

The background image shows a street scene in a town. On the left, there are bare trees and a street lamp. In the center, a large mountain with a white 'C' on its peak rises in the background. To the right, there are industrial buildings with smokestacks and a street sign for 'E 19th St'. The sky is a clear, pale blue.

# Magna Planning Commission: *Mixed-Use Ordinance Proposal*

MSD Planning & Development Services. June 9th, 2022 .

Staff is recommending the **repeal and replace** of Title 19, Chapter 55 with a new Chapter 19.55 DH Mixed-Use Zone.

The **Planning Commission** may **recommend** that the **Council**:

1. Adopt **as drafted**;
2. Adopt **with revisions**; or
3. **Deny the ordinance amendment.**

The Commission will take and consider comments from the public when the public hearing is opened.



# Proposed Amendment: **Background**

## **WHAT** is being proposed?

- A new mixed-use zone, specifically for application in the designated historic district (2021).
- Straightforward regulations pertaining both to use and to design, with the understanding that additional standards may be added as dictated in the coming Historic District Plan.
- Mix of residential and commercial uses, with form compatible with what exists currently.

## **WHY** is it being proposed?

- Existing C-3 Zoning is not working for developers, staff, or residents (comments 2020-2022).
- No mixed-use district is currently established in Magna.
- The downtown requires a mix of residential and commercial uses in order to be viable (2021 General Plan).
- Downtown should be protected from incompatible development while staff works with the community to complete the Historic District Plan.

**2017**

Official incorporation and subsequent application of SLCo Codes.

**2018**

**2019**

Adoption of Moderate Income Housing Plan.

**2020**

Magna Earthquake and momentum building toward historic designation.

**2021**

Magna General Plan adopted and Main Street listed on National Register.

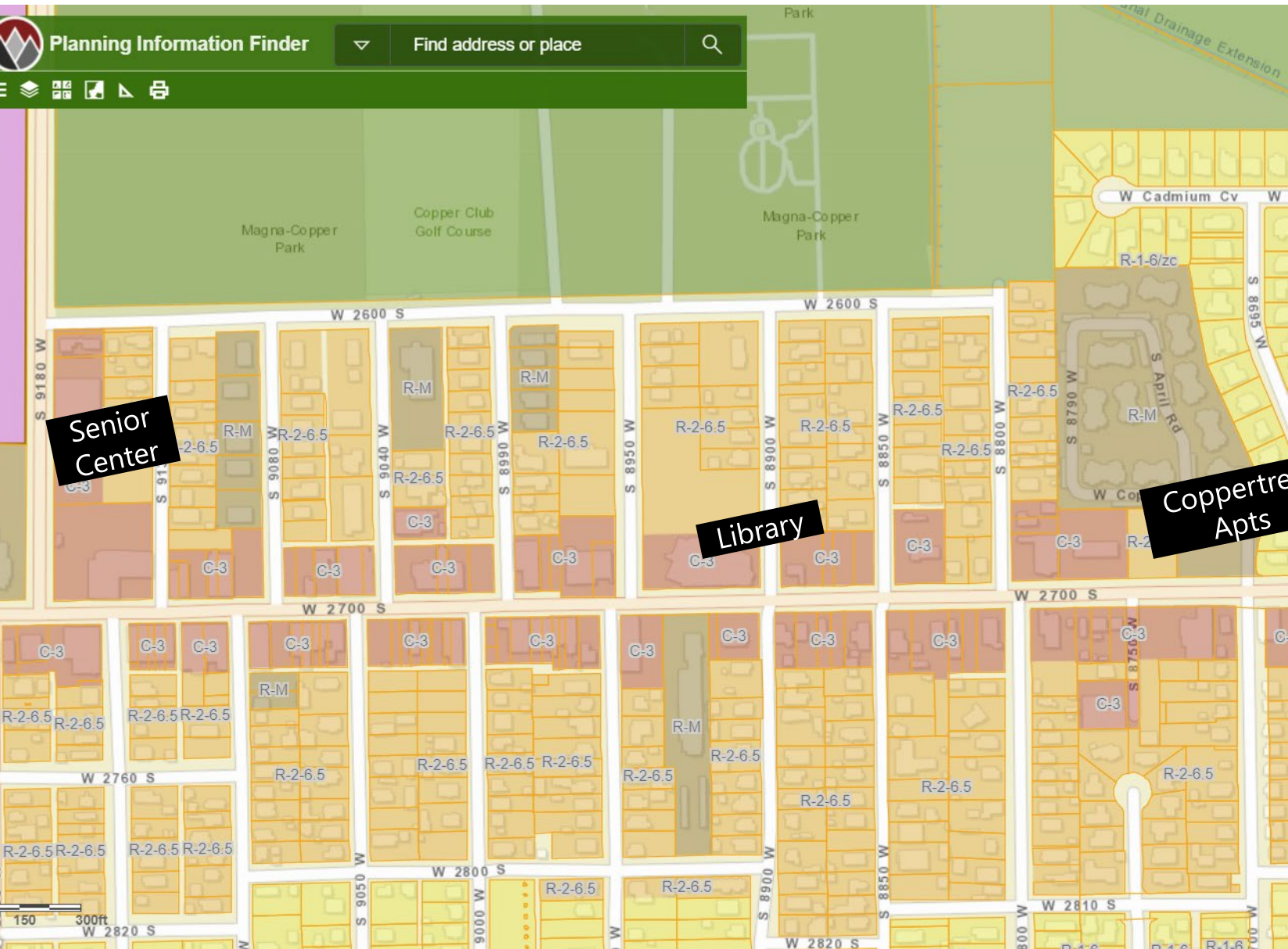
**2022**

Comprehensive code update project.

**2023**

Implement Historic District Plan.

# Existing Zoning



## C-3 Stated Purpose

*commercial uses, warehousing and wholesale business*

## C-3 Permitted Uses of Note

- Coal and Fuel Sales Office
- Motorboat Sales
- Frozen Food Lockers
- Cemetery (C)
- Impound Lot (C)
- Outdoor Chemical Toilet Rental (C)

## C-3 Prohibited Uses of Note

Most residential uses

## Other Challenges

- Commercial development > 1 acre automatically requires conditional use permit
- Allows 75' height
- Development can only cover 60% area of the lot
- No design guidance



# Existing Form



## Primary Uses:

- Retail
- Restaurant / Bar
- Entertainment
- Civic
- Scattered Residential

## Typical Design:

- 1-2+ Story Buildings
- No Front Setback
- 25-55 ft Width (historic)
- 75% First-Floor Fenestration
- Primary Materials: brick, wood and metallic detailing

# Prior **Visioning** Efforts

## Adopted General Plan (2021)

- **Preserve unique character** of Main Street (one of only two main streets in Salt Lake County that have retained their original integrity)
- Look into **form-based codes** as an option for this area (standards for design)
- 1-2 stories with **second-level residential**
- Small lots
- Historic masonry / traditional building **materials**
- Residential, commercial, and institutional **uses**
- Ensure buildings remain "contributing" to the **Historic District designation**

## USU Urban Design Studio (Magna)

- **Preserve unique character** of Main Street, including through signage and integration of landmarks / artwork
- Use **urban design and placemaking** to activate the space
- Recommended 2 stories with **second-level residential or offices**
- **Infill** development
- Residential, commercial, institutional, entertainment, and open space **uses**



# General Plan Work Program Alignment

## Land Use & Neighborhoods

1. **Review the current zoning designations** and requirements to ensure that zoning provisions are consistent with the intent of the General Plan.
3. Achieve a sustainable revenue stream through implementation of the Economic Development Goals and Strategies to:
  - **Review and evaluate current zoning designations** to ensure consistency with the recommendations of this General Plan including elimination of unused designations, revision of current designation and **drafting of future designations such as a Mixed-Use zone.**
4. **Provide for infill and replacement housing**
  - **Review current zoning and development provisions** to ensure that infill and replacement housing is context sensitive

# Current Visioning: District 3D Viewer

**Example:** Existing Conditions



**Example:** Potential New Development (Maximum Scale Allowed by proposed Zone Code)





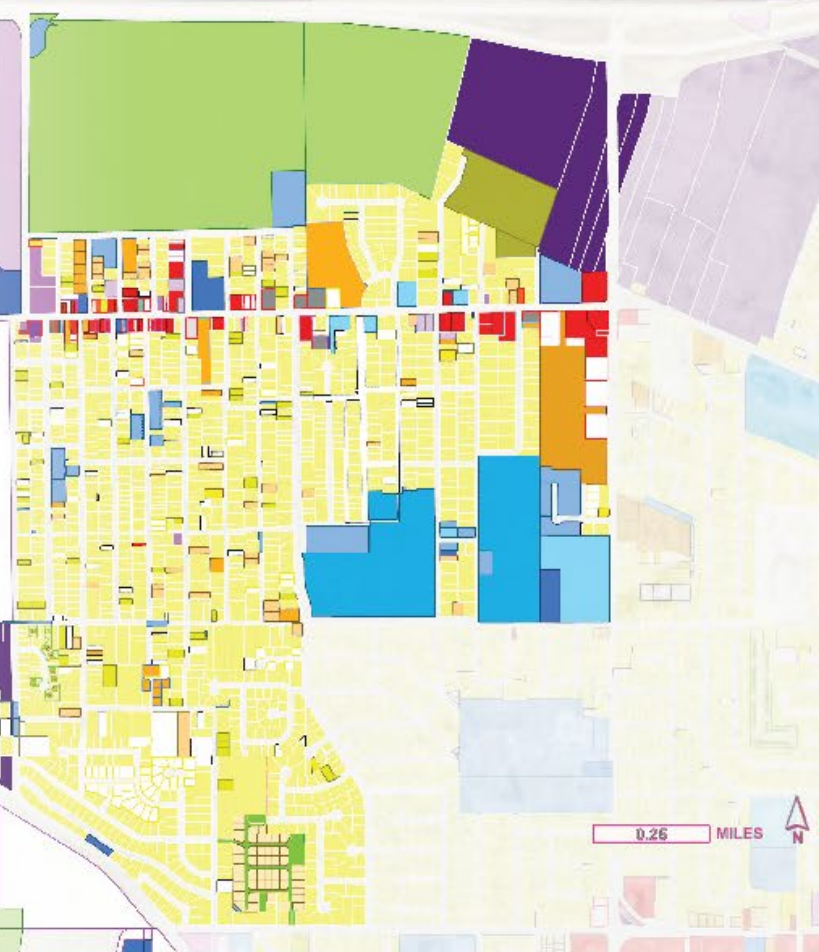
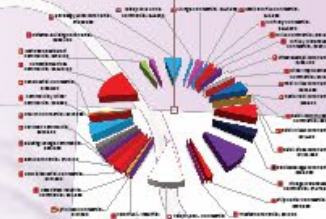
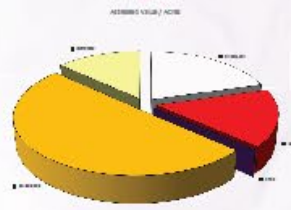
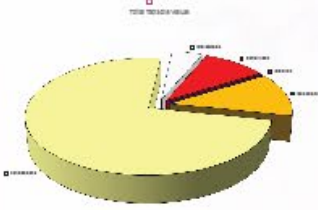
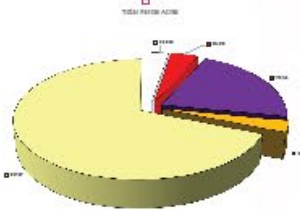
# Current Visioning: Historic District Plan

**Example:** Existing Conditions \ Building the Tax Base

## REAL ESTATE & LAND USE

SUBTITLE INFORMATION THAT MIGHT BE RELEVANT TO THE SUBJECT

USE TYPE	# OF PARCELS	TOTAL PARCEL ACRES	TOTAL HOUSING UNITS	TOTAL FULL MARKET VALUE	TOTAL ASSESSED VALUE	TOTAL TAXABLE VALUE	TOTAL BUILDING SQ FOOTAGE	TOTAL GREEN BELT ACRES	ASSESSED VALUE / ACRES	HOUSING UNITS / ACRE	FAR
COMMERCIAL	114	33.91	35	\$42,239,800	\$28,141,420	\$27,811,006	352,635	-	\$829,690	103	0.24
INDUSTRIAL	8	173.33	-	\$5,806,600	\$133,100	\$133,100	176	-	\$768	-	0.00
MULTI-FAMILY HOUSING	40	24.30	499	\$68,222,270	\$63,084,070	\$35,028,743	570,041	-	2,596,052	20.53	0.54
SINGLE-FAMILY RESIDENTIAL	1,727	557.37	1,573	\$472,067,800	\$378,988,740	\$210,285,962	2,710,692	100	\$679,954	2.82	0.11
<NULL>	110	20.80	-	\$22,371,300	\$21,976,300	\$13,539,295	34,891	-	\$1,056,401	-	0.04
GRAND TOTAL	2,006	809.72	2,107	\$610,816,750	\$492,323,630	\$286,798,106	3,668,435	100	\$608,013	2.60	0.10







# Proposed Amendment: Contents

- 19.55.010: Purpose of provisions.
- 19.55.020: Establishment of Mixed-Use Zoning Districts.
- 19.55.030: Schedule of Permitted Uses.
- 19.55.040: Schedule of Uses, Special Conditions.
- 19.55.050: Development Standards.
- 19.55.060: Required Yards and Setbacks.
- 19.55.070: Height Exceptions.
- 19.55.080: Off-Street Parking Standards.
- 19.55.090: General Information.
- 19.55.100: Definitions.



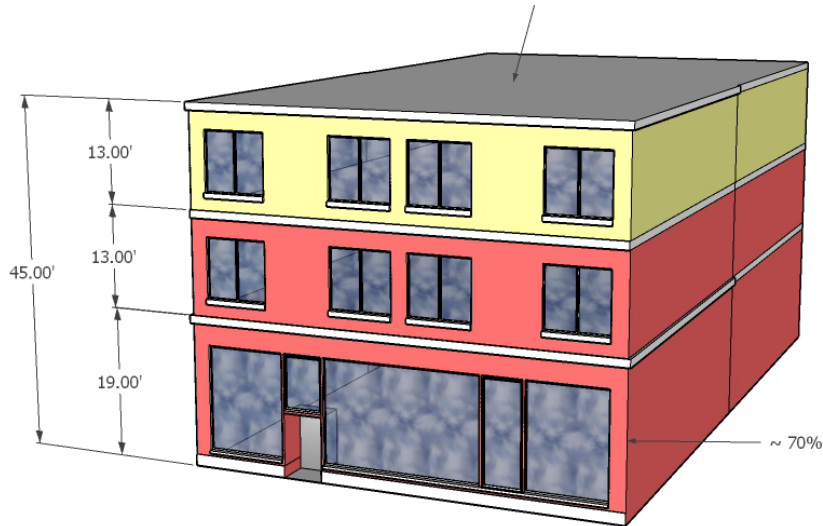
# Proposed Amendment: Other Objectives

-  **Limit the creation of non-conforming uses.** The drafted language allows some existing uses to persist as permitted if they were established legally prior to the adoption of the ordinance.
-  **Simplify procedures and create clear standards.** The draft chapter significantly decreases conditional uses and organizes standards in easy-to-understand tables. Definitions are included for clarity.
-  **Protect the Historic District Designation.** Staff included an exception that allows for certain development standards to be waived if adherence to those standards would result in a building losing its "contributing" status.
-  **Keep it simple.** The draft chapter offers the minimum standards required to meet existing needs and protect the historic integrity of Main Street. Staff fully anticipates that more detailed and nuanced design standards will result from the coming Historic District Plan. As directed by the community, such standards would be incorporated into this Chapter at a later date.

# Proposed Amendment: **Alternative #1**

(Use and Development Standards)

## Example: Maximum Commercial Development



## Example: Maximum Residential Development



Dwelling,  
Multiple Family

**Restaurant**, Sit Down with or without Alcohol

**Retail Sales**

**Theatres and Concert Halls** (Indoor)

Bank, Credit Union, or Other **Financial Institution**

**Hotel, Bed and Breakfast**

**Breweries and Distilleries**, with or without restaurant

Child or Adult **Care Facility**

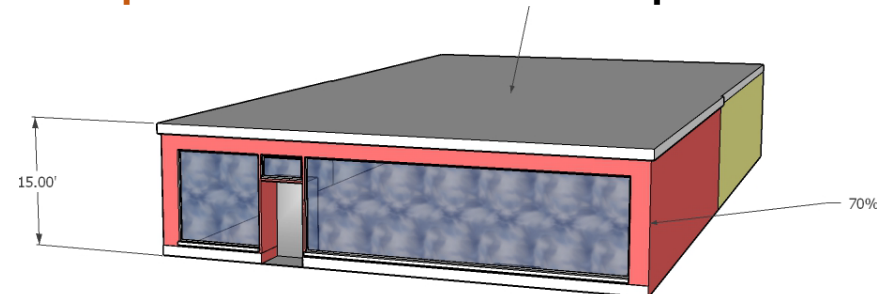
Commercial **Recreation and Entertainment**, Indoor

**Mortuary** or Funeral Home

Medical, Urgent Care and Dental **Clinics**

**Offices** – General, Professional, and Trade Services

## Example: Minimum Allowed Development Scale





# Proposed Amendment: **Alternative #1**

(**Use** and Development Standards)

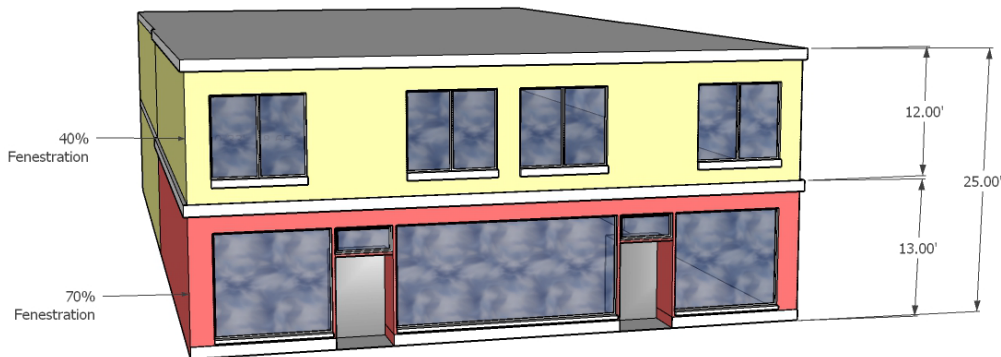
<b>Table 19.55.050 – Mixed Use Zoning District Development Standards</b>	
<b>Standard</b>	<b>DH</b>
<b>Maximum Building Size, in square feet (sq.ft.)</b>	
Non-Grocery	25,000
Grocery-Anchored	NA
<b>Height Limitations, in feet (ft)</b>	
Minimum	15
Maximum	45
<b>Floor Area Ratio</b>	
FAR	2.5:1
<b>Minimum Transparency Requirements <sup>1</sup></b>	
First Floor / Ground Story	70%
Second and Third Floor	20%
<b>Façade Articulation</b>	
Maximum distance between ground floor entries, in feet (ft). <sup>2</sup>	55
<b>Usable Outdoor Space, minimum requirement per unit in square feet (sq.ft) <sup>3</sup></b>	
Single-Family Attached or Detached	150
Two-, Three-, or Four-Family	75
Multi-Family	40

# Proposed Amendment: **Alternative #2**

(**Use** and Development Standards)

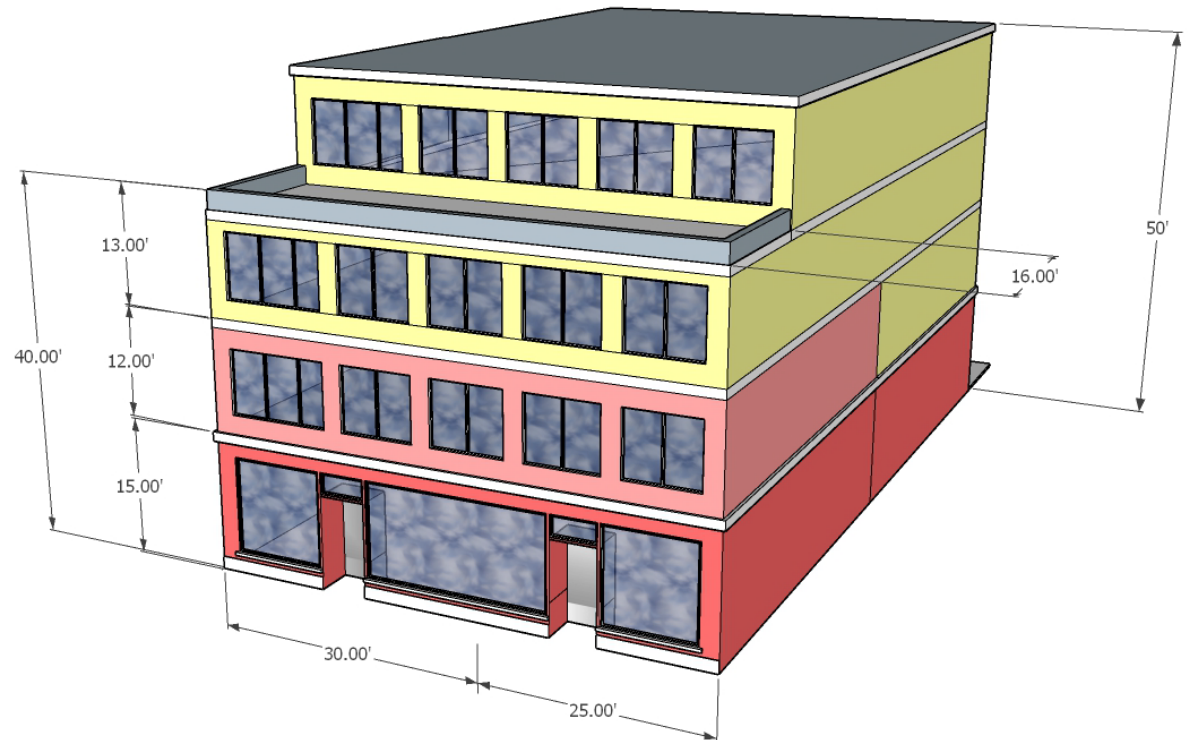
Potential Recommend Adoption with Revisions as Outlined; **please note that this has changed since the initial staff report:**

- Require a 16' **stepback** for heights above 40' feet
- **Raise** the Maximum building height to 50' feet;
  - **Lowers** the **building height** at the **property line**.
  - **Allows** for + **Residential Units** **behind** the viewshed of the street corridor.
- **Encourages** developers to create **useable outdoor space** on their developments; **common area, private patio, possible extended dining space....**
  - Allowing developers to Meet some of their Usable Outdoor Space requirement within the footprint of the building.
- Potential **Extends the public realm** in a narrow corridor. The Historic Main Streetscape lacks width to provide a healthy furniture zone within the public right of way, without sacrificing parking.
  - Rooftop patios will hopefully **extend the sense of public/private space** in the district.



**Example: Minimum Allowed Development Scale**

**Example: Maximum Allowed Development Scale**





# Proposed Amendment: **Alternative #2**

(Use and **Development Standards**)

Table 19.XX.050 – Mixed Use Zoning District Development Standards	
Standard	DH
Minimum Lot Area, in square feet (sq.ft.)	
Single-Family	NA
Single-Family, Attached (per lot)	NA
Two-Family	4,500
Three- and Four-Family	4,500
Multi-Family	7,500
All Other Uses	1,530
Maximum Building Size, in square feet (sq.ft.)	
Non-Grocery	NA
Grocery-Anchored	NA
Street Frontage	Max. 120' for individual buildings at front lot line.
Height Limitations	
(In feet)	Minimum: 2 stories Maximum: the lesser of 4 stories or 50'
Vertical Setback	Min: 16' above 40'
Floor Area Ratio	
FAR	Minimum: 2:1
First-Floor Fenestration Requirements <sup>1</sup>	
Residential	NA
Retail or Other Commercial	70%
Institutional	60%
Office	50%

Second-Floor Fenestration Requirements <sup>1</sup>	
Residential	35%, punched window openings required
Retail or Other Commercial	50%
Institutional	45%
Office	40%
Third and Fourth Fenestration Requirements <sup>1</sup>	
Residential	Match cadence/height of fenestration of adjacent buildings, punched window openings required
Building Articulation	
Primary Façade Entries   Placement:	Ground floor entries at min. every 35' – 0', Entrances shall also be present at each corner.
Primary Façade Entries   Articulation:	Recessed: min. 4' depth, 5' width. Canopies/Awning Required.
Non-Primary Façade Entries   Placement:	1 entry minimum at ground floor
Balconies	If provided, must be recessed or incorporated into the horizontal setback
Horizontal Articulation	Required
Vertical Articulation	Cornice/Frieze Banding required; between 2nd/3rd floors on building with 3+ stories
Roof	Pitched roofs are prohibited. Cornice required
Façade Lot Line Coverage	100%, 75% for corner lots
Usable Outdoor Space, minimum requirement per unit in square feet <sup>2</sup>	
Single-Family Attached or Detached	150
Two-, Three-, or Four-Family	72
Multi-Family	40
Transitional Housing, Residential Facility for Elderly Persons or Persons with Disability, Nursing Home	40
Maximum Net Density <sup>3 4</sup>	
In dwelling units per acre	12 minimum

# Proposed Amendment: What happens after adoption?

This hearing and Planning Commission motion is only regarding the text ordinance.

A zoning map amendment is a separate process that would be initiated at the request of the Planning Commission or Council. It requires significantly more engagement with property owners.

Once the Zoning District is established (i.e. this ordinance is adopted), it would be available for property owners to request a rezone where applicable. A rezone would come back to the Planning Commission for recommendation and the Council for approval. The Council makes the ultimate decision on where this ordinance would be applied.



# Discussion and Hearing



# Contact Information

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