall apply. Refer to the South Salt Lake City Sign Ordinance for permit processes, construction, design and maintenance standards.

5. Sign Location.

Unless otherwise specified, signs shall only be located within the boundaries of the lot and not in the right-of-way or on public property.

- (1) Certain Sign Types may extend beyond a property line into the right-of-way or public property with permission from the Land Use Authority and in accordance with the regulations outlined in Chapter 17.08 of the South Salt Lake City Municipal Code.
- (2) No sign shall be attached to a utility pole, traffic poles, tree, standpipe, gutter, or drain.
- (3) Signs shall be erected so as to permit free ingress to or egress from any door, window, the roof, or any other exit-way required by the building code or by fire department regulations.
- (4) No sign shall be erected or maintained in such a manner as to obstruct free and clear vision of, interfere with, or be confused with any authorized traffic sign, signal, or device, or where it may interfere with vehicle or train line-of-sight. See Title 17 of the South Salt Lake Municipal Code for clearance regulations.
- (5) Pedestrian Orientation. Signs oriented to the pedestrian realm are required for each entryway on a public street, the Transit Corridor, or a Passageway. These signs should be mounted at a comfortable height and be clear and legible from the close range at which a

pedestrian encounters the sign. The bottom edge of each sign should be within 14' of the ground plane, and shall not exceed a total of 25 square feet.

6. Illumination.

All signs shall be illuminated according to the following provisions unless otherwise stated.

- (1) Signs shall be illuminated only by steady, stationary light sources directed solely at the sign or internal to it, except as permitted for Electronic Message Boards for Marquee signs.
- (2) Individual letters or logos may be internally illuminated as permitted per each sign type; no other portion of the sign shall be internally illuminated.
- (3) When an external artificial light source is used to illuminate a sign, the lamp (or bulb) shall be located, shielded, and directed so as to not be visible from any public street or private residence.
 - (a) No receptacle or device housing a permitted light source which is attached to the sign itself shall extend more than 18 inches from the face of the Sign.
 - (b) If ground lighting is used to illuminate a sign, the receptacle or device should not extend more than 12 inches above ground and must be fully screened and housed.
- (4) The illumination of any sign, resulting from any internal or external artificial light source, shall not exceed 250 nits at the sign face during the day and 125 nits at the Sign face after sunset, with no light trespass onto adjacent property.

7. Computation.

The following standards apply to computing the area of signs by type and by building lot. Refer to the Sign Types 9.3-9.11 for more information.

- (1) Temporary signs and directional signs are not included in the maximum signage area calculations, unless otherwise specified.
- (2) Height for monument signs is measured from the average grade at the front property line to the top of the sign.
- (3) For the purposes of determining area, lot width or frontage is measured along the front property line.
 - (a) If the lot is a corner lot, the width shall be measured along the front yard.
 - (b) Building frontage is the width of the front facade of a building.

8. Temporary Signs.

The following standards apply to temporary signage.

- (1) Each use may be allowed one temporary A-frame sign.
- (2) Temporary signs shall not be located in the public ROW or clear view area.
- (3) Temporary sign exposure is limited to three 30 day periods.
- (4) Temporary signs shall not be used for long term or permanent advertising, and shall only be allowed for grand opening events, seasonal events, or other special events or promotions.

9.0 SIGNAGE TYPES

9.2 Sign Types.

1. Sign Type Requirements.

The following pertain to specific sign types detailed in this section.

- (1) Temporary Signs. A-Frame signs constructed of white plastic or wood and internally weighted are allowed. Such signs shall be no greater than eight square feet per side. One such sign is allowed per business and must be located outside of the public right of way.
- (2) Window Signs. Window Signs shall not count towards a lot's maximum permitted amount of signage. Refer to 9.9 Window Signs.
- (3) Signs Facing onto Parking Lots. One sign is permitted in addition to the maximum.
 - (a) Permitted Sign Types are a wall, projecting, or awning sign.
 - (b) Maximum sign area is 30 square feet.
 - (c) Permitted location is either the side or rear facade along a parking lot.
 - (d) If such signs face existing single family homes, they may not be illuminated.
- (4) Iconic Sign Elements. Iconic signs may be allowed at the discretion of the Land Use Authority if the lighting of the sign does not significantly impact adjacent neighbors and the sign helps to identify the Downtown South Salt Lake Area. Such signs shall comply with the following.
 - (a) Symbol or Logo Size. The symbol may not be larger than 8 feet in any direction, included in overall sign area and the surface area counts towards the Maximum Permitted Quantity of Signage per Lot.
 - (b) No moving parts or external illumination of the symbol may be provided.
 - (c) Text. The text component of the may not be more than 30% of the overall area of the sign.
- (5) Historic signs. Developers shall inventory historic signs as part of their site plan approval. Historic signs are encouraged to remain and be adapted for reuse, subject to approval by the Land Use Authority.



Figure 9.2 Historic Bowling Alley Sign

9.0 SIGNAGE TYPES

9.3 Wall Sign.

1. Intent.

Wall Signs, also known as flat, channel letter, or band signs, are mounted directly to the building face to which the sign is parallel. Refer to Figures 9.3 (1) and 9.3 (2).

2. Regulations.

Wall Signs shall be developed according to the standards in Table 9.3 (1).

- (1) Wall Signs shall not cover windows or other building openings.
- (2) Wall Signs shall not cover architectural building features, and shall be architecturally compatible with the building.
- (3) Painted Signs, a type of Wall Sign painted onto the building face displaying the business name or activity, may be permitted by the Land Use Authority, subject to the conditional use standards established for painted wall signs in the South Salt Lake City Municipal Code.
- (4) Nameplate signs indicate the name or occupation of the tenant. They shall be subject to all of the requirements of the Wall Sign type, 9.3, but shall be no larger than three square feet maximum per use.
- (5) No wall signs shall be permitted on any facade facing an existing single family residential zone, except for iconic sign elements as approved by the Land Use Authority, or parking lot signage as allowed in 9.2.1 (3).

3. Computation.

The area of a Wall Sign is calculated using the following information.

- (1) Wall Signs. Area is calculated by drawing the smallest possible square or rectangle around the largest letters and/or elements, as is illustrated in Figure 9.3 (2).
- (2) Painted Sign. Area is calculated by measuring the area of the smallest square or rectangle that can be drawn around all of the sign elements, including any painted background.

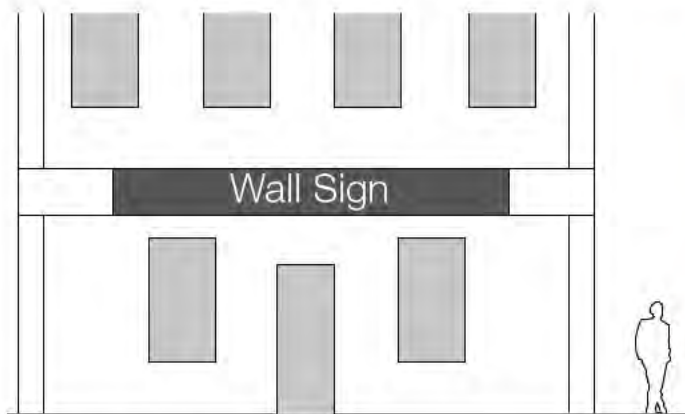


Figure 9.3 (1). Wall Sign.

Table 9.3 (1). Wall Sign Requirements

Permitted Districts	All subdistricts
Sign Area	15% of building frontage and 5% of non-frontage sides for Station Area Subdistrict, or 2 square feet per 1 linear foot of facade width with a maximum of 150 square feet per sign for other subdistricts; 3 square feet maximum per use for nameplate signs.
Height	3' maximum letter or element height
Location	Permitted on all facades facing a public ROW
Placement	1' maximum projection from building face
Quantity	1 per building frontage
Internal Illumination	Permitted for individual letters and logos
Materials	Solid wood, metal, masonry & neon glass; Plastic & synthetics permitted only as separate alphanumeric characters or logos



Figure 9.3 (2). Measuring Wall Signs.



Figure 9.3 (3). Wall Sign Example.



Figure 9.3 (4). Painted Wall Sign Example.

9.0 SIGNAGE TYPES

9.4 Projecting Sign.

1. Intent.

A Projecting Sign is attached to and projects from a building face or hangs from a support structure attached to the building face. Sign faces are typically perpendicular to the building face, but may be at an angle greater than 45 degrees from the facade. The sign may be vertically or horizontally oriented. Refer to Figure 9.4 (1).

2. Regulations.

Projecting Signs shall be developed according to the standards in Table 9.4 (1).

- (1) No projecting signs shall be permitted on any facade facing an existing single family residential zone, except for iconic sign elements as approved by the Land Use Authority.
- (2) Backlit box or cabinet signs are not permitted.

Table 9.4 (1). Projecting Sign Requirements

Permitted Districts	All subdistricts
Sign Area	1.5 sq ft of sign area for each 1' of linear building frontage
Height	8' maximum sign length, 10' minimum clearance to pedestrian realm required; 20' maximum height
Location	Permitted on all facades facing a public street or S-Line; Sign and structural supports shall not extend above the eave or parapet
Placement	Shall not project further than 3' from the building
Quantity	1 per tenant per building
Sign Separation	No projecting signs shall be located closer together than 25'
Internal Illumination	Permitted for individual letters and logos
Materials	Solid wood, metal, masonry & neon glass; Plastic & synthetics permitted only as separate alphanumeric characters or logos

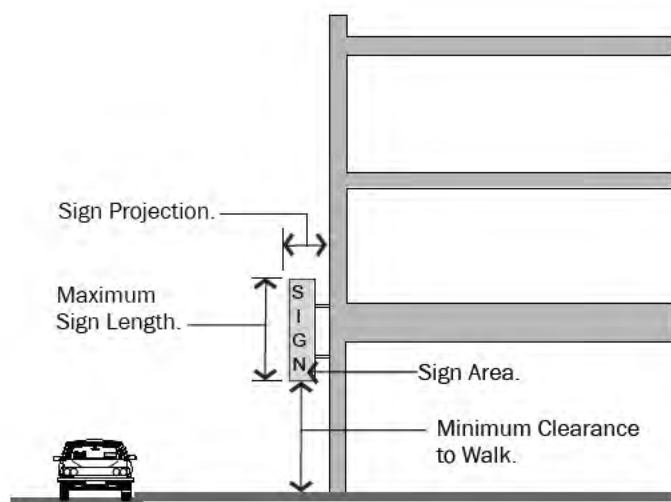


Figure 9.4 (1). Projecting Sign.



Figure 9.4 (2). Projecting Sign Example.

9.0 SIGNAGE TYPES

9.5 Projecting Marquee Sign.

1. Intent.

A Projecting Marquee Sign is a projecting sign designed to have changing messages and two to three sign faces. Refer to Figure 9.5 (1).

2. Regulations.

Projecting Marquee Signs shall be developed according to the standards in this section and Table 9.5 (1).

- (1) Manually Changeable Copy Boards are permitted.
- (2) Electronic Message Boards are permitted.

3. Computation.

The sign area is calculated by combining the area of all exposed sign faces and the cabinet or structure surrounding them.

Table 9.5 (1). Projecting Marquee Sign Requirements

Permitted Districts	All subdistricts, limited to Concert Hall or Theater Uses per 4.0 Uses
Sign Area	No maximum area for sign type; minimum two faces per sign
Height	10' minimum clearance to ground plane required
Location	Front and corner side facades only
Placement	Maximum projection from building is 6'; Shall not project closer than 2' from back of curb
Quantity	1 per lot
Internal Illumination	Permitted for individual letters and logos
Materials	Solid wood, metal, masonry and neon glass. Plastic and synthetics permitted only on Sign face

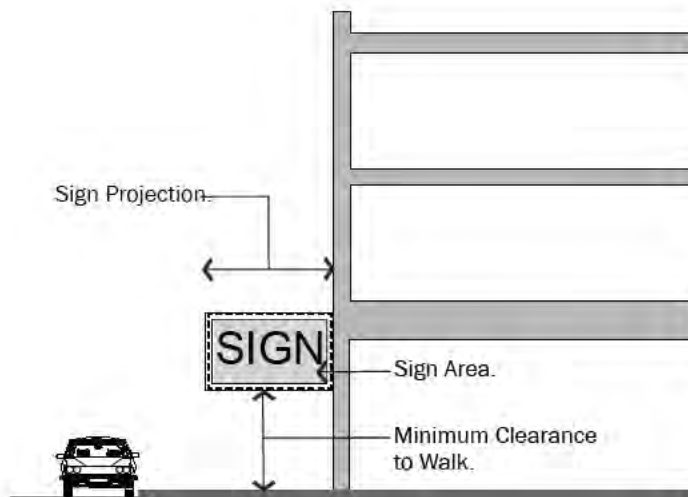


Figure 9.5 (1). Projecting Marquee Sign.



Figure 9.5 (2). Projecting Marquee Sign Example.

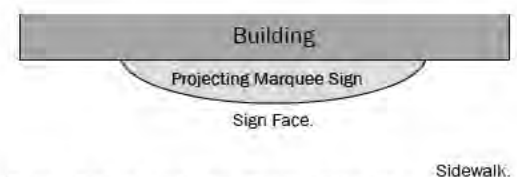
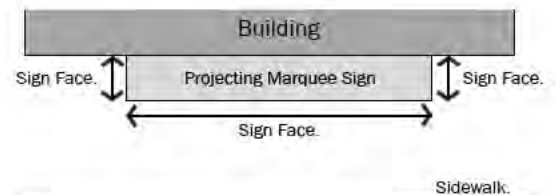
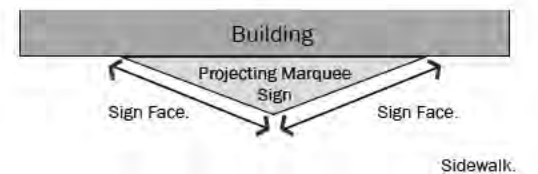


Figure 9.5 (3). Projecting Marquee Sign Plan.

9.0 SIGNAGE TYPES

9.6 Awning Sign.

1. Intent.

A sign that is mounted, painted, or otherwise applied on or attached to an awning or canopy. Refer to Figures 9.6 (1) and 9.6 (2).

2. Regulations.

Awning Signs shall be developed according to the standards in Table 9.6 (1).

3. Computation.

The area of an Awning Sign is calculated by drawing the smallest possible square or rectangle around the largest letters and/or elements of the sign portion of the awning, as is illustrated in Figure 9.6 (2).

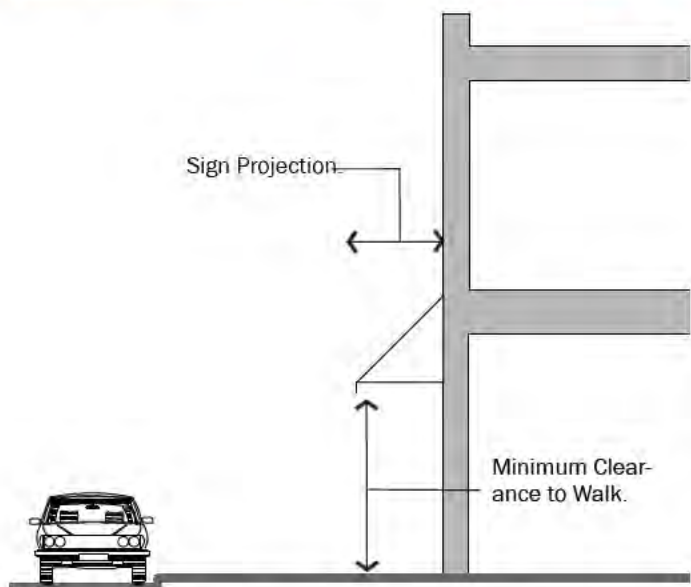


Figure 9.6 (1). Awning Sign.

Table 9.6 (1). Awning Sign Requirements

Permitted Districts	All subdistricts
Sign Area	Up to 50% of the awning may be used for signage
Height	8' minimum clearance to walk required
Location	Permitted on all facades
Placement	Maximum projection from building is 4'; Shall not project closer than 2' from back of curb; Shall not block any window, door, or the building roof
Quantity	1 per tenant per street frontage; 1 per tenant per side or rear facade on a parking lot
Internal Illumination	Not permitted
Materials	Cloth, canvas, metal, glass or wood; All supports shall be made of metal or wood. Additional design standards in building types.

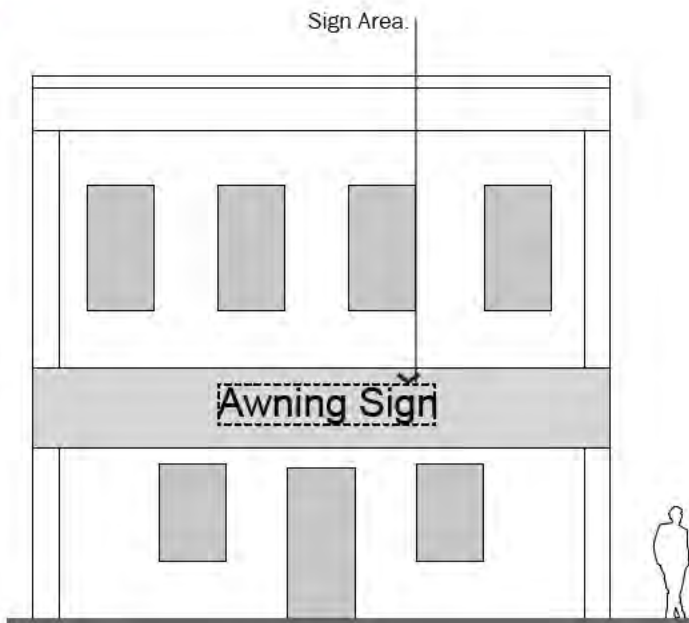


Figure 9.6 (2). Measuring Awning Signs.

9.0 SIGNAGE TYPES

9.7 Canopy-Mounted Sign.

1. Intent.

A sign with individual alphanumeric characters and/or logos that is mounted on top of a permanent canopy on the facade of the building. Refer to Figures 9.7 (1) and 9.7 (2).

2. Regulations.

Canopy-Mounted Signs shall be developed according to the standards in Table 9.7 (1).

3. Computation.

The area of a Canopy-Mounted Sign is calculated by drawing the smallest possible square or rectangle around the largest letters and/or elements of the sign portion of the Canopy-Mounted Roof Sign, as is illustrated in Figure 9.7 (2).

Table 9.7 (1). Canopy-Mounted Sign Requirements

Permitted Districts	All subdistricts
Sign Area	Up to 80% of the length of the canopy may be used for signage up to 150 square feet
Height	2' maximum letter or element height; Cannot project more than 2' above roof line of canopy
Location	Permitted on all facades
Placement	Shall not block any window, door, or the building roof.
Quantity	1 per tenant per public street and S-Line corridor frontage; 1 per tenant per side or rear facade on a parking lot
Internal Illumination	Permitted for individual letters and logos
Materials	Solid wood, metal, and neon glass

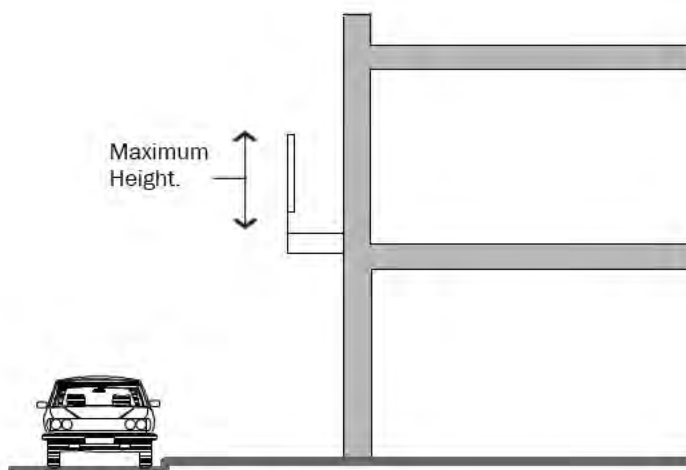


Figure 9.7 (1). Canopy-Mounted Sign.

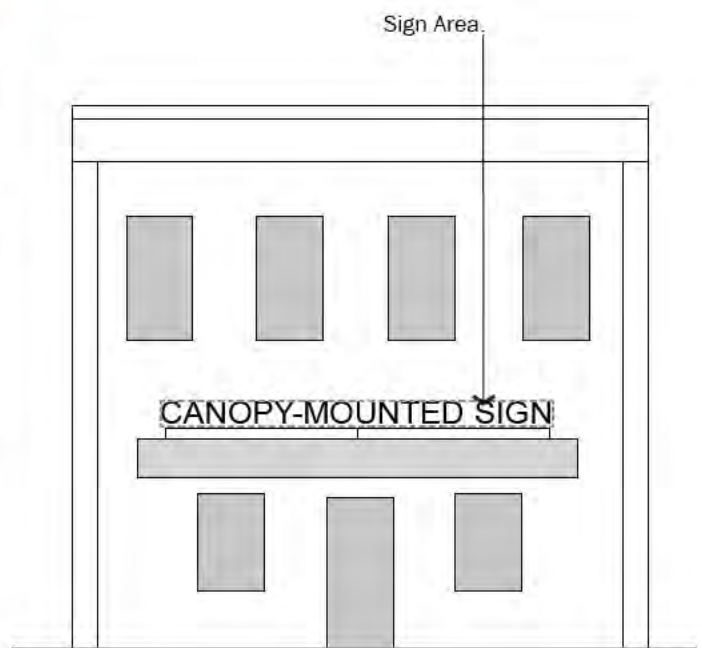


Figure 9.7 (2). Measuring Canopy-Mounted Signs.

9.0 SIGNAGE TYPES

9.8 Roof Sign.

1. Intent.

A Roof Sign consists of individual letters or elements. It is erected on the roof of a building and projects above the highest point of the roof line or parapet of the building. It is typically situated parallel to the adjacent street and does not project beyond the front facade of the building. Refer to Figures 9.8 (2) and 9.8 (3).

2. Regulations

Roof Signs shall be developed according to the standards in Table 9.8 (1). Roof signs shall only be permitted for buildings undergoing a change of use or buildings in conformance with code. Guide wires and structural supports shall be placed where least visible from public view.

3. Computation.

The area of a Roof Sign is calculated by drawing the smallest possible square or rectangle around the largest letters and/or elements as is illustrated in Figure 9.8 (3).



Figure 9.8 (1). Roof Sign Example.

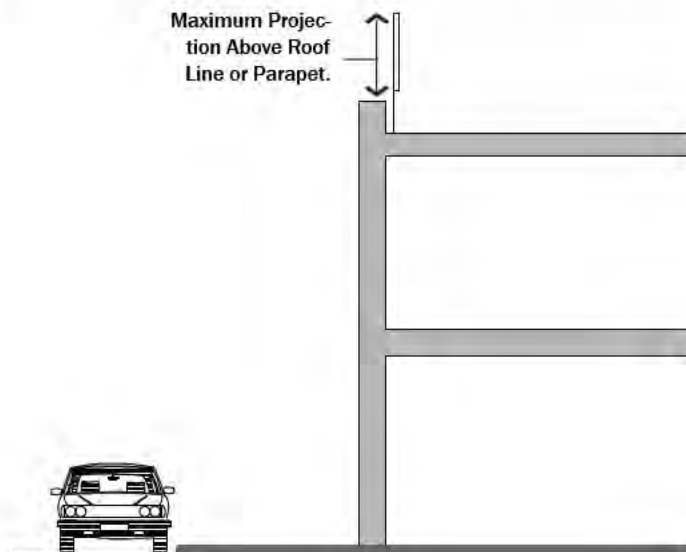


Figure 9.8 (2). Roof Sign.

9.8 (1) Roof Sign Requirements

Permitted Districts	All subdistricts
Sign Area	1.5 sq ft per 1' building frontage, 100 sq ft maximum
Height	3'-6" maximum height of letters & elements; Cannot project more than 4' above roof line or top of parapet
Location	Above parapet or eave of roof type on any building.
Placement	Shall not project beyond the front facade of the building
Quantity	1 per lot
Internal Illumination	Permitted for individual letters and logos. External illumination is not permitted.
Materials	Solid wood, metal, masonry; Plastic & synthetics permitted only as separate alphanumeric characters or logos. Neon glass is permitted provided the neon is not visible from the rear of the sign

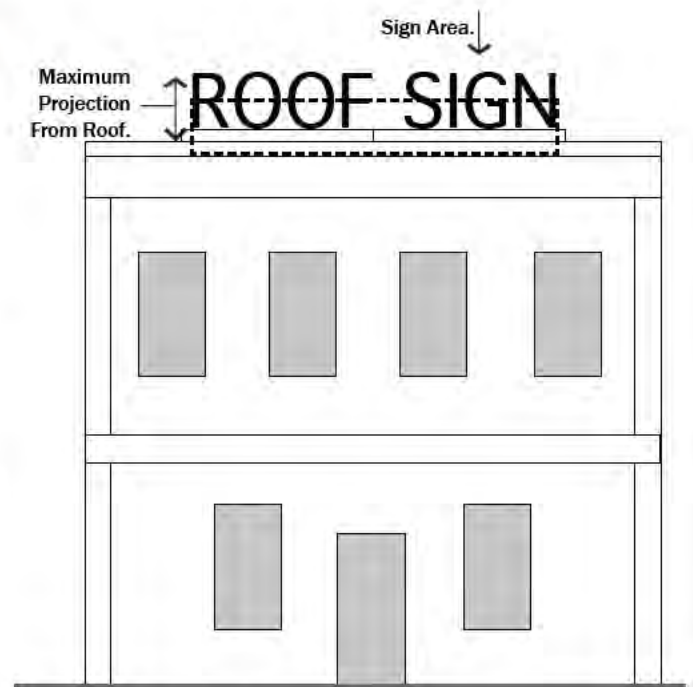


Figure 9.8 (3). Measuring Roof Signs.

9.0 SIGNAGE TYPES

9.9 Window Sign.

1. Intent.

A Window Sign is posted, painted, placed, or affixed in or on a window exposed for public view or is a sign hung inside the building facing the window for public view. Window signs should be durable and adhered permanently to the interior surface. Refer to Figure 9.9 (1).

2. Regulations.

Window Signs shall be developed according to the standards in Table 9.9 (1).

3. Computation.

A series of windows that are separated by frames or supporting material of less than six inches in width shall be considered a single window for the purposes of computation.

- (1) Measurement. To measure sign area percentage, divide the total sign area by the total window area, as illustrated in Figure 9.8 (1).
- (2) Maximum Allowance. Window Signs are not counted toward a site's maximum signage allowance.
- (3) Exempt Signs. Address and hours of operation are considered exempt Signs and are not counted in the Window Sign area calculation.
- (4) Temporary Window Signs. Temporary Window Signs must be included in the total percentage of signage per window calculation.
- (5) Window Signs may not be internally illuminated except for neon or similar illuminated window signs.

Table 9.9 (1). Window Sign Requirements

Permitted Districts	All subdistricts
Sign Area	Up to 30% of a set of continuous windows may be covered with signage; No more than 30% of any one window panel may be covered with signage
Height	No maximum
Location	Permitted on all facades facing a public frontage
Placement	Ground or upper story windows; May be affixed to window or hung/mounted behind glass
Quantity	No maximum quantity, based on window Sign area for ground story; 1 per tenant per floor for upper stories
Internal Illumination	Not permitted, except on neon or similarly illuminated window signs
Materials	Drawn, painted, or affixed on the glass; Wood, metal, neon glass, plastic are also permitted

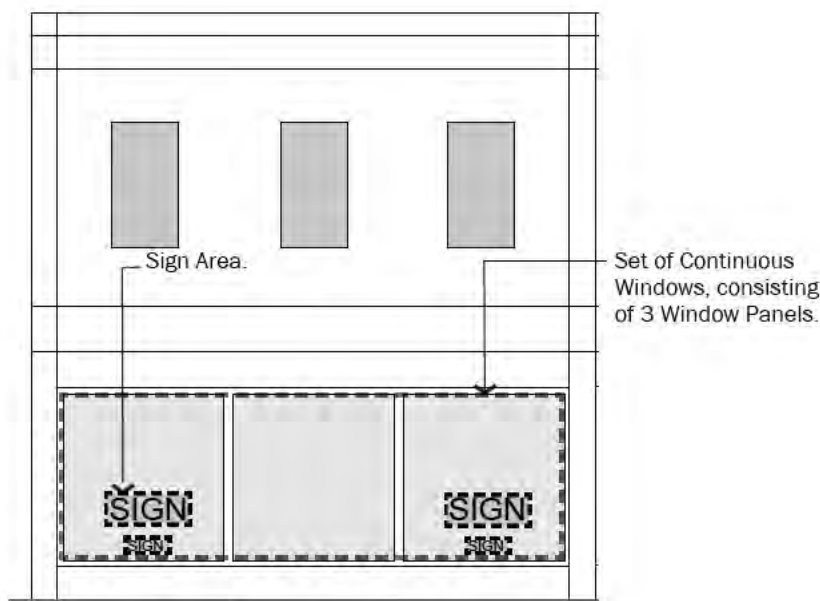


Figure 9.9 (1). Measuring Window Signs.



Figure 9.9 (2). Window Sign Example.

9.0 SIGNAGE TYPES

9.10 Monument Sign.

1. Intent.

A Monument Sign is freestanding; it is located in a front or side yard of a lot. Refer to Figure 9.10 (1).

2. Regulation.

Monument Signs shall be developed according to the standards in Table 9.10 (1).

- (1) Multiple Tenants. Multiple tenant buildings on a lot with a width of greater than 300 feet, measured across the front property line, may have signage with the following parameters:
 - (a) Up to two Monument Signs on one frontage.
 - (b) Signs shall be at least 150 feet apart.
- (2) Pole-Mounted Signs. Monument Signs may not be pole-mounted.
- (3) Manually Changeable Copy. Manually Changeable Copies are not permitted for Monument Signs.
- (4) May serve multiple purposes such as seating.
- (5) If placed closer than five feet from the front and corner side property lines, signs must meet clear view requirements.

3. Computation.

Measurement includes the sign, any cabinet in which it is enclosed and the electronic message center, but excludes the base of the sign.

- (1) Measuring Height. Height shall include the sign face, base, cabinet, and ornamental cap.

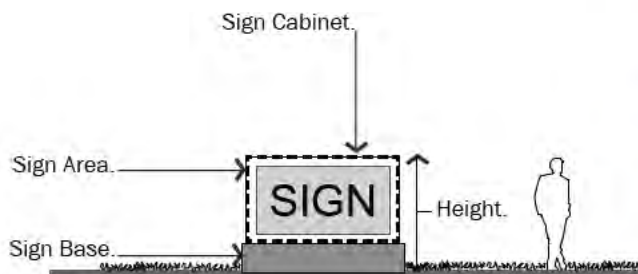


Figure 9.10 (1). Monument Sign.

Table 9.10 (1). Monument Sign Requirements

Permitted Districts	All subdistricts
Sign Area	50 square feet area
Height	6' maximum
Location	NA ¹
Placement	10' Setback from driveways & side property line; 3' Setback ¹ from front & corner property lines
Quantity	1 per public frontage
Internal Illumination	Permitted for individual letters and logos
Materials	Solid wood, stone, metal and masonry. Plastic and synthetics permitted on Sign face

Notes:

¹ If placed closer than five feet from the front and corner side property lines, sign must meet clear view requirements.



Figure 9.10 (2). Monument Sign Example.

9.0 SIGNAGE TYPES

9.11 Pedestrian Scale Pole-Mounted Sign.

1. Intent.

A Pedestrian scale sign is freestanding and may be mounted on one or two poles. Three configurations are permitted. Refer to Figure 9.11 (2).

- (1) A sign mounted onto a double set of poles.
- (2) A sign mounted on a single pole.
- (3) A sign hanging from a single pole.
- (4) Other mounting may be allowed, subject to Land Use Authority approval.

2. Regulations.

Ped-Scale Pole-Mounted Signs shall be developed according to the standards in Table 9.11 (1).

9.11 (1) Ped-Scale Pole-Mounted Sign Requirements

Permitted Districts	All
Sign Area	8 sq ft maximum area per sign face
Height	8' maximum height for sign mounted or hanging on a single pole; 5' for sign mounted on double set of poles; Each pole shall have a maximum size of 3.5" by 3.5"
Location	Front or Corner Yards
Placement	2' setback from front & corner property lines; Cannot overhang property lines
Quantity	1 per lot
Internal Illumination	None
Materials	Solid wood, metal & masonry; Plastic & synthetics permitted on Sign face



Figure 9.11 (1). Ped Scale Pole Mounted Sign Example.

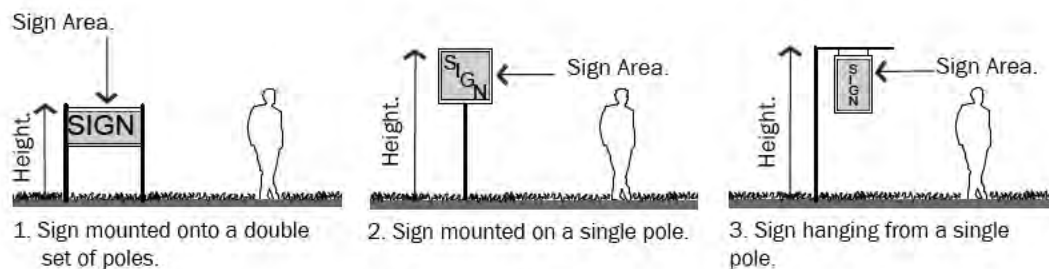


Figure 9.11 (2). Three Types of Ped-Scale Pole-Mounted Signs.

9.0 SIGNAGE TYPES

9.12 Development Oriented Sign.

1. Intent.

A development oriented sign is intended for multiple businesses within the same development.

2. Regulations.

Development Oriented Signs shall be developed according to the standards in Table 9.12 (1).

9.12 (1) Development Oriented Sign Requirements

Permitted Districts	Mixed Use and Retail Subdistricts
Sign Area	3 sq ft of sign area for each 1' of linear building frontage; maximum of 300 sq ft
Height	35' maximum
Location	Front or Corner Yards
Placement	2' setback from front & corner property lines; Cannot overhang property lines
Quantity	1 per development
Internal Illumination	Permitted for individual letters and logos
Materials	Solid wood, metal & masonry; Plastic & synthetics permitted on Sign face

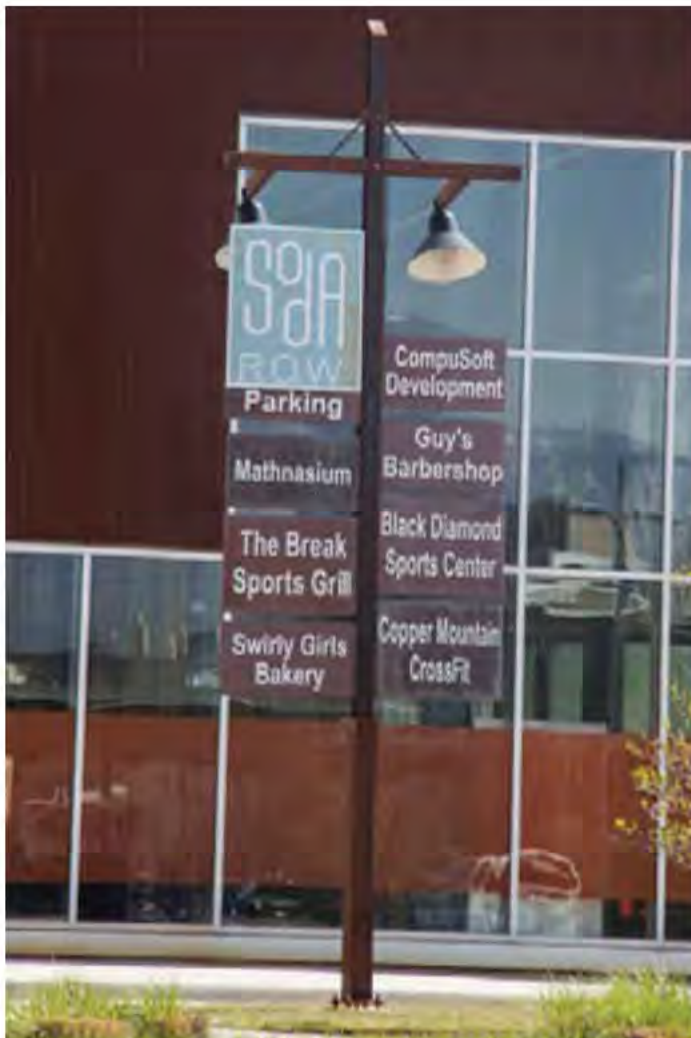


Figure 9.12 (1). Development Oriented Sign Example.

10.0 ADMINISTRATION

10.1 General Provisions.

1. Intent.

It is the intent of this code to promote public health, safety, and general welfare of the community, reflecting the goals established within the General Plan of the City of South Salt Lake. This code intends to increase conformity to the greatest extent possible.

2. Scope of Regulations.

- (1) New Development. All development, construction, and establishment of uses within the limits of this code occurring after the effective date of this code shall be subject to all applicable regulations of this code.
- (2) Renovated Structures. All building renovations affecting a change of use greater than 25% gross square footage of a structure within the limits of this code shall be subject to all applicable regulations of this code.
- (3) In-Process Development. Where a building permit for a development has been applied for in accordance with the prior law in advance of this code's effective date, said development may comply with the plans from which the permit was approved and, upon completion, receive a certificate of occupancy (provided all conditions are met) provided the following.
 - (a) Work or construction is begun within one year of the effective date of this code.
 - (b) Work or construction continues diligently toward completion.

3. Administration & Enforcement.

The provisions of this code shall be administered and enforced by the Community and Economic Development Director unless otherwise specifically stated. For the purposes of this code, the term Community and Economic Development Director shall be inclusive of his or her designees.

4. Development Application.

Applications (form, fees, and plan sets) shall be filed with the Community Development Department.

- (1) Application Form. Application forms are available from the City.
- (2) Fees. Fee amounts are applied as adopted in the City's consolidated fee schedule and are due at the time the application is made; the application will be considered incomplete if fees are not paid.
- (3) Plan Set Requirements. Number of copies and minimum scale of drawings shall be noted on the application form. All plans shall be submitted in both a paper and an approved digital format. All plans shall be reviewed by the Land Use Authority for completeness.

Incomplete Applications shall be returned to the applicant for re-submission.

- (4) Filing Deadline. Filing deadlines are established by the City and available at City Hall.
- (5) Withdrawal of Application. Applicant may withdraw the application whole or in part at any point in the process prior to being acted or ruled upon; new application form, fees, and plan sets are required for re-application.
- (6) Records on File. Applications and the resulting recommendations and rulings shall be kept on file by the Community and Economic Development Department and shall be considered public record.
- (7) Notice requirements for each process are detailed in South Salt Lake City Municipal Code, Title 17.

5. Process.

- (1) Any development within a subdistrict shall be administered in accordance with the procedures defined in existing City ordinances, with exception of the Design Review Committee which is unique to the Downtown South Salt Lake Area, and is summarized below:

The application shall follow the following process:

- (a) Pre-Application Meeting.
 - (b) Application submittal. Only complete applications shall be accepted. All applications must include three dimensional perspective renderings of all facades and roof.
 - (c) Staff review and coordination.
 - (d) Design Review Committee. Design Review Committee shall review the application and make a recommendation to the Planning Commission. Such committee shall be composed of 5 persons chosen by the City with architectural, planning, landscape architecture, interior design, and/or engineering backgrounds. They shall review the application for its' compatibility with the intent of this ordinance.
 - (e) Planning Commission Review and Approval, when required.
 - (f) Staff processing of the Planning Commission approval includes letter of conditions (if any), site plan approval, architectural approval, engineering plans approval. Building permits are a separate process as per the Building Code.
- (2) Exempt Activities. The following activities are exempt from the requirements of 10.0 Administration.
 - (a) Ordinary repairs for the purpose of regular building, signage, lighting or site maintenance.
 - (b) Construction that does not result in change of use within the interior of the structure that is not visible from the exterior of the building.
 - (c) Emergency repairs ordered by any city official in order to protect health and safety.