

CHAPTER 13.45
O-R-D OFFICE, RESEARCH PARK AND DEVELOPMENT ZONE
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13.45.010: PURPOSE OF PROVISIONS:

The purpose of the O-R-D Zone is to provide an aesthetically attractive environment where flexibility in the land use mix can be fostered. The primary intent of the zone is to establish a specific area where more intensive office, research and development facilities can be located. However, the complexity of the land in the zone and its adjacency to a major freeway access supports the incorporation of subordinate, and compatible multi-family residential and general commercial activity such as travel and tourism related uses. Retail, service, convenience and food establishments are considered appropriate for the zone when developed with proper site plan and architectural design guidelines. The zone is intended to ensure compatibility of new development with the surrounding land uses, including adjacent residential developments, and to enhance and support the overall economic health and housing needs of the City. (Ord. 2019-09, 5-16-2019)

13.45.020: DESIGN AND SITE PLAN APPROVAL:

Design and site plan approval for all development is subject to the three (3) step review and approval process as required in chapter 13.08 of this title. (Ord. 2019-09, 5-16-2019)

13.45.030: PRIMARY USES:

A. Primary Uses: The permitted and conditional uses allowed in the O-R-D Zone shall be as set forth in chapter 13.100, "Appendix A - Allowed Uses", of this title. Any primary land use not shown as a permitted or conditional use in chapter 13.100, "Appendix A - Allowed Uses", of this title, shall be prohibited.

B. Combined Uses: Any combination of uses may be established within the same building or on the same lot or parcel. If any of the proposed uses is a conditional use, that use shall be reviewed and approved by the Planning Commission as required by section 13.08.040 of this title. (Ord. 2019-09, 5-16-2019)

13.45.040: ACCESSORY USES:

Permitted and conditional uses set forth in chapter 13.100, "Appendix A - Allowed Uses", of this title shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such primary uses allowed by chapter 13.100, "Appendix A - Allowed Uses", of this title.

A. Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the zone except as otherwise expressly provided in this title.

B. No accessory use, building or structure shall be allowed on a lot or parcel unless a primary permitted or conditional use had been and is currently established except as allowed by chapter 13.88 of this title.

C. Specific accessory uses allowed in the O-R-D Zone are as set forth in chapter 13.100, "Appendix A - Allowed Uses", of this title. (Ord. 2019-09, 5-16-2019)

13.45.050: OUTSIDE STORAGE NOT PERMITTED:

Outside storage of any stock, motor vehicles (other than parking for employee and visitor vehicles), or other property is not permitted. (Ord. 2019-09, 5-16-2019)

13.45.060: SETBACK REQUIREMENTS:

The minimum setback requirements for all main and accessory buildings are as follows:

A. Front setback:

1. Minimum shall be ten feet (10');
2. Maximum shall be fifty feet (50').

B. Side setback:

1. Thirty feet (30') if abutting a Residential Zone. The side yard shall be increased at least one foot (1') for each additional foot of building height above thirty feet (30');
2. Ten feet (10') if abutting other zones.

C. Rear setback:

1. Thirty feet (30') if abutting a Residential Zone. The rear yard shall be increased at least one foot (1') for each additional foot of building height above thirty feet (30');
2. Ten feet (10') if abutting to other zones.

D. Corner side setback:

1. Minimum shall be ten feet (10');
2. Maximum shall be fifty feet (50'). (Ord. 2019-09, 5-16-2019)

13.45.070: BUILDING HEIGHT:

The maximum height of a building or structure shall be seventy two feet (72'). (Ord. 2019-09, 5-16-2019)

13.45.080: COVERAGE RESTRICTIONS:

A. Maximum Coverage: The maximum lot coverage of impervious surface area for a development site shall be seventy percent (70%).

B. Coverage Bonus: The total percent impervious coverage as per subsection A of this section may be increased no more than an additional ten percent (10%) as allowed by the following table:

COVERAGE BONUS TABLE 13.45.080.001

(Maximum 10 Percent Bonus Area Allowed)

Method	Maximum Percent Increase
Plant 2" caliper tree: 1% per tree. Species as per tree selection guide made available through Holladay City Community Development Director	6.0%
Permeable pavers or porous surface ¹ : Installed as per approved manufacturing standards	3.5%
Water wise landscaping: Landscaping area must be equal in area to the percent increase gained, as per Holladay water wise guidelines made available through Holladay City Community Development Director	3.5%
Sump ²	2.5%
Cistern ²	2.5%

Notes:

1. Appropriate porosity approved by City Engineer.
 2. Size, design and capacity approved by City Engineer.
- (Ord. 2019-09, 5-16-2019)

13.45.090: PERIMETER WALL:

A. When Required; Waiver: The project area shall have a decorative tinted concrete or masonry wall along all rear and side yards not fronting on a public street, but which abut a residential use. This requirement may be waived by the Planning Commission upon a determination that the wall is not necessary to buffer the abutting use. Such walls shall not be located in the required setback from a public street.

B. Height: All perimeter walls shall be a maximum of six feet (6') high unless the Planning Commission requires a higher wall as part of the site plan or conditional use approval.

C. Access: The Planning Commission may require appropriate access to trails, creeks, or other open space amenities. (Ord. 2019-09, 5-16-2019)

13.45.100: LANDSCAPING:

All uses in the O-R-D Zone shall comply with the provisions governing landscaping and buffering in chapter 13.77 of this title. (Ord. 2019-09, 5-16-2019)

13.45.110: LIGHTING:

A. Lighting Plan Required: All proposed development shall have a professionally designed lighting plan approved by the Planning Commission as part of the site plan/conditional use permit process. Such plans shall emphasize energy conservation and compatibility with adjacent uses and using the minimum light necessary to achieve visibility and security while ensuring the enjoyment of a starry night for all members of the community.

B. Height Of Light Poles: The maximum height of light poles shall be thirty feet (30'). The light shall be low intensity, boxed/shielded from uses on adjacent lots, and down directed to avoid light wash or flooding of any adjacent Residentially zoned or used properties.

C. Surface Parking Lot Lighting: All parking lot lights, except those required for security, shall be extinguished one hour after the end of business hours. No more than fifty percent (50%) of the total luminaries used may remain on overnight for security reasons.

D. Pedestrian Walkways: Pedestrian walkways to mass transit facilities shall be lighted.

E. Light Sources: All light sources shall be full cutoff fixtures, completely concealed with an opaque housing. (Ord. 2019-09, 5-16-2019)

13.45.120: NUISANCE FACTORS AND HAZARDS:

Operations shall not be conducted which emit offensive or objectionable noise, vibration, smoke, odors, dust or gases, air pollution, water pollution or generates heavy truck traffic. Precautions shall be taken in all operations against radiation, radioactivity, fire and explosion hazards.

A. Compliance Required: Activities conducted on the premises shall comply with all local, State, and Federal laws and regulations and permits.

B. Noise Level: The noise level emanating from any use or operation shall not exceed the limits in the Health Department Health Regulation 21, or its successor, regarding noise control. (Ord. 2019-09, 5-16-2019)

13.45.130: SCREENING:

A. Trash Receptacles: All trash or refuse receptacle areas shall be completely screened from surrounding properties by a masonry wall or other material architecturally compatible with the building that is either a minimum of six feet (6') high or high enough to screen the height of the container or the container shall be enclosed within a building. Any trash or refuse receptacle area shall be a minimum of fifty feet (50') from any residential use.

B. Mechanical Equipment: All ground mounted mechanical equipment including, but not limited to, heating and air conditioning units shall be completely screened from surrounding properties by a masonry wall or shall be enclosed within a building.

C. Roof Appurtenances: The use of roof appurtenances is discouraged. If roof appurtenances, including, but not limited to, air conditioning units, elevator shafts and mechanical equipment are used, they shall be designed to be architecturally compatible with the building or placed within an enclosure no taller than the absolute minimum needed. Such structures shall comply with the requirements for penthouses and roof structures of the International Building Code, as adopted by the State. Such enclosures require Planning Commission approval, and shall minimize visibility from on- site parking areas, abutting public streets, and abutting Residentially zoned property.

D. Utility Connections: All utility connections shall be compatible with the architectural elements of the site and not be exposed except where necessary. Pad mounted transformers and/or meter box locations shall be included in the site plan with an appropriate screening treatment. Power lines and other utility cables shall be installed underground where possible.

E. Loading Areas And Docks: Loading areas and docks shall be screened by landscaping and/or visual barriers from adjacent properties and public streets. (Ord. 2019-09, 5-16-2019)

13.45.140: ACCESS AND PARKING:

A. Access:

1 1. The number of access points along public streets shall be minimized by sharing and linking parking
2 areas with adjacent properties. Reciprocal ingress and egress, circulation and parking agreements shall
3 be required to facilitate the ease of vehicular movement between abutting properties. The Planning
4 Commission may grant an exception to this requirement if it is satisfied that obtaining a reciprocal
5 parking agreement is not practical or would create an undue hardship on the developing property.

6 2. On corner sites, access points shall be located as far from the corner as reasonably possible and in
7 no case less than sixty feet (60') from the point of intersection of the property lines. Vehicular circulation
8 shall be designed to preclude the intrusion of traffic directly into residential areas.

9 B. Vanpool; Car Pool Spaces: One vanpool/car pool space shall be provided for every twenty five (25)
10 parking spaces in all parking lots or parking structures directly associated with an office, and/or research
11 and development use. Parking spaces for vanpool/car pool vehicles shall have a priority location near
12 building entrances to encourage this form of mass transit.

13 C. Prohibited Parking Areas: Parking shall not be located in the required front setback or the required
14 corner side setback which faces on a public street. (Ord. 2019-09, 5-16-2019)

15
16 13.45.150: PEDESTRIAN WALKWAYS:

17 A. Required: Pedestrian walkways, a minimum of six feet (6') wide, shall be required to accommodate
18 pedestrian movement between activity centers within the site, to adjacent uses and from building
19 entrances directly to mass transit facilities not to be calculated in the impervious coverage requirement.

20 B. Public Easements: Public easements for walkways, jogging paths and similar uses may be required.
21 (Ord. 2019-09, 5-16-2019)

22
23 13.45.160: DESIGN CONSIDERATIONS:

24 In order to meet the purposes of the O-R-D Zone, the Planning Commission shall consider the following
25 prior to approval of any plan:

26 A. Scale: The scale of the development shall be in character with the surrounding land uses including
27 adjacent development.

28 B. Access: Development may occur only when sufficient and safe access is provided to and within the
29 site from both public and private streets.

30 C. Design: The architectural design of all new buildings shall be compatible in materials and finishes
31 with the development pattern within the zone. (Ord. 2019-09, 5-16-2019)