

**TAYLORSVILLE CITY COUNCIL
AGENDA ITEM SUMMARY**

MEETING DATE: January 22, 2014

AGENDA ITEM: Public Hearing - Ordinance #14-01 for a proposed amendment to Section 13-08-02B of the Taylorsville Land Development Code regarding land uses in the PO (Professional Office) and RD (Research and Development) zoning districts

PRESENTER: MARK MCGRATH

AUTHOR: MICHAEL MELDRUM

ISSUE SUMMARY:

This is an application by the City of Taylorsville to modify some of the available land uses in the PO and RD zoning districts. After reviewing the land use matrix with the Economic Development Department it has been determined that some changes are warranted.

Staff has attached an updated land use matrix as an exhibit to accompany this application. The proposed changes are shown in red ink and underlined. Specific discussion regarding these proposed changes will be provided at the City Council meeting of January 22, 2014.

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission unanimously (6-0 vote) recommends that the City Council amend Section 13-08-02B of the Taylorsville Land Development Code regarding land uses in the PO (Professional Office) and RD (Research and Development) zoning districts.

Ordinances #14-01
Text Amendment to PO and RD zoning districts
January 22, 2014

TAYLORSVILLE, UTAH
ORDINANCE NO. 14-01

AN ORDINANCE OF THE CITY OF TAYLORSVILLE TO AMEND THE TEXT OF SECTION 13-08-02B OF THE TAYLORSVILLE LAND DEVELOPMENT CODE TO MODIFY THE LAND USE MATRIX

The City Council of Taylorsville ordains as follows:

WHEREAS, on December 10, 2013 the Taylorsville Planning Commission properly noticed and held a public hearing and voted 6-0 to forward a positive recommendation to amend the text of Section 13-08-02B of the Taylorsville Land Development Code ; and

WHEREAS, on January 17, 2014 a notice of public hearing regarding the proposed Zoning map amendment was posted on the state public notice website; and

WHEREAS, on January 10, 2014 a notice of public hearing regarding the proposed text amendment was posted in 3 different places within the City of Taylorsville boundaries; and

WHEREAS, the Taylorsville City Council met in a regular session on January 22, 2014 to conduct and consider, among other things, a public hearing regarding the proposed text amendment; and

WHEREAS, after careful consideration and review, the City Council has determined that it is in the best interest, health, safety, and welfare of the citizens of Taylorsville to amend Section 13-08-02B of the Taylorsville Land Use Development Code.

NOW, THEREFORE, BE IT ORDAINED by the Taylorsville, Utah City Council that this document be adopted to amend the text of Section 13-08-02B of the Taylorsville Land Development Code.

Chapter 13A-08 – LAND USES IN THE COMMERCIAL, OFFICE, INDUSTRIAL, MIXED USE, TRANSIT CORRIDOR, AND RESEARCH AND DEVELOPMENT DISTRICTS

13A-08-01 Purpose and Applicability

- A. **Purpose.** The commercial districts land use standards are intended to:
1. Allow a mixture of complementary land uses that may include retail, offices, commercial services, civic uses, and housing to create economic and social vitality, and to encourage the linking of trips; and
 2. Develop commercial areas that encourage walking as an alternative to driving and provide employment and housing options.
- B. **Applicability.** Uses permitted under this Chapter shall conform to the development standards provided elsewhere in this Development Code, and to the application procedures for development as applicable. Uses shall also conform to any overlay district requirements that are applicable. Uses permitted as a conditional use shall comply with the requirements for Administrative Conditional Use Permits and Nonadministrative Conditional Use Permits.

13A-08-02 Permitted Land Use Matrix by the Commercial, Office, Industrial, Mixed Use, Transit Corridor, and Research and Development Districts

- A. Matrix Explanation. The matrix below lists all uses permitted within the Commercial, Office, Industrial, Mixed Use, Transit Corridor, and Research and Development Districts.

P= Permitted

AC= Administrative Conditional

NC= Nonadministrative Conditional

S= Special Use Permit

N= Not Permitted

For those letters which are followed by a slash "/", the second letter shall indicate those location restrictions for uses located within 250 feet of a residential district (unless bisected by a principal arterial road as determined by the City Engineer or as identified in the Transportation Element of the City General Plan).

For those land uses marked with a superscript number (i.e. AC¹), refer to subsection following the table for explanation.

B. Table of Uses

Land Use Category	RC-Regional Commercial	BC-Boulevard Commercial	CC-Community Commercial	NC-Neighborhood Commercial	LC-Limited Commercial	PO-Professional Office	ID-Industrial District	MU-Mixed Use	TC-Transit Corridor	RD-Research and Development
Accessory Apartments	N	AC	N	N	N	N	N	AC	AC	N
Accessory Structure (unless otherwise specified)	N	N	N	N	N	N	N	AC	AC	N
Agriculture	N	N	N	N	N	N	N	AC	AC	N
Alcohol or Tobacco Specialty Store	P ^a	N	N	N	N	N	P ^a	N	N	N
Alcoholic Beverage Dining Clubs	AC/NC	AC	AC/NC	N	N	AC/NC	AC	AC	NC	N
Alcoholic Beverage Equity Clubs	AC/NC	AC	AC/NC	N	N	AC/NC	AC	AC/N	NC	N
Alcoholic Beverage Fraternal Clubs	AC/NC	N	AC/NC	N	N	AC/NC	AC	AC/N	NC	N
Alcoholic Beverage On-Premise Banquet and Catering	P/AC	P/AC	P/AC	N	N	N	N	AC	NC	N
Alcoholic Beverage On-Premise Beer Retailer/Tavern	AC/NC	N	AC/NC	N	N	AC/NC	AC	N	N	N
Alcoholic Beverage Package Agency	P/AC	AC/NC	P/AC	N	N	P/AC	P/AC	N	N	N
Alcoholic Beverage Restaurant – Full Service	P/AC	P/AC	P/AC	AC/NC	AC/NC	P/AC	P/AC	AC	AC	AC
Alcoholic Beverage Restaurant – Limited Service	P	P	P	AC/NC	AC/NC	P	P	AC	AC	AC
Alcoholic Beverage Social Clubs	AC/NC	N	N	N	N	AC/NC	AC	N	N	N
Alcoholic Beverage Special Event Beer License	S	S	S	S	S	S	S	S	S	S
All-Terrain Vehicles (ATV) Sales & Service	P	N	N	N	N	N	P	N	N	NC
Alzheimer's Facility	N	AC	N	AC	N	N	N	AC/NC	N	N
Ambulatory Surgical	N	N	N	N	N	AC	N	N	N	AC

Land Use Category	RC-Regional Commercial	BC-Boulevard Commercial	CC-Community Commercial	NC-Neighborhood Commercial	LC-Limited Commercial	PO-Professional Office	ID-Industrial District	MU-Mixed Use	TC-Transit Corridor	RD – Research and Development
Facility										
Ancillary Commercial	P	P	P	P	P	P	P	AC	AC	AC
Animal Hospital, Veterinary Office	P	P	P	P	P	AC ⁹	P	AC	N	NAC
Animal Kennel, Commercial	AC/NC	AC/NC	AC/NC	N	N	N	P	N	N	N
Animals (Farm)	N	N	N	N	N	N	N	N	N	N
Animals (Household Pets)	N	P	N	N	N	N	N	P	P	N
Aquarium	P	P	P	P	N	N	P	N	AC	N
Arcade	P	AC	AC	N	N	N	AC	N	N	N
Art Gallery	P	P	P	P	P	P	P	P	P	P
Athletic, Tennis, Health										
Athletic, Tennis, Health Club	P	P	P	P	AC	AC	P	AC	N	AC
Assisted Living Facility – Limited Capacity (must comply with development standards for that zone, i.e., setback, height, bulk, min/max square footage)	N	N	N	N	N	N	N	AC	AC	N
Assisted Living Facility – Large Capacity (must comply with development standards for that zone, i.e., setback, height, bulk, min/max square footage)	N	N	N	AC	N	N	N	AC	AC	N
Auto, Truck, RV, Equipment Storage	N	N	N	N	N	N	AC	N	N	N
Auto, Light Trucks, RV Dealerships (new) – Sales and Service Agencies	AC	NC	N	N	N	N	AC	N	N	N
Auto, Light Trucks, RV, Dealerships (used) – Sales and Service Agencies	AC	NC	N	N	N	N	AC	N	N	N

Land Use Category	RC-Regional Commercial	BC-Boulevard Commercial	CC-Community Commercial	NC-Neighborhood Commercial	LC-Limited Commercial	PO-Professional Office	ID-Industrial District	MU-Mixed Use	TC-Transit Corridor	RD - Research and Development
Comprehensive Mental Health Treatment	N	NC	N	N	AC	N	N	N	N	N
Congregate Care Facility	N	N	N	N	N	N	N	AC	N	N
Crematory, Embalming Facility	N	N	N	N	N	N	NC	N	N	N
Dance Hall	AC/NC	NC/N	NC/N	N	N	N	N	NC	N	N
Day Care, Group	P/AC	P/AC	P/AC	P/AC	P/AC	AC	P	P	P	P
Drive-up Window (non-food), Banks, ATMs, Dry Cleaners, Pharmacy, etc.	P	AC	P	P	N	AC	P	AC	N	AC
Dwelling, Duplex	N	N	N	N	N	N	N	N	N	N
Dwelling, Earth Sheltered	N	N	N	N	N	N	N	N	N	N
Dwelling, Group Planned	N	N	N	N	N	N	N	N	N	N
Dwelling, Multiple Unit	N	N	N	N	N	N	N	P	P	N
Dwelling, Single Family	N	N	N	N	N	N	N	AC	N	N
Earth Station	S	S	S	S	N	S	S	N	N	S
Educational Facility with Housing	N	N	N	N	N	AC	N	AC	AC	AC
End Stage Renal Disease Facility	N	AC	AC	N	N	N	P	N	N	N
Equestrian Facilities	N	N	N	N	N	N	AC	N	N	N
Equipment Sales and Services	P	P	P	P	AC	N	P	N	N	ANC ²
Extended Living Areas	N	N	N	N	N	N	N	P	N	N
Exposition/Convention Center	AC/NC	N	N	N	AC	AC	P	NC	NC	AC
Fraternity or Sorority House	N	N	N	N	N	N	N	N	N	N
Garage Sales (residential)	N	N	N	N	N	N	N	S	N	N
Half-Pipe Ramps	N	N	N	N	N	N	N	N	N	N
Homeless Shelter	N	N	N	N	N	N	N	N	N	N
Home Health Agency	P	P	P	P	P	P	P	P	N	NP

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Home Occupation	N	N	N	N	N	N	N	AC	AC	N
Hospice	N	N	N	N	N	N	N	N	N	N
Hospital	N	N	N	N	N	N	N	N	N	N
Hotel	P/AC	AC	AC/NC	N	N	AC	N	AC	AC	AC
Industry, Light	N	N	N	N	N	N	P	N	N	AC ²
Industry, Medium	N	N	N	N	N	N	P	N	N	N
Industry, Heavy	N	N	N	N	N	N	N	N	N	N
Jail	N	N	N	N	N	N	N	N	N	N
Juvenile Detention Facility	N	N	N	N	N	N	N	N	N	N
Juvenile Security Facility	N	N	N	N	N	N	N	N	N	N
Library	P	P	P	P	P	P	N	P	P	P
Manufactured Homes	N	N	N	N	N	N	N	N	N	N
Medical and Health Care Offices	P	P	P	P	P	P	P	P	P	P
Mixed Use Development (Residential with Office and/or Commercial Uses)	AC	AC	NC	NC	NC	N	N	P	AC	NC
Mobile Homes	N	N	N	N	N	N	N	N	N	N
Model Home	N	N	N	N	N	N	N	S	N	N
Mobile Home Park	N	N	N	N	N	N	N	N	N	N
Mortuary, Funeral Home	N	P	P	N	P	N	N	AC	N	N
Motel	P/AC	AC	AC	N	N	N	N	N	N	AC
Non-Depository Institutions	NC	NC	NC	N	N	N	NC	N	N	N
Nursing Care Facility	N	N	N	N	N	N	N	AC	N	N
Nursing Home, Convalescent Home, and Rest Home (<i>must comply with development standards for that zone, i.e., setback, height, bulk, min/max square footage</i>)	N	N	N	N	N	N	N	AC	N	N
<u>Office Research Facility</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>NC¹¹</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>P</u>

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Park and Ride Facilities	P/AC	AC	AC	AC	P/AC	AC	AC	AC/N	AC	AC
Parking, Structure/Terrace	AC	P/AC	AC/NC	AC/NC	N	AC	P	AC	AC	AC
Parking, Underground	AC	AC	AC	AC	N	AC	P	P	AC	P
Parks, Public and Private	P	P	P	P	AC	P	P	P	P	AC
Pawn Shop	N	N	N	N	N	N	AC	N	N	N
Permanent Make-Up	P	P	P	P	P	N	N	P	N	N
Planned Unit Development (Residential)	N	N	N	N	N	N	N	AC ⁴	AC	N
Plant Nursery	P/AC	P/AC	P/AC	P/AC	P/AC	N	P	N	N	N
Prison	N	N	N	N	N	N	N	N	N	N
Professional Office	P	P	P	P	P	P	P	P	P	P
Protective Housing Facility	N	N	N	N	N	N	N	N	N	N
Public Service	P	P	P	P	P	P	P	P	P	P
Public Utility Station	P	NC	AC/NC	NC	NC	AC/NC	P	NC	N	AC/NC
Recreation Center	P	P/AC	P/AC	P/AC	P/AC	N	AC	AC	NC	N
Recreation, Indoor	P	P	P	P	P	N	AC	AC	NC	NC
Recreation, Outdoor	A/AC	N	N	N	P/AC	N	AC	AC	N	N
Recreational Vehicle Park	N	N	N	N	N	N	N	N	N	N
Recycling Materials Collection/Drop-Off Facility	AC	AC	AC	AC	AC	AC	AC	NC	NC	AC
Recycling (Commercial)	N	N	N	N	N	N	AC/NC	N	N	N
Rehabilitation / Treatment Facility	AC	N	N	N	N	N	N	N	N	N
Religious or Cultural Activity	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC
Research and Development Facility	N	N	N	N	N	AC	AC	N	N	P

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Residential Facility for Elderly Persons (must comply with development standards for that zone, i.e., setback, height, bulk, min/max square footage)	N	AC/NC	AC/NC	AC/NC	AC/NC	AC/NC	N	AC/NC	AC/NC	N
Residential Facility for Persons with a Disability (must comply with development standards for that zone, i.e., setback, height, bulk, min/max square footage)	N	AC/NC	AC/NC	AC/NC	AC/NC	AC/NC	N	AC/NC	AC/NC	N
Residential Lease, Short Term	N	N	N	N	N	N	N	N	N	N
Residential Health Care Facility, Residential Care Facility	NC	NC	NC	NC	NC	N	N	NC	N	N
Restaurant, Sit Down	P	P	P	P	AC	P	P	P	P	P
Restaurant, Drive-up Window	AC/N ³	AC/N ³	AC/N ³	AC/N ³	N	N	P/N ³	N	N	P/N ³
Satellite Dish (Ground or Roof Mount)	S	S	S	S	S	S	S	S	N	S
School, Charter	N	N	N	N	N	AC	AC	AC	AC	AC
School, Commercial	P	P	P	P	P	P	P	AC	NC	P
School, Commercial (Low Impact)	P	P	P	P	P	P	P	P	AC	P
School, Private or Quasi-Public	N	N	N	N	N	AC	AC	AC	AC	AC
School, Public	N	N	N	N	N	AC	AC	AC	AC	AC
Sexually Oriented Business (escort agencies, outcall service agencies and semi-nude dancing agencies)	N	N	N	N	N	N	P ⁵	N	N	N
Sheltered Workshop	P	P/AC	PAC	P/NC	N	N	P	N	N	AC
Small Health Care Facility	N	P/AC	P/AC	AC	AC	NAC	N	AC	AC	NAC

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Social Detoxification Facility	N	N	N	N	N	N	N	N	N	N
Social or Reception Center	P	P	P	P/AC	AC	P	AC	AC/NC	AC	N
Solar Equipment	S	S	S	S	S	S	S	S	S	S
Stadium	NC	N	N	N	N	N	N	NC	NC	N
Storage (Mini-Storage) Facilities	N	N	NC ⁶	N	N	N	P ⁶	N	N	N
Street Vendors	S	N	N	N	N	N	N	S	S	N
Tattoo Parlor	N	N	N	N	N	N	AC ³	N	N	N
Transitional Care Development	N	N	N	N	N	N	N	N	N	N
Transitional Housing Facility <i>(must comply with development standards for that zone, i.e., setback, height, bulk, min/max square footage)</i>	N	AC	N	N	N	N	N	AC	AC	N
Twin Home	N	AC	N	N	N	N	N	P	N	N
Theater	P/AC	P/AC	P/AC	AC/N	N	N	N	AC	AC	N
Warehouse	N	N	N	N	N	N	P	N	N	NC²
Wind Conversion	S	S	S	S	S	S	S	S	S	S
Wireless Telecommunication Facility	S ⁷	S ⁷	S ⁷	S ⁷	S ⁷	S ⁷	S ⁷	S ⁷	S ⁷	S ⁷
Zero Lot Line Development	N	NC	N	N	N	N	N	P	AC	N
Zoological Gardens	P/N	P/N	N	N	N	N	P/N	P/N	N	N

C. Explanatory Notes for Land Use Matrix

1. Single family residential developments only.
2. The use is not permitted if any part of the proposed/existing building containing the use is within 100 feet of a dwelling or probable location of a dwelling on existing residentially zoned property.

3. The use is not permitted if any part of the proposed/existing building containing the use is within 150 feet of an agricultural or residential use or residential zoning boundary.
4. Planned Unit Development permitted at a density of 12 units per acre.
5. This use is not permitted if any part of the proposed/existing building containing the use is within 1,000 feet of any school, public park, library, or religious or cultural activity; within 500 feet of any other sexually oriented business, escort agency, outcall service agency, or semi-nude dancing agency; within 600 feet of an agricultural or residential use of residential zoning boundary, beginning at the property line of such use.
6. Facility storage may not be used to conduct commercial business on site. A mini-storage facility may include a caretaker's residence and areas for the outdoor storage of recreational vehicles (RVs) within a mini-storage building project according to the following restrictions and standards:
 - a. Outdoor storage areas are for recreational vehicle storage only, e.g., boats, campers, trailers, jet skis, snowmobiles, automobiles.
 - b. Outdoor vehicle storage areas shall be located only at the rear of the project where vehicles will not be visible from any public streets.
 - c. Outdoor vehicle storage areas shall be designed so as not to block any driveways, access ways, or parking aisles within the project.
 - d. Outdoor vehicle storage areas must be surrounded by a 6 foot high masonry wall on the exterior boundaries of the mini-storage project.
7. May require Staff or Planning Commission review and approval. (See Wireless Telecommunication Facilities section of this Code.)
8. This use is not permitted if any part of the proposed/existing building containing the use is within 1,000 feet from any school, public park, library, or religious or cultural activity, within 500 feet of any other alcohol or tobacco specialty store; within 600 feet from an agricultural or residential use or residential zoning boundary, beginning at the property line of such use. Distance requirements from structures for this use shall be measured in a straight line, without regard to intervening structures or zoning districts, from the property line of the school, public park, religious or cultural activity, residential use, or other alcohol or tobacco specialty store. Distance requirements from zoning districts for this use shall be measured in a straight line, without regard to intervening structures or zoning districts, from the zoning boundary of a residential or agricultural district to the structure of the alcohol or tobacco specialty store.

9. The use is only permitted as a conditional use as long as the entire operation is contained within a stand alone single tenant office building.
10. Automobile service station / Gasoline Service Station with or with out a Convenience Store (except when two or more like uses exist within 1,000 feet).
11. The use is permitted only on properties comprising at least four contiguous acres and having access off a collector or arterial roadway. The use is not permitted if any part of the proposed/existing building is within 75 feet of any residential zoning boundary.

New Definition:

Office Research Facility - A building or group of buildings in which office uses are combined with facilities for research, testing, experimentation, assembly, production, manufacturing, processing, packaging, and/or ancillary distribution activities entirely within an enclosed structure, with no outside storage and imposing a negligible impact upon the surrounding environment by noise, vibration, smoke, dust, smell or pollutants.

This Ordinance, assigned Ordinance No. 14-01, shall take effect as soon as it shall be published or posted as required by law, deposited, and recorded in the office of the City Recorder, and accepted as required herein.

PASSED AND APPROVED this _____ day of _____, 2014.

TAYLORSVILLE CITY COUNCIL

By: _____
Kristie S. Overson, Chairman

VOTING:

Daniel Armstrong	Yea ___	Nay ___
Dama Barbour	Yea ___	Nay ___
Ernest Burgess	Yea ___	Nay ___
Bradley W. Christopherson	Yea ___	Nay ___
Kristie S. Overson	Yea ___	Nay ___

PRESENTED to Mayor of Taylorsville for his approval this _____ day of _____, 2014.

APPROVED this _____ day of _____, 2014.

By: _____
Lawrence Johnson, Mayor

ATTEST:

Cheryl Peacock Cottle, Recorder

DEPOSITED in the Recorder's office this _____ day of _____, 2014.

POSTED this _____ day of _____, 2014.