ORDINANCE NO. 2022-16

AN ORDINANCE OF THE SOUTH SALT LAKE CITY COUNCIL AMENDING SECTIONS 17.03, 17.04, 17.05, 17.06, 17.07, 17.10, AND 17.11 OF THE SOUTH SALT LAKE CITY MUNICIPAL CODE TO CORRECT TECHNICAL ERRORS, AMEND CERTAIN PERMITTED USE AND CONDITIONAL USE STANDARDS, AMEND CERTAIN GENERAL DEVELOPMENT AND DESIGN STANDARDS, AND AMEND THE LAND USE MATRIX.

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

WHEREAS, the City Council is authorized by law to enact, amend and repeal ordinances regulating land use and development within the City;

WHEREAS, City staff identified sections: 17.03, 17.04, 17.05, 17.06, 17.07, 17.10, and 17.11 in the South Salt Lake City Municipal Code where certain technical corrections needed to be resolved and where other amendments were proposed for the benefit of the City's land use regulations;

WHEREAS, the Planning Commission held a public hearing, pursuant to Utah Code Ann.§ 10-9a-503 and South Salt Lake City Municipal Code Section 17.11.060, on August 18, 2022, where the public had notice and an opportunity to comment on the proposed amendments to the sections of the City's land use regulations;

WHEREAS, the Planning Commission, at the public hearing, found that the proposed amendments were consistent with the goals and objectives of the City's general plan and in the best interests of the City and forwarded a recommendation of approval to the City Council;

WHEREAS, the City Council finds that a diversity of land uses is beneficial to the City, its residents, business members and visitors; and

WHEREAS, the City Council hereby determines that the amendments to sections: 17.03, 17.04, 17.05, 17.06, 17.07, 17.10, and 17.11 of the South Salt Lake City Municipal Code are in line with the City's interests in promoting prosperity, economic and orderly growth, and improving the comfort, convenience and aesthetics of the City;

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

SECTION I. Enactment. Sections17.03, 17.04, 17.05, 17.06, 17.07, 17.10, 17.11 are hereby amended and 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 14 day of September 2022.

BY THE CITY COUNCIL:

Sharla Bynum, Council Chair

ATTEST:

Ariel Andrus, City Recorder

City Council Vote as Recorded:

Bynum	YES
Huff	ABSENT
Mila	YES
Pinkney	YES
Siwik	YES
Thomas	YES
Williams	YES

Transmitted to the Mayor's office on this 15 day of September 2022.

Ariel Andrus, City Recorder

MAYOR'S ACTION: Approve

Dated this 19th day of September, 2022.

Cherie Wood, Mayor

ATTEST:

Ariel Andrus, City Recorder

Exhibit A:

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	Tracy Aviary's Jordan River Nature Center	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				

Amusement Device																																					
Animal Hospital / Veterinary Office (Small Animal)	P		P	P	P			P									P		P									P	P	P	P				
Animal Kennel / Day Care, Commercial	C		C	C	C			C																											
Animal Kennel / Day Care, Commercial (Indoor Only)																													C	C	C	C	C	C	C
Antenna, Lattice Tower								C		C		C																							
Antenna Mounted on City-Owned Structure	P							P		P		P	P																						
Antenna, Roof-Mounted	P							P		C		P	C	C	C																				
Antenna, Wall-Mounted	P							P		C		P	C	C	P																				
Apiary										P				P																					
Art Gallery	P	P	P	P	P		~~P~~	P	P			P					P		P									P	P	P	P	P	P	P
Art Studio	P	P	P	P	P		~~P~~	P	P			P					P		P									P	P	P	P	P	P	P
Assisted Living Facility	C	C		C	C										C														C	C	C	C	C	C	C
ATM, Kiosk, Vending Machine (Self-Service, Interactive, Outdoors)	P	P	P	P	P	P	~~P~~	P				P					P												P	P	P	P	P	P	P
Auction House																																			
Auto, Light Truck, RV, Boat, Trailer Dealerships (Sale, Lease, or Rent)	C		C					C																											
Auto Auction																																			
Auto Body Repair								P																											
Automotive Restoration			P					P																											
Automotive Service and Repair			P					P																											
Automotive Service Station (Non-Mechanical)			P			P		P																											
Aviary																																			
Bail Bonds																																			
Bakery, Commercial			P					P																					P	P	P	P			
Bakery, Neighborhood	P	P	P	P	P												P	P											P	P	P	P	P	P	P
Barber Shop / Hair Salon	P	P	P	P	P		~~P~~										P	P											P	P	P	P	P	P	P
BioTech/Biolife																													P	P	P	P			
Blood / Plasma Donation Center	P	P	P																																

Bowling Alley	P		P	P	P																						P	P	P	P				
Car Wash	C	C	C	C	C			C																						C				
Child Care Center	C	C	C	C	C	C						C					C											C	C	C	C	C	C	C	
City Building												P															P								
City Park												P	P																						
Commercial Repair Services	P	P	P	P	P	P		P																				P	P	P	P	P	P	P	
Community Garden												P	P																						
Convenience Store with Fuel Pumps	C	C	C	C	C			C																							C				
Crematory / Embalming Facility								C																											
Day Spa	C																C												C	C	C				
Day Treatment Center			C																																
Drive-Up Window	P	P	P	P	P	P		P									P																		
Dry Cleaning / Laundromat	P	P	P	P	P			P									P											P	P	P	P	P	P	P	
Dwelling, Employee Housing																										P									
Dwelling, Live / Work			~~C~~	~~C~~	~~C~~																														P
Dwelling, Multi-Family	C			C	C										C		C	C		C									C	C	C	C	C	C	C	
Dwelling, Single-Family										P				P	P							P														
Dwelling, Townhome																	C	C					P		P										P
Education, After School (Children)	C	C	C	C	C		~~C~~		C		C	P		C	C						C								C	C	C	C	C	C	C	
Education, Elementary or Secondary											C																								
Education, Higher (Public)											C																								
Education, Preschool	C	C	C	C	C		~~C~~		C		C	P		C	C														C	C	C	C	C	C	C	
Education, Technical											C																								
Employment Agency / Temporary Staffing	P		P	P	P			P																				P	P	P	P	P	P	P	
Equestrian Facility										C																									
Equipment Sales, Service, and Rental (Heavy and Farm)																																			
Escort Service																																			
Farmers Market	C	C	C	C	C				P			P	C																C	C	C	C	C	C	C	
Financial Institution	P		P	P	P	P		P									P											P	P	P	P	P	P	P	

Fitness Center	P	P	P	P	P			P	P			P					P		P									P	P	P	P	P	P	P	
Food Truck / Food Trailer	P	P	P	P	P	P	~~P~~	P	P			P		P	P													P	P	P	P	P	P	P	
Food Processing (Large-Scale)								P																											
Food Processing (Small-Scale)	P	P	P	P	~~P~~	P		P																				P	P	P	P				
Food Truck Park	P	P	P	P	P	P	~~P~~	P	P																			P	P	P	P	P	P	P	
Funeral / Mortuary Home			C																																
Grooming Services (Pets)	P	P	P	P	P			P																				P	P	P	P	P	P	P	
Haunted House												P																							
Home Occupation, Category I	P	P	P	P	P		~~P~~							P	P		P	P		P		P	P		P				P	P	P	P	P	P	P	
Home Occupation, Category II	C	C		C	C		~~C~~							C	C		C	C		C		C	C		C				C	C	C	C	C	C	C	
Homeless Shelter										C																									
Horticulture / Produce Sales		C	C					C	C	C		P																	C	C	C	C	C	C	C	
Hospital, Specialty	C			C																									C	C	C	C				
Hotel	C	C	C	C	C																								C	C	C	C	C	C	C	
Hotel, Extended-Stay																																			
Impound and Tow Lot																																			
Jail																																			
Juvenile Detention Facility																																			
Library												P													P										
Maintenance Facility, Vehicle / Transit																																			
Manufactured Home Park																																			
Manufacturing, Major																																			
Manufacturing, Minor			P					P										P																	
Massage Therapy	C																																		
Major Monopole exceeding max district Height	C							C		C		C	C																						
Major Monopole not exceeding max district Height	P							P		P		P	P																						
Minor Monopole exceeding max district Height	C							C		C		C	C	C	C																				
Minor Monopole not exceeding max district Height	P							P		P		P		P	P																				

Monopole w/ Structure >15ft. Wide																																			
Motel																																			
Movie Studio / Sound Stage												P																							
Museum	P	P	P	P	P				P			P	C																P	P	P	P	P	P	P	
Nature Center																											P								
Non-Depository Institution																																			
Nursery, Commercial			P					P		P																									
Nursing Home		C		C	C										C														C	C	C	C	C	C	C	
~~Office, Administrative~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~			~~P~~					~~P~~	~~P~~	~~P~~										~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	-
Office, Medical, Dental, Health Care	P	P	P	P	P	P	~~P~~	P				P					P		P										P	P	P	P	P	P	P	
Office, Professional	P	P	P	P	P	P	~~P~~	P	P			P					P	P	P										P	P	P	P	P	P	P	
Park and Ride (Structured Parking Only)	C			C																									C						
Parking Structure	P	P	P	P	P			P				P			P														P	P	P	P	P	P	P	
Pawn Shop																																			
Permanent Supportive Housing																																			
Pharmacy	C	C	C	C	C			C									C												C	C	C	C	C	C	C	
Place of Worship	C	C	C	C	C	C	~~C~~	C	C					C	C														C	C	C	C	C	C	C	
Portable Container	P	P	P	P	P	P	~~P~~	P				P		P	P	P	P	P	P	P		P	P		P	P	P	P								
Poultry, Urban										P				P	P							P													
Precious Metal Recycling																																			
Printing, Large-Scale				P		P		P																					P	P	P	P				
Protective Housing				C																															
Public Utility Facility	C	C	C	C	C	C		C		C		C	C																C	C	C	C	C	C	C	
Recording Studio			P																																
Recreation Center	C	C	C	C	C	C		C	C			P	C				C												C	C	C	C	C	C	C	
Recycling Collection / Drop-Off Facility																																			
Rehabilitation Center																																			
Restaurant	P	P	P	P	P												P	P											P	P	P	P	P	P	P	

Retail, Accessory	P	P	P	P	P	P		P	P			P					P	P	P									P	P	P	P	P	P	P	
Retail, General	P	P	P	P	P	P		P				P				P	P		P									P	P	P	P				
Retail, Neighborhood	P	P	P	P	P	P		P	P			P					P											P	P	P	P	P	P	P	
Secondhand Merchandise Dealer	P	P		P	P																														
Sexually Oriented Business						C																													
Slaughterhouse / Animal Processing																																			
Storage Facility, Indoor Climate Controlled	C																											C	C	C	C				
Storage Facility, Outdoor																																			
Storage Facility, Warehouse								P				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. 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)~~ one-half (0.5) 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)~~ one-half (0.5) acre.

2. Maximum Building Height. The maximum Building Height for any Structure is based on the Building Form as more completely detailed in Chapter 17.07.

3. Required Setbacks/Build-To Standard. See Chapter 17.07.

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~~. The conversion of a Single Family Dwelling Unit into a commercial use is a Change of Use, 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 General Residential Design Standards in 17.07.060.

d. All front and corner side yards shall be fully landscaped subject to the South Salt Lake City Landscape Standards.

e. Parking.

i. Off-Street parking is only permitted in the rear yard area.

ii. The proposed use must provide 2 (two) stalls per every 1,000 square feet on-site.

iii. Existing single family driveways may be used to service rear yard parking areas. All driveways must be a minimum of 12 feet wide.

f. On-site waste container enclosures and management is required in the rear yard.

(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~~ 17.03.080 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.

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~~ 17.03.090 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 is 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~~ 17.03.100 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.]~~

   b. ~~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~~ 17.03.110 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. 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~~ 17.03.120 Mixed-Use district.

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

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

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

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

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. 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~~ 17.03.130 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~~ 17.03.140 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.

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~~ 17.03.150 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~~ 17.03.160 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 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 shall comply with the standards found in Section 17.07.080.

~~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~~ EIFS 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~~ EIFS 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 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. The 2100 South Street Frontage subdistrict must comply with the landscape standards in 17.06.300.

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~~ 17.03.170 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 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~~ 17.03.180 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 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~~ 17.03.190 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

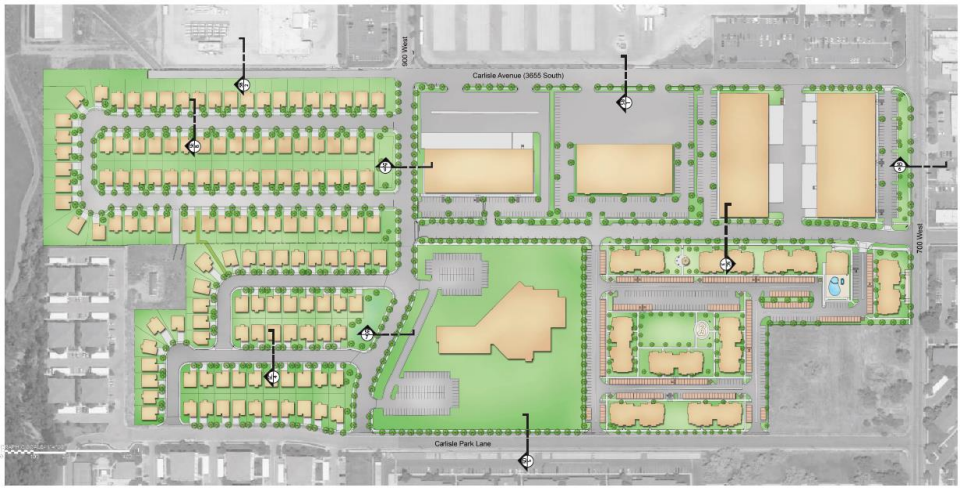


Figure 5B: Roadway Widths and Design Standards

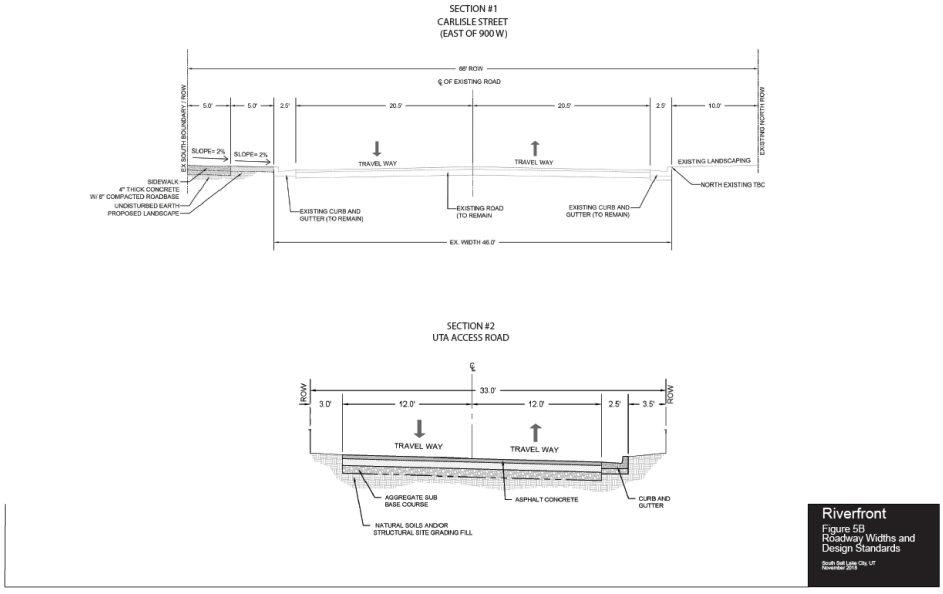


Figure 5C: Roadway Widths and Design Standards

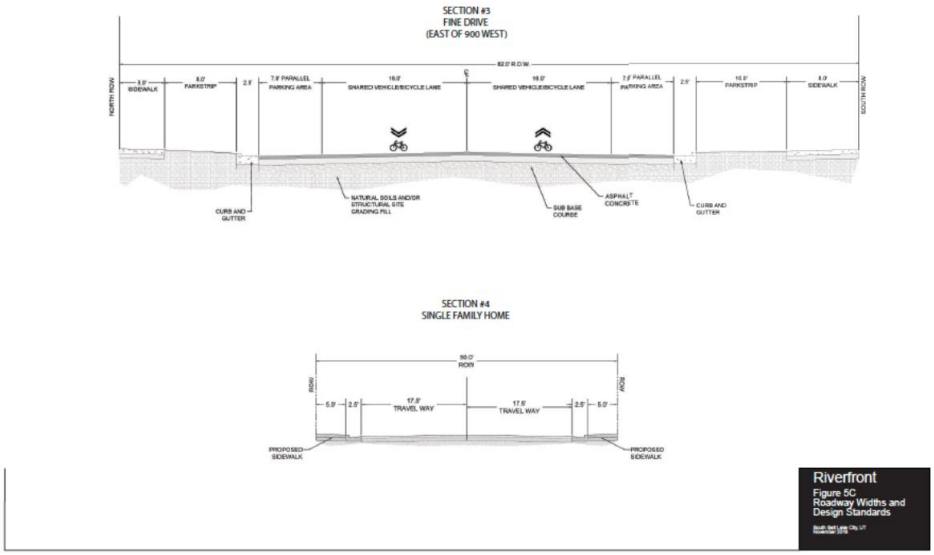


Figure 5D: Roadway Widths and Design Standards

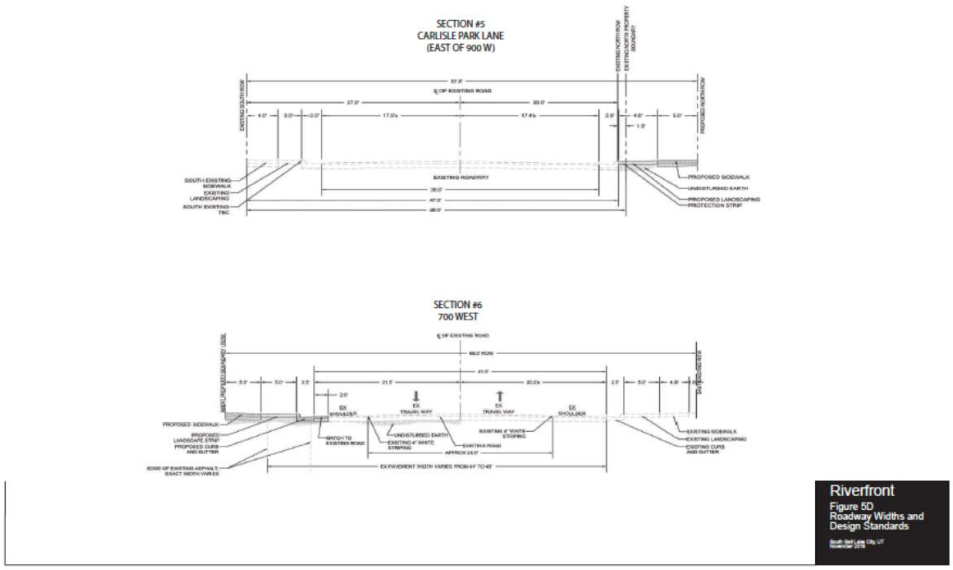


Figure 5E: Roadway Widths and Design Standards

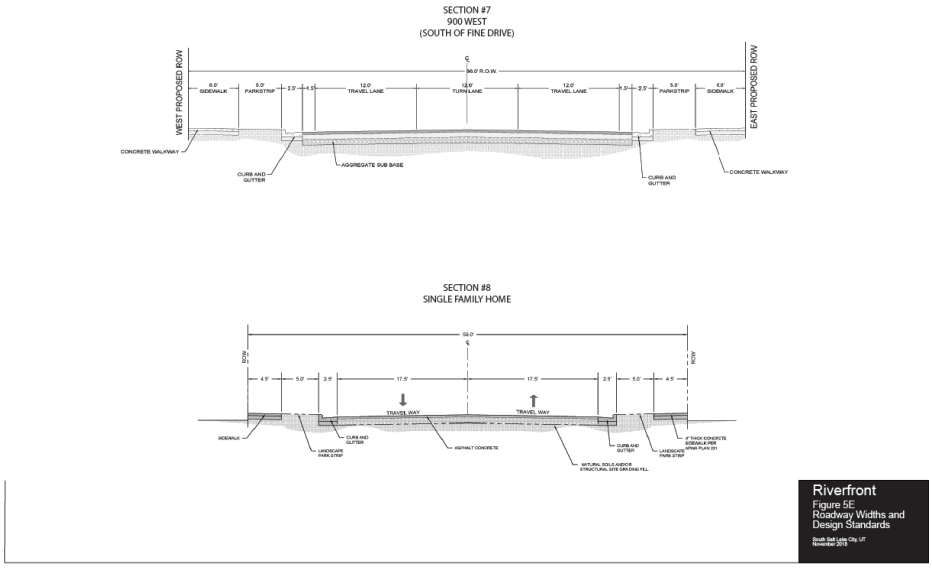
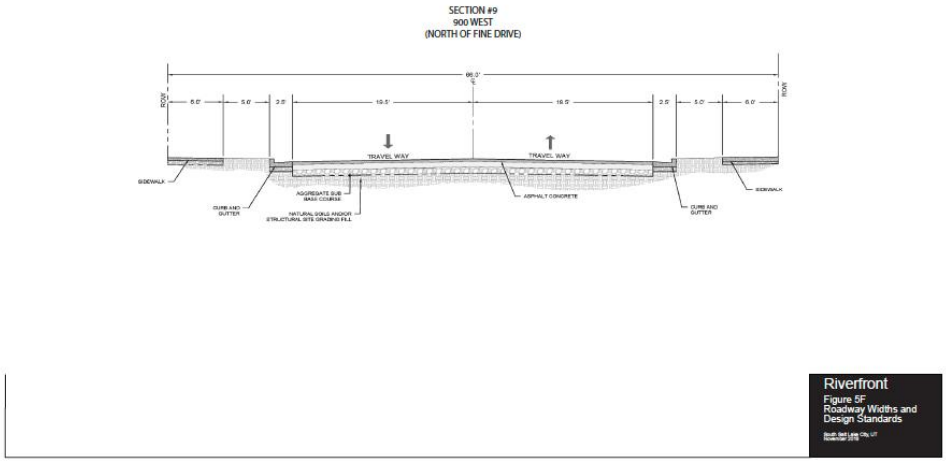


Figure 5F: Roadway Widths and Design Standards



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.

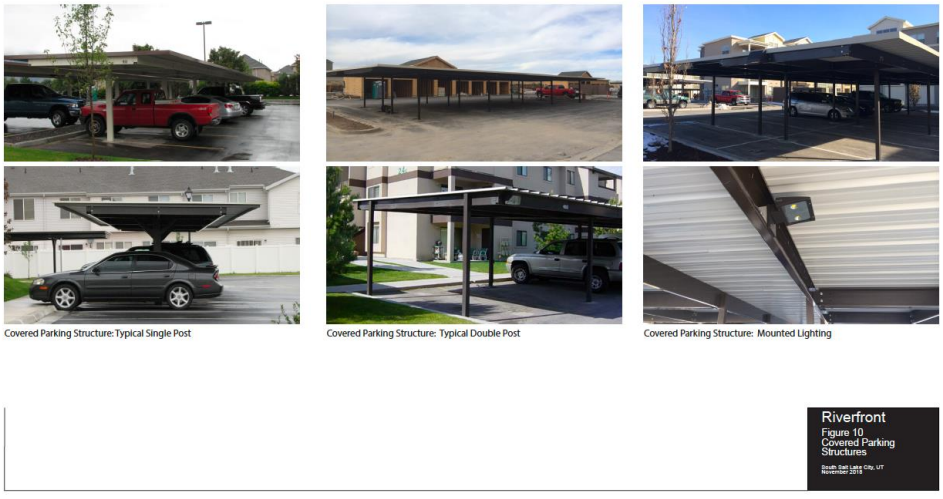
2. All Street furniture benches shall contain an intermediate arm rest to discourage individuals from sleeping on them.

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 bock, one-coat stucco system, architectural metal panels, or similar material. ~~ELF's~~ EIFS, 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~~ EIFS may not also be used as an accent material. Likewise, if ~~ELF's~~ EIFS 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:

a) Screened from view, and

b) 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) 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.

b) 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.

c) 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 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:

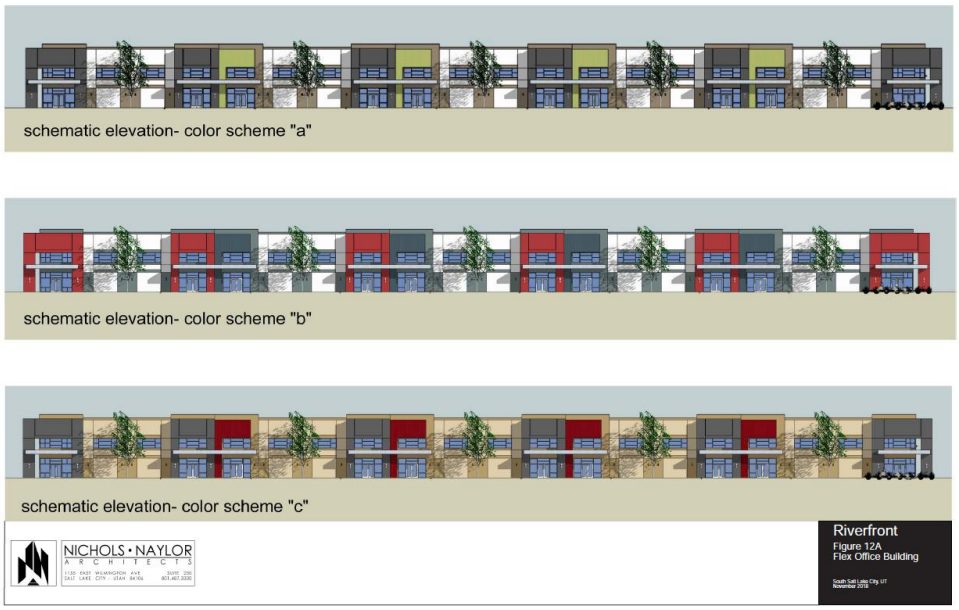


Figure 12B: Flex Industrial



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~~ EIFS;

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~~ 17.03.200 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;

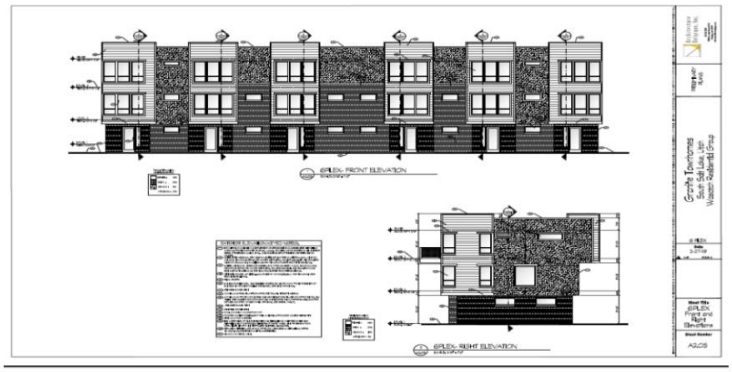
10. Nine (9) foot ceilings are required throughout the interiors of each unit;

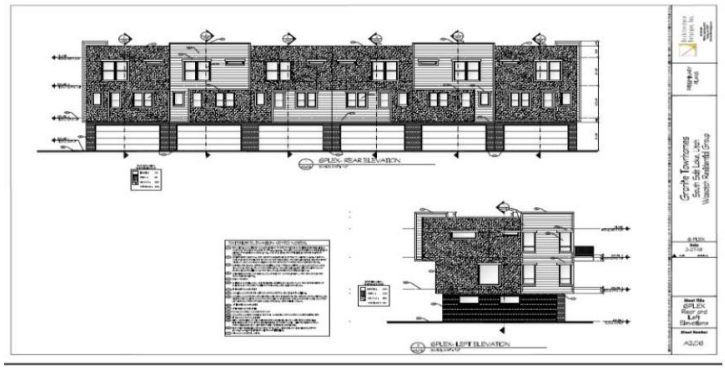
11. Upgraded cabinets, stone or quartz countertops, and upgraded cabinet, window, and door hardware are required throughout each unit. At a minimum, such upgrades shall persist within each unit, through the first year of occupancy of each unit;

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:

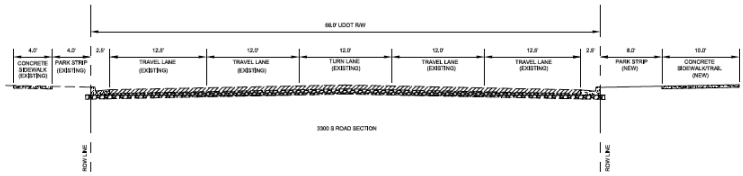


19. All Townhomes shall be subdivided into individual Condominium units prior to issue of a certificate of occupancy.

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

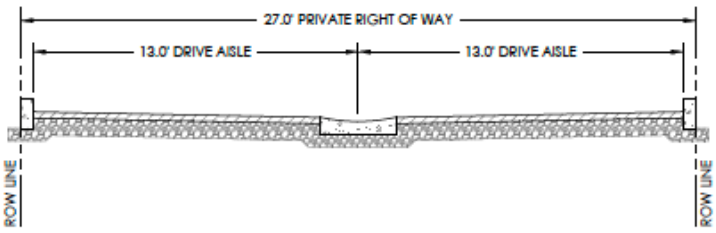
ii. Realign and improve:

(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~~ 17.03.210 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~~ EIFS, 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;



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

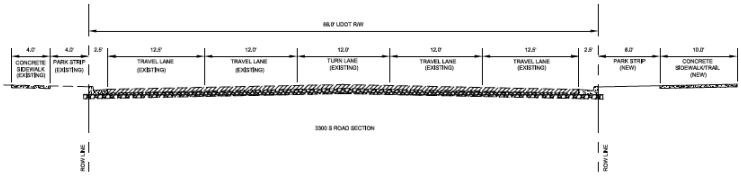
i. The South Property Line shall include a tree-lined, landscaped Buffer of at least five (5) feet in width and a paved sidewalk width of at least ten (10) feet.

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

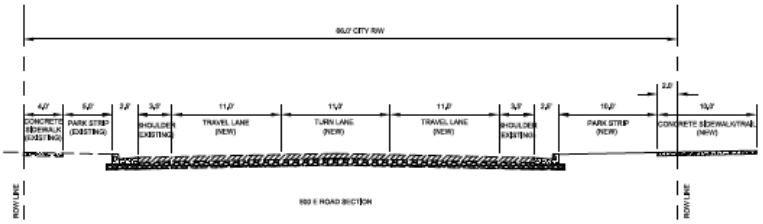
ii. Realign and improve:

(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.

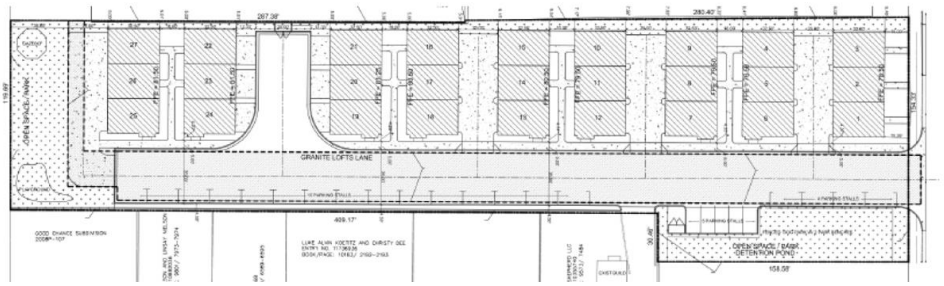
(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020)

~~17.03.220~~ 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~~ 17.03.230 Tracy Aviary's Jordan River Nature Center (JRNC) District

A. Purpose. The Tracy Aviary's Jordan River Nature Center (JRNC) District provides Development standards for a Nature Center within the City.

B. Establishment. The JRNC 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. The development of the JRNC shall comply with the provisions of this Code.

D. Uses. A single Nature Center shall be the only Primary Use allowed.

1. The JRNC Nature Center may include the following:
    a. A visitor education center shall be the Primary Structure at the JRNC Nature Center and shall be located at the corner of 3300 South and 1000 West. The visitor education center shall include the following accessory uses:
        i. Guest services;
        ii. Admissions and memberships;
        iii. Rental equipment including camping gear, boats, bikes;
        iv. Retail spaces/a nature store;
        v. Food service;
        vi. Educational spaces/ animal displays;
        vii. Office spaces/conference rooms;
        viii. Employee Housing Dwelling Units;
        ix. Event space;
        x. Secured gates;
    b. A secured clientele parking lot with access from 1000 West;
    c. A secured staff parking lot with access from 3300 South;
    d. Landscaping featuring native and/or xeric plantings;

e. Secured internal restroom facilities;

2. The JRNC Nature Center may include any of the following accessory uses interior to the Nature Center:

a. Additional educational spaces;

b. Wildlife viewing Structures;

c. Amphitheater;

d. Shade pavilions

e. Plazas;

f. Photovoltaic Solar Energy Systems;

g. Electric vehicle charging stations;

h. A variety of gardens including edible and pollinator gardens;

i. Children play areas;

j. Live animal enclosures/displays – no venomous animals permitted;

k. Secured outdoor recreational equipment storage;

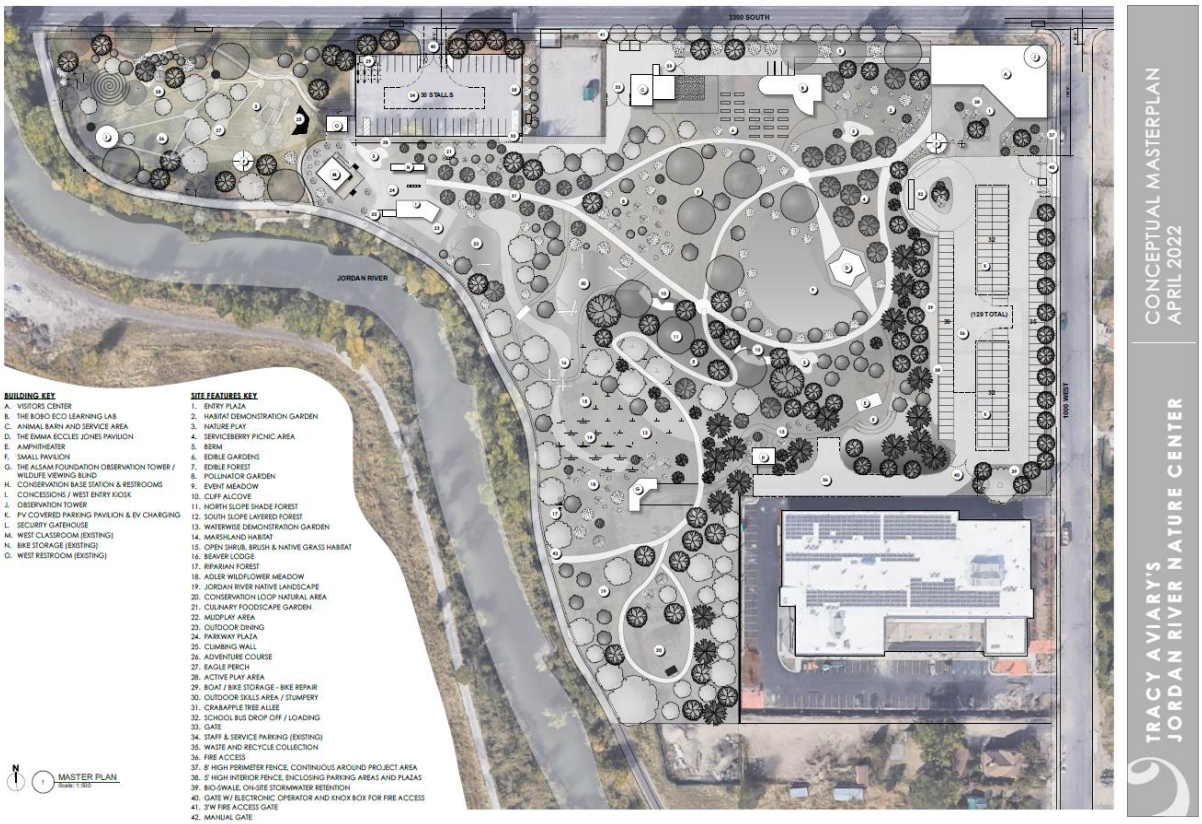
l. Other Nature Center programming.

E. Standards.

1. Operator/manager. The JRNC Nature Center shall be operated and managed by a single operating/managing entity – Friends of Tracy Aviary, a Utah non-profit corporation. No entity other than the Applicant may be substituted for the operator/manager of the Nature Center.

2. The Nature Center site plan:

a. The JRNC Nature Center shall generally be configured as depicted below:



F. Operations:

a. The JRNC Nature Center may operate for a maximum of twenty (20) hours per day, seven (7) days per week.
b. The JRNC Nature Center may hold special events with additional evening hours but in no case later than 12:00 a.m.

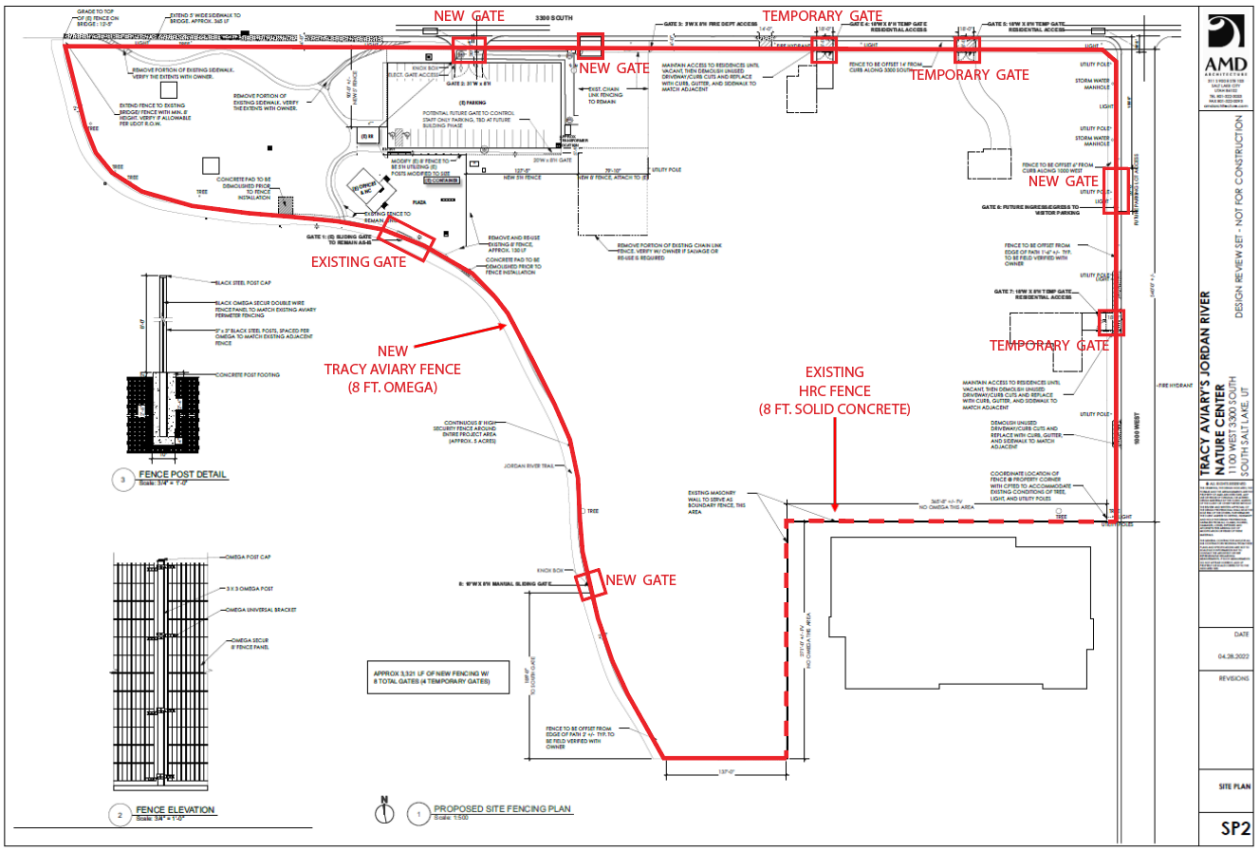
G. Programming.

a. The Nature Center shall provide staff-directed experiences and staff-hosted group events for up to a maximum of 2,000 individuals at a time.
b. Specialty Recreational Installations shall be operated and staffed during all regular open hours and shall exclusively be operated and managed by the Nature Center's staff, which may be supplemented by trained volunteers.

H. Security and management. In addition to complying with Crime Prevention through Environmental Design (CPTED) principles, any Use shall incorporate plenary operation and management practices to prevent and mitigate adverse onsite behavioral issues, including:

1. 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.
2. Staff. The JRNC Nature Center operator/manager shall have at least five of its staff member's onsite during operating hours.
3. Lighting. The JRNC Nature Center shall submit a photometric study for the City's review and evaluation. The installation of lighting at the JRNC Nature Center shall feature strategically located internal light fixtures across the site to maximize dark-sky compliant night-time visibility and illuminated exterior surfaces.

4. Cameras. The JRNC 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.
5. Electrical outlets. All power outlets shall be located inside a Structure, to the maximum extent possible; any power outlets located outside shall employ locking covers and shall remain locked or turned off when not in use by Nature Center staff or volunteers. No electrical outlets shall be accessible from the exterior of the JRNC Nature Center fence line.
6. Fencing and foliage. The JRNC Nature Center site shall install and enclose its perimeter with an eight-foot (8') climb-deterrent, black, PVC-coated, welded-wire mesh fencing. The fence shall incorporate six (6) exterior gated entry points: one (1) primary access-controlled pedestrian gate located near the Visitor's Center entrance off 1000 West; two (2) access-controlled pedestrian gates located off the Jordan River Trail; one (1) access-controlled vehicular gate securing the clientele parking lot along 1000 West; one (1) access- controlled vehicular gate securing the staff parking lot along 3300 South; one (1) access-controlled pedestrian gate for public safety access along 3300 South. These gated entry points shall match the height of the fence and style of the fence. All gates shall comply with standards of the South Salt Lake Fire Marshal.



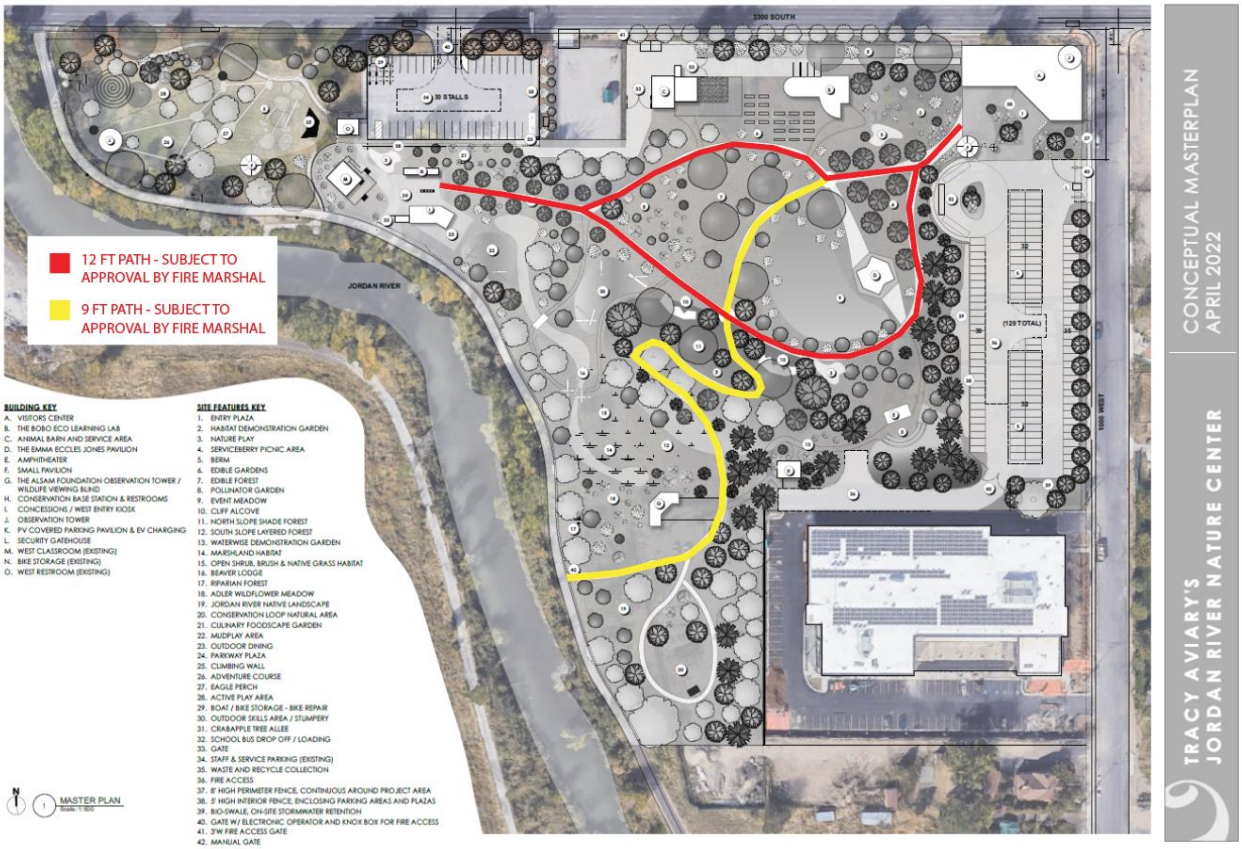
7. Landscape maintenance. The Nature Center shall install and maintain exterior landscaping along the fence and abutting public right-of-ways by trimming, pruning, and maintaining plants as required.
8. Restroom facilities. Only Nature Center staff and guests shall have access to restrooms. All restrooms shall be internal to the JRNC project area. There shall be no public access to restrooms.

9. 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 JRNC District.
10. 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.
11. Waste management. All waste container enclosures shall be secured and located interior to the JRNC Nature Center fence line. All waste containers shall be emptied regularly into aggregate collection containers to prevent onsite litter and unsightly collection of discarded items.

I. Design and Construction. The following Design Guidelines and construction requirements shall apply to the JRNC Nature Center:

1. Civil improvements.

a. The JRNC Nature Center shall comply with all South Salt Lake Engineering standards found in Title 17.10.
b. Site Development shall be designed and graded to meet MS4 permit standards, all to the City's Engineering standards.
c. Berms. Berms are permitted in the JRNC Nature Center subject to South Salt Lake Engineering approval. All berms shall be located interior to the development and shall be no higher than the perimeter fence.
d. Interior Pathways. All Interior pathways shall comply with the minimum widths and weight requirements as required by the South Salt Lake Fire Marshal.
    a. Primary pathways. Primary pathways shall be constructed of concrete or asphalt.
    b. Secondary pathways. Secondary pathways shall be constructed of compacted gravel or another similar material.
    c. Tertiary pathways. Tertiary pathways are constructed of dirt or other natural materials.



e. Parking, Access and Circulation Requirements. Refer to Title 17.06.

f. Flood plain/Jordan River Diversion. Any changes impacting the flood plain or alteration to the flow of location of the Jordan River shall be reviewed and approved by South Salt Lake Engineering, the Salt Lake County Flood Control, the Army Corps of Engineers and any other applicable County, State or Federal agency.

g. Curb cuts. As part of the development of the JRNC Nature Center, all unused curb cuts located along 3300 South and 1000 West shall be removed and replaced with the appropriate infrastructure including curb, gutter, and sidewalk.

h. Public Right-of-Way Sidewalk. 3300 South and 1000 West shall have a five (5) foot sidewalk abutting back of curb along the entirety of the 3300 South and 1000 West frontage. No parkstrips are permitted.

2. Architectural standards. All Structures shall have a similar architectural design and style throughout the JRNC Nature Center.

   a. Visitor Education Center.

      i. Area. The visitor education center may have a maximum Gross Floor Area of 18,000 square feet.

      ii. Maximum Height. The maximum Height shall be 55 feet.

      iii. Required Setbacks. The visitor education center shall have a 15 feet maximum setback from both 3300 South and 1000 West.

iv. Residential Density. The maximum Density for any Employee Housing Dwelling Unit located within the visitor education center Structure shall be one dwelling unit per acre. The Employee Housing Dwelling Units are restricted to occupancy by JRNC staff only.
    a. Location. Employee Housing Dwelling Units shall be located within the upper floors of the visitor education center Structure. Employee Housing Dwelling Units shall be internally accessed, and access controlled.
    b. Layout. Employee Housing Dwelling Units shall be dorm style with living quarters containing a number of private or semiprivate rooms for residents with shared kitchen/dining area and shared restroom/shower facilities.
    c. Amenities. The following amenities shall be provided for the Employee Housing Dwelling Unit:
        i. Secured on-site parking
        ii. On-site laundry
    d. Short-term rentals are prohibited.

v. Design Standard Regulations.
    a. The visitor education center shall be a permanent Structure.
    b. Frontage/Orientation. The visitor education center shall be located at the corner of 3300 South and 1000 West.
    c. Primary Entrance. The Primary Entrance of the visitor education center shall be located internal to the access-controlled clientele parking lot located on 1000 West.
    d. Façade. Each Façade of the visitor education center shall display the same level of architectural detail and transparency.
    e. Materials. The visitor education center shall consist of the following exterior Primary Materials: painted steel, plaster, stone, and architectural metal.
    f. Roofs. The visitor education center shall have a roof clad in standing seam metal or a low-slope membrane or a material of similar quality and durability.
    g. Loading and Service Areas. Any loading or service area shall be located internal to the access-controlled clientele parking lot located on 1000 West.



Figure 1. Visitor Education Center – Conceptual rendering subject to approval by South Salt Lake Community Development.

b. Specialty Recreational Installation – pavilions.

i. Area. Pavilions may have a maximum Gross Floor Area of 2,000 square feet.
ii. Maximum Height. The maximum Height shall be 18 feet.
iii. Location. All pavilions shall be interior to the JRNC Nature Center fencing.
iv. Design Standard Regulations.
    a. Pavilions shall be a permanent Structures.
    b. Materials. All pavilion Structures shall consist of the following exterior Primary Materials: painted steel and wood.
    c. Roofs. All pavilions shall have a roof clad in standing seam metal or a low-slope membrane or a material of similar quality and durability.



Figure 2. Large Pavilion - Conceptual rendering subject to approval by South Salt Lake Community Development.

c. Specialty Recreational Installation – eco learning lab.

i. Area. Eco learning labs may have a maximum Gross Floor Area of 2,000 square feet.
ii. Maximum Height. The maximum Height shall be 22 feet.
iii. Location. All eco learning labs shall be interior to the JRNC Nature Center fencing.
iv. Design Standard Regulations.
    a. Eco learning labs shall be permanent Structures.
    b. Materials. Eco learning lab Structures shall consist of the following exterior Primary Materials: painted steel, plaster, stone, wood, and glass.
    c. Roofs. Eco learning labs shall have a roof clad in glass and standing seam metal or a low-slope membrane or a material of similar quality and durability.



Figure 3. Eco-Learning Lab - Conceptual rendering subject to approval by South Salt Lake Community Development.

d. Specialty Recreational Installation – animal barn and service area.

   i. Area. Animal barns and service areas may have a maximum Gross Floor Area of 2,000 square feet.
   ii. Maximum Height. The maximum Height shall be 20 feet.
   iii. Location. All animal barns and service areas shall be interior to the JRNC Nature Center fencing.
   iv. Design Standard Regulations.
      a. Animal barns and service areas shall be a permanent Structures.
      b. Materials. Animal barns and service area Structures shall consist of the following exterior Primary Materials: timber, wood, plaster, and architectural metal.
      c. Roofs. Eco learning labs shall have a roof clad in standing seam metal or a low-slope membrane or a material of similar quality and durability.
      d. All animal enclosures shall comply with Title 6 and shall be approved by South Salt Lake Animal Services.



Figure 4. Animal barn and service area - Conceptual rendering subject to approval by South Salt Lake Community Development.

e. Specialty Recreational Installation – observation tower/wildlife viewing blind.

   i. Area. Observation towers/wildlife viewing blinds may have a maximum Gross Floor Area of 1,000 square feet.
   ii. Maximum Height. The maximum Height shall be 35 feet.
   iii. Location. All observations towers/wildlife viewing blinds shall be interior to the JRNC Nature Center fencing.
   iv. Design Standard Regulations.
      a. Observation towers/wildlife viewing blinds shall be a permanent Structures.
      b. Materials. The observation tower and wildlife viewing blind Structure shall consist of the following exterior Primary Materials: painted steel, painted composite siding, metal, and wood.
      c. Roofs. The observation tower and wildlife viewing blind shall have a roof clad in standing seam metal or a low-slope membrane or a material of similar quality and durability.



Figure 5. Observation tower and wildlife viewing blind - Conceptual rendering subject to approval by South Salt Lake Community Development.

f. Specialty Recreational Installation – conservation base station.

i. Area. Conservation base stations may have a maximum Gross Floor Area of 1,000 square feet.
ii. Maximum Height. The maximum Height shall be 20 feet.
iii. Location. All conservation base station Structures shall be interior to the JRNC Nature Center fencing.
iv. Design Standard Regulations.
    a. Conservation base stations shall be a permanent Structures.
    b. Materials. The conservation base station Structure shall consist of the following exterior Primary Materials: plaster, wood, and metal.
    c. Roofs. The conservation base station shall have a roof clad in standing seam metal or a low-slope membrane or a material of similar quality and durability.



Figure 6. Conservation Base Station - Conceptual rendering subject to approval by South Salt Lake Community Development.

g. Specialty Recreational Installation – amphitheater.

i. Maximum Height. The maximum Height shall be 20 feet.
ii. Location. All amphitheater Structures shall be interior to the JRNC Nature Center fencing.
iii. Design Standard Regulations.
    a. The amphitheater shall be a permanent Structure.
    b. Materials. The amphitheater Structure shall be consistent with other exterior materials found in the JRNC Nature Center.
    c. Roofs. The amphitheater shall have a roof clad in standing seam metal or a low-slope membrane or a material of similar quality and durability.

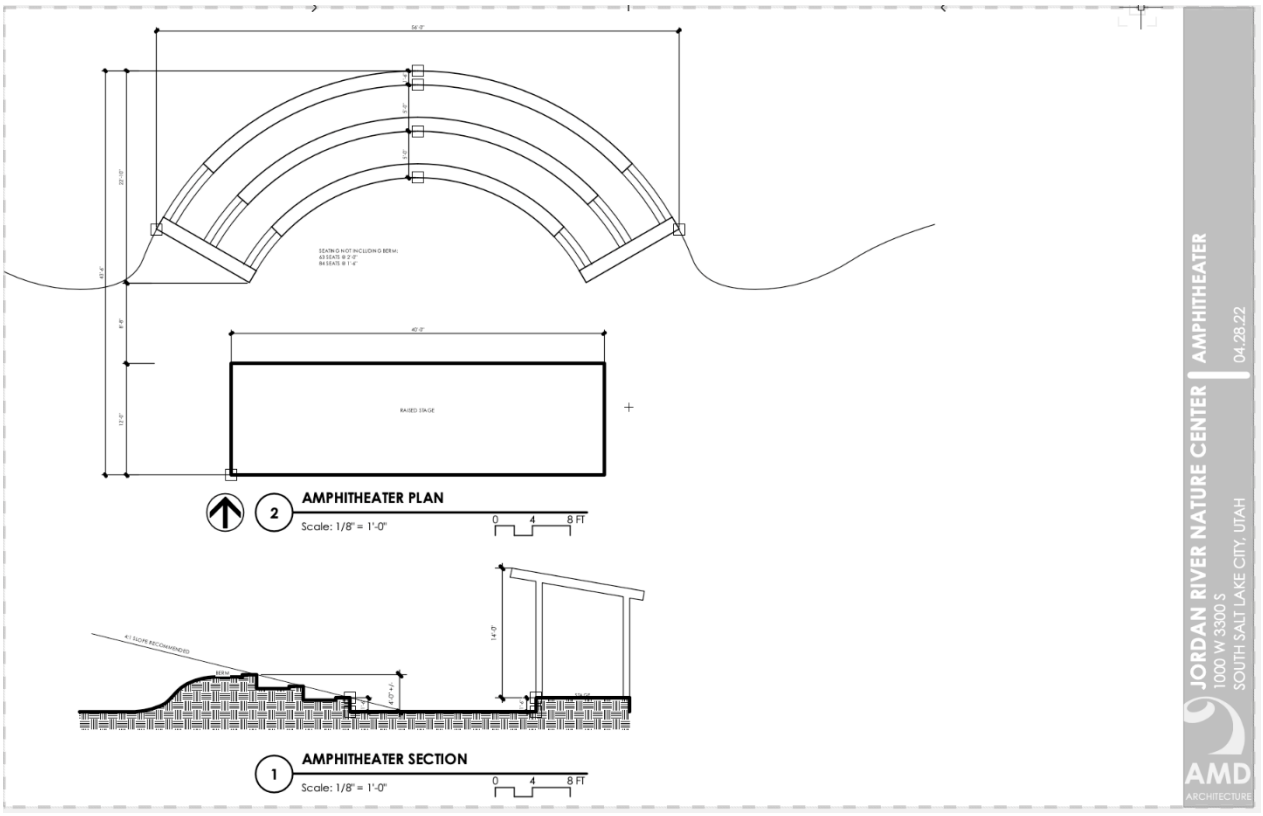


Figure 7. Amphitheater - Conceptual rendering subject to approval by South Salt Lake Community Development.

h. Accessory Structures. Structures serving as an appropriate Accessory Use may be prefabricated, including up to ten (10) container structures onsite.

i. Area. Accessory Structures may have a maximum Gross Floor Area of 1000 square feet.
ii. Maximum Height. The maximum Height shall be 20 feet.
iii. Location. All Accessory Structures shall be interior to the JRNC Nature Center fencing.
iv. Design Standard Regulations.
a. All Accessory Structures shall be a permanent Structures and affixed to a foundation.
b. Materials. Accessory Structures shall be consistent with other exterior materials found in the JRNC Nature Center. Metal shipping containers may be used as architectural elements in Accessory Structures. Nature themed murals are permitted.
c. Roofs. Accessory Structures shall have a roof clad in standing seam metal or a low-slope membrane or a material of similar quality and durability.

3. Parking, Access and Circulation Requirements. Refer to Title 17.06.

4. Landscaping. The JRNC Nature Center shall comply with all provisions of Title 17.06.300, with the following exceptions:

i. Exterior Perimeter Landscape Standards.

i. Turf grass is prohibited between the JRNC Nature Center fence and the public right of way. The JRNC Nature Center shall install a rock mulch base in all landscaped areas and shall

include live plant material that covers 75% of the area at maturity. Live plant material shall be selected and installed to discourage camping and loitering along the perimeter of the development.

ii. Benches and other public furnishing installations are prohibited between the JRNC Nature Center fence and any public right of way.

5. Signage.

a. The JRNC Nature Center may feature two (2) Monument Signs, with a maximum height of four (4) feet and a maximum area of 50 square feet.

b. The JRNC Nature Center may feature two (2) Wall Signs that are limited to 15% of the front façade area of the Visitor Center, with alphanumeric character height up to four (4) feet in height. Walls signs may be placed on any façade of the Visitor Center.

c. The JRNC Nature Center may have an unlimited number of Directional Signs and informational signs within the interior of the development.

d. Pole Signs are prohibited.

~~17.03.240~~ 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~~ 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)~~ sixty-five (65) 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 17.03.250 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.

4. No rights including the right to operate as a nonconforming use shall be created under the TTBU Overlay District following the expiration of the Overlay District.

D. Uses. A single car dealership shall be the only primary use allowed in the TTBU Overlay District. No RVs, boats, or trailers shall be sold, leased, or rented within the TTBU Overlay District. The car dealership use shall include new and/or used car sales and may include any of the following accessory uses:

1. Reconditioning, detailing, and/or preparing used cars;

2. New car pre-delivery inspections;

3. Car cleaning and repair; and

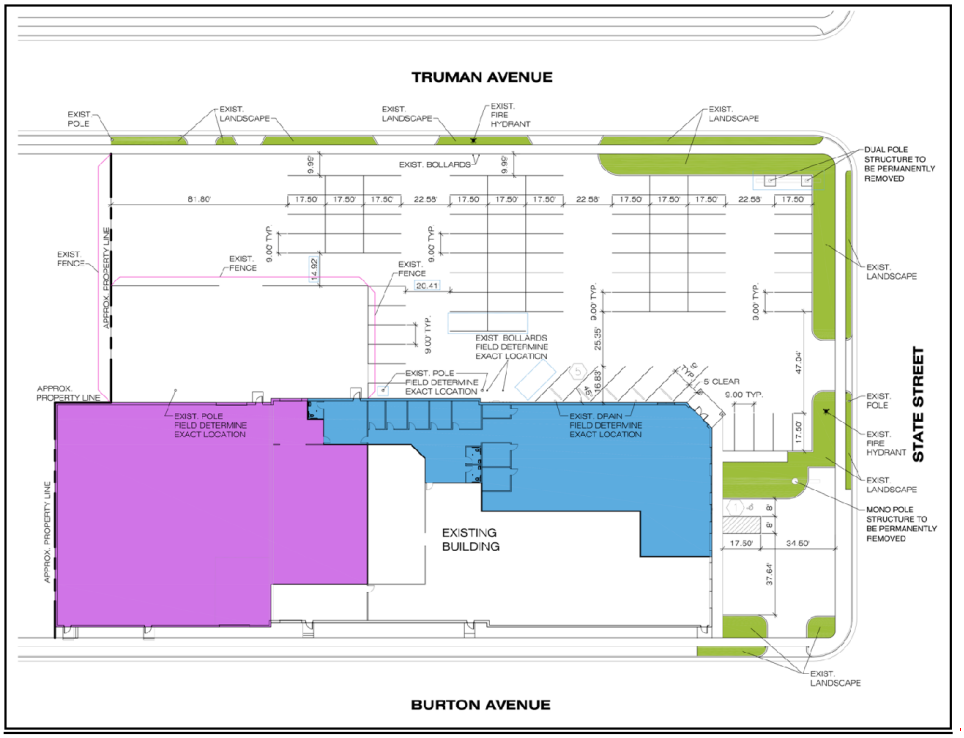
4. Other uses typical of a car dealership.

E. Standards.

1. Operator/manager. The site shall be operated and managed by a single operating/managing entity for the duration of the term of the TTBU Overlay District.

2. No entity other than the original applicant may be substituted for the operating/managing entity. Any change in ownership of the applicant, as defined in Title 5 of this Code, or substitution of the operating/managing entity shall immediately trigger expiration of the TTBU Overlay District and require cessation and removal of the car dealership use(s).

3. The site shall be configured as depicted in Figure 1, below:



4. Operations.

~~a. The site may operate for a maximum of fifteen (15) hours per day.~~

~~b. All vehicles shall be stored indoors or within the preexisting fenced area outside of operating hours.~~

~~c. All sales and services shall be sourced for sales tax purposes to South Salt Lake City.~~

~~F. Design and Construction. The following landscape and signage requirements apply to the site:~~

~~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~~ 17.03.260 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 17.04 PERMITTED USE REVIEW

Sections:

17.04.010 Review Process and Requirements.

A. A person seeking approval of a Permitted 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 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 and whether the project must further be reviewed as a Conditional Use for that district.

C. No permit or license issued shall be valid if any of the criteria listed in this Section have not been met.

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

17.04.020 Standards Applicable to all Permitted 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)

17.04.030 Permitted Uses with Specific Standards.

The Uses listed below require compliance with the following standards in addition to any other applicable requirements of this Code.

A. Alcoholic Beverage Uses. All Alcoholic Beverage Uses designated as "P"—Permitted Uses—in the Title 17 Land-Use Matrix are subject to the following restrictions:

1. Alcoholic Beverage, Banquet and Catering; Alcoholic Beverage, Beer Recreational; Alcoholic Beverage, Hotel; Alcoholic Beverage, Off-Premise Beer; Alcoholic Beverage, Package Agency; Alcoholic Beverage, Restaurant (Beer Only, Limited Service, and Full Service); and Alcoholic Beverage, Special Use (Educational, Scientific, and Industrial/Manufacturing) Uses 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. Such Uses shall incorporate plenary operational and management practices, including the use of properly licensed, bonded, and insured security personnel, as warranted, to prevent and mitigate adverse on-premises and offsite behavioral and safety impacts.

3. 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.

B. ATM, Kiosk, Vending Machine (Self-Service, Interactive, Outdoors). This Use shall be located in a manner that does not interfere with or cause difficulty in the safe movement of pedestrians. Machines and Kiosks shall be located:

1. Next to a Primary Building on the property; and

2. In a manner that will not:

a. Reduce required Landscaped Areas;

b. Cause customers to wait in vehicle Drive Aisles or Parking Areas; or

c. Create a public nuisance or a hazard to public safety.

C. Auto Body Repair. This Use shall comply with the following criteria:

1. All wrecked or inoperable vehicles must be stored within the Primary or Accessory Structure. Only operable vehicles used by the business, customers, and employees may be parked outdoors.

2. This Use may use only high-volume, low-pressure, spray guns in painting operations.

3. Within two hundred (200) feet of a residential district, hours of operation shall be limited to 7:00 a.m. to 8:00 p.m.

D. Automotive Restoration. This Use shall comply with the following criteria:

1. Every vehicle associated with Automotive Restoration shall be an Antique or Classic Automobile.

2. All vehicles and parts must be stored within the Primary or Accessory Structure. Only operable vehicles used by the business, its customers, and its employees may be parked outdoors.

3. This Use may use only high-volume, low-pressure, spray guns in painting operations.

4. Within one hundred fifty (150) feet of a residential district, hours of operation shall be limited to 7:00 a.m. to 8:00 p.m.

E. Automotive Service and Repair. This Use shall comply with the following criteria:

1. An eight-foot solid wall is required along all Property Lines shared with another property Owner.

a. Required construction materials for all walls shall be brick, ceramic tile, stone, precast concrete panel, concrete block, or other masonry materials of equivalent quality and durability;

2. All drives, parking, storage and maneuvering areas shall be paved with concrete or asphalt.

3. Storage areas are restricted as follows:

a. Outdoor Storage is prohibited. ~~Storage is prohibited in the front and side yard areas.~~

b. All vehicle parts or accessories must be stored indoors. ~~and may not be stored in any vehicle storage area.~~

c. All wrecked or inoperable vehicles must be stored within the Primary or Accessory Structure.

d. Only operable vehicles used by the business, customers, and employees may be parked outdoors. No vehicle may be stored outdoors for more than seventy-two (72) hours.

e. All outside storage facilities shall be located on a properly drained site that is graded to ensure rapid drainage and to ensure that the site remains free from stagnant pools of water.

f. An Applicant must submit a Site drainage and grading plan that demonstrates adequate facilities to dispose of any storm water runoff and prevent contaminants from migrating from the Site.

g. The Applicant shall maintain the Property and all Buildings free of insect and rodent infestation.

h. Stored vehicles shall be organized in a unified manner in Parking Stalls (no double-stacking).

h. The Use shall not add to the contamination of the soil, alter ground water flow, create additional drainage runoff, or alter topography in such a way that creates hazards to the proposed site, other properties, or the City.

i. The Applicant shall provide the City with a drainage collection and disposal plan for vehicle fluids that complies with all federal, state and local standards.

F. Employment Agency and Temporary Staffing. This Use is limited to the placement of patrons in "office-only" jobs. Where the Use requires patrons to come to the location to view job opportunities and/or receive wages, the following additional requirements apply:

1. The Use must be located at least three hundred (300) feet away from any Residential Use, as measured at the closest Property Lines.

2. An indoor waiting area, or sufficient size to accommodate all patrons, must be provided.

G. Food Processing (Large-Scale). This Use is limited to on-site food preparation for off-premise consumption and sales. A Facility housing this Use:

1. Must be greater than three thousand (3,000) square feet in size;

2. Must only be used by a single food-processor/food-preparer;

3. Must use an in-ground grease trap system meeting City Engineering requirements; and

4. May not be used by Food Truck/Food Trailer operators or have Food Truck/Food Trailers parked on the Lot or Parcel.

H. Food Processing (Small-Scale). This Use is limited to on-site food preparation for off-premise consumption and sales.

1. A *de minimis* onsite Retail component is allowed.

2. A Facility housing this Use:

a. May be shared among various food processors or food preparers; and

b. Is limited in size to three thousand (3,000) square feet or less.

3. Each instance of the Use must have:

a. Designated Parking Stalls for all Food Trucks/Food Trailers located to side or rear of Building;

b. A maximum of 15 Food Truck/Food Trailer operators working out of each location;

c. Outdoor electrical outlets (one per Food Truck/Food Trailer) located in Landscaped Area;

d. An onsite operator sign-in roster and require the use of such sign-in roster;

e. A full commercial kitchen (no exceptions); and

f. Use an in-ground grease trap system meeting City Engineering requirements.

I. Food Truck/Food Trailer.

1. Special Events. Food Trucks or Food Trailers on public property must have a City special event permit, for the Use, on file with the South Salt Lake City Recorder.

2. Licensing. Food Truck or Food Trailer Vendors must meet all applicable state and City Code licensing requirements.

3. Permitted Vehicles. All mobile food vending business shall take place in either a Food Truck or a Food Trailer.

4. Food Trucks or Food Trailers on private property as an Accessory Use.

    a. Food Trucks or Food Trailers that comply with the standards outlined in this Section are allowed on private property.

    b. Food Trucks or Food Trailers that are Accessory Uses shall not use parking that is required for the Primary Use during business hours;

    c. Excluding private events, Food Trucks or Food Trailers within one hundred (100) feet of any Single-Family Use in the R-1, or RM districts are subject to the following conditions:

        i. Hours of operation are limited to 10:00 a.m. to 10:00 p.m.;

        ii. Must comply with all Salt Lake County Health Department noise regulations; and

        iii. Lights attached to the Food Truck or Food Trailer or portable lights must not allow light spillover onto abutting Residential Uses.

    d. For private properties without a Primary Use, such as a Parking Lot or vacant Parcel, Food Trucks or Food Trailers may be permitted by meeting the requirements of this Section.

5. Food Truck Parks on private property as a Primary Use.

    a. Food Truck Parks are allowed in specific districts as outlined in Chapter 17.03 and are subject to Infrastructure Improvements being completed. Required Infrastructure Improvements include paving, parking, drainage, Landscaping, lighting, and Buffering requirements as found in Title 17.

    b. All Food Trucks and Food Trailers must be separated by a minimum of ten feet (10') between vendor walk up windows

    c. All Food Trucks Parks shall provide one on-site Parking Stall per Food Truck or Food Trailer for customer parking.

6. Food Trucks and Food Trailers on public property.

    a. Two (2) Food Trucks or Food Trailers per City Block may operate in the Right-of-Way on the following Streets and subject to the following conditions:

        i. Permitted Areas:

            a) City-owned Streets abutting Downtown District, East Streetcar Neighborhood, Commercial Corridor, Commercial General, Transit Oriented Development, Mixed-Use, Flex, City Facility, Historic, and Master Planned Mixed-Use districts.

            b) City-owned Streets abutting parks.

            c) To be located on another agency's roads, agency consent is required prior to operation. All roads must abut Downtown District, East Streetcar Neighborhood, Commercial Corridor, Commercial General, Transit Oriented Development, Mixed-Use, Flex, City Facility, Historic, and Master Planned Mixed-Use districts.

        ii. Food Trucks or Food Trailers located within one hundred (100) feet of any Single-Family Use in the R-1, or RM districts are subject to the following conditions:

            a) Hours of operation are limited from 10:00 a.m. to 10:00 p.m.;

b) Must comply with all Salt Lake County Health Department noise regulations; and

c) Lights attached to the Food Truck or Food Trailer or portable lights must not allow light spillover onto abutting Residential Uses.

iii. Food Trucks or Food Trailers operating in the Right-of-Way must comply with all applicable parking and traffic regulations. No operation shall extend into vehicle travel or bicycle lanes.

iv. Food Trucks or Food Trailers operating in the Right-of-Way must orient the vending window to face away from the Right-of-Way.

v. All Food Trucks or Food Trailer must maintain liability insurance as determined by South Salt Lake City Attorney's Office.

b. All Food Trucks or Food Trailers must contain no fixed infrastructure or accessory infrastructure in the Right-of-Way. Any mobile food vending infrastructure outside of the Food Truck or Food Trailer must be located on private property.

7. Specific Requirements. All Food Trucks or Food Trailers shall meet the specifications set forth in this Subsection.

a. Mobility. All Food Trucks or Food Trailers shall be constructed in a way that they may be easily removed on a daily basis. All Food Trucks or Food Trailers must have functioning wheels.

b. Food Trucks or Food Trailers shall not be left overnight or stored on the subject property or in a Right-of-Way.

c. Design. All Food Trucks or Food Trailers shall not have a Drive-Through Window and shall be kept in good operating condition.

d. Limits by Location. To assure public safety and limit restrictions or impediments to traffic flow, Food Trucks or Food Trailers are only allowed in areas specified in this Section:

i. No Food Truck or Food Trailer shall conduct business in the Right-of-Way within fifty (50) feet of a minor arterial intersection or one hundred (100) feet of a major arterial intersection.

ii. All Food Trucks or Food Trailers must comply with Clear View Area requirements.

iii. All Food Trucks or Food Trailers shall be parked on asphalt, concrete, or an engineered dustless surface.

e. Umbrellas, Canopies and Other Coverings. Each Food Truck or Food Trailer may have one umbrella or canopy. Tents or other coverings with opaque walls are not allowed. Alternate shading systems may be proposed to the City and are subject to approval by the Community Development Department.

f. Trash Receptacles. All Food Trucks or Food Trailers shall provide at least one trash receptacle meeting Salt Lake County Health Department standards. The trash receptacle shall be removed with the Food Truck or Food Trailer on a daily basis.

g. Clean Area. All Food Trucks or Food Trailers are required to clean the area occupied by the Food Truck or Food Trailer and the surrounding 50-foot area on a daily basis.

h. Hours of Operation. All activity related to Food Trucks or Food Trailers shall be temporary. Food Truck or Food Trailer operation shall not exceed eighteen (18) hours within a twenty-four (24) hour period at any one location.

i. Provisions. The sale of any products other than food and beverages for human consumption is prohibited.

8. Prohibited Activities. Any violation of the following activities shall be subject to loss of City business license and other penalties of law.

    a. Food Trucks or Food Trailers shall not include the sale or provision of alcoholic beverages of any kind.

    b. Amplified music and the use of any amplified sound system is prohibited.

    c. Business operations shall not create any public nuisance, including: (1) noises audible from within an enclosed vehicle or from within an enclosed Building; (2) accumulations of litter; (3) obstruction of pedestrian and vehicle access or travel areas; (4) reduction in required Parking Stalls or other similar activities; and (5) any violation of City or state regulations.

9. Review Standards. The Community Development Department shall apply the following review standards:

    a. The arrangement of the Site including access, Buildings, Parking Areas, Landscaping, and other facilities.

    b. Any reduction in Parking Stalls resulting in insufficient spaces for existing businesses and the Food Truck or Food Trailer's customers would result in the location being unsuitable.

    c. Other Site and area-specific items as outlined in Title 17.

10. Signs and Advertising. Food Truck or Food Trailer may have one Sign that meets the requirements of Chapter 17.08. Vinyl wraps are permitted.

11. Lighting. Food Trucks or Food Trailers operating in evening hours may use battery-powered low voltage lighting systems for safety and convenience. All lighting systems shall only be for the purpose of continued operation. Moving, flashing, or other advertising-oriented lights are prohibited.

J. Home Occupation, Category I.

1. Regulations.

    a. Category I Home Occupations generate no off-site impacts and have no more than *de minimis* customer or delivery traffic.

    b. Category I Home Occupations must be clearly incidental and subordinate to the Primary Use of the Dwelling for residential purposes and shall not change the character of the Dwelling or the neighborhood in which it is located. If at any time it is determined that a Home Occupation has altered the character of a Dwelling or neighborhood, the Home Occupation license will be revoked, and the character of the Dwelling must be restored.

    c. A Category I Home Occupation shall not occupy more than twenty (20) percent of the Dwelling's Floor Area.

    d. An Accessory Structure separate from the Dwelling may be used for a Category I Home Occupation as long as: (i) the Accessory Structure remains incidental and subordinate to the Dwelling; (ii) no more than twenty-five (25) percent of the Floor Area of the Accessory Structure is used for the Home Occupation; and (iii) the land use authority approves the use of the Accessory Structure for the Home Occupation.

    e. No employee, other than one living at the Dwelling, is allowed at the Dwelling for any business purpose.

    f. No business Sign is allowed.

    g. Explosive or combustible materials shall not be stored in a Dwelling with a Category I Home Occupation.

    h. Yard and garage sales associated with a Home Occupation are prohibited.

i. Home Occupations shall only be conducted between the hours of seven (7) a.m. and eight (8) p.m.

j. Category I Home Occupations shall comply with all pertinent City, county, and state regulations, including business license regulations. Home Occupation licenses may be revoked upon any valid unresolved complaint. Inspections by the City may occur as necessary to assure conformance with conditions and regulations.

k. Category I Home Occupations shall meet all licensing requirements of the City, county, and state.

~~K. Home Occupation, Category II.~~

~~1. Regulations.~~

~~a. Category II Home Occupations must be clearly incidental and subordinate to the Primary Use of the Dwelling for residential purposes and shall not change the character of the Dwelling or the neighborhood in which it is located. If at any time it is determined that a Home Occupation has altered the character of a Dwelling or neighborhood, the Home Occupation license will be revoked, and the character of the Dwelling must be restored.~~

~~i. A Home Occupation that changes the outside appearance of the Dwelling, architecturally or otherwise, to accommodate the Home Occupation Use on the property is prohibited.~~

~~ii. A Home Occupation may include the sale of goods produced on the premises and goods produced elsewhere as long as goods are not displayed where they may be seen from the outside of the property and as long as the sale of goods are limited to no more than two (2) customers per hour.~~

~~iii. A Home Occupation shall not occupy more than twenty (20) percent of the Dwelling's Floor Area.~~

~~iv. Except for an enclosed outdoor play area for Child Care, a Home Occupation shall not involve the use of any yard area or activity outside a Building.~~

~~v. An Accessory Structure separate from the Dwelling may be used for a Home Occupation as long as: (i) the Accessory Structure remains incidental and subordinate to the Dwelling; (ii) no more than twenty-five (25) percent of the Floor Area of the Accessory Structure is used for the Home Occupation; and (iii) the land use authority approves the Use of the Accessory Structure for the Home Occupation. Home garden produce sales shall follow the requirements in Subsection (1)(b).~~

~~vi. No employee, other than one living at the Dwelling, is allowed at the Dwelling for any business purpose.~~

~~vii. All signs shall meet the requirements of Chapter 17.08 of this Code.~~

~~viii. Explosive or combustible materials shall not be stored for a Home Occupation.~~

~~ix. Home Occupations shall not disturb the peace and quiet of the neighborhood with noise, vehicles, odor, dust, vibrations, parking, obstructions, or other matters related to the business.~~

~~x. Yard and garage sales associated with a Home Occupation are prohibited.~~

~~xi. Home Occupations shall only be conducted between the hours of seven (7) a.m. and eight (8) p.m.~~

~~xii. Home Occupations shall comply with all pertinent City, county, and state regulations, including business license regulations. Home Occupation licenses may be revoked upon any valid unresolved complaint. Inspections by the City may occur as necessary to assure conformance with conditions and regulations.~~

xiii. Home Occupation shall meet all licensing requirements of the City, county, and state.

b. Category II Home Occupations shall meet the standards of this Subsection and Subsection (1)(d):

i. Home office Uses that require a customer to come to the home in order to conduct business.

ii. Home garden produce sales. Home garden produce sales must have sufficient Frontage or driveway space for the parking of vehicles. 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.

iii. Barber Shop or Hair Salon.

iv. Home Craft Production and sales, where no machinery is used to create or construct the item produced.

v. Music, tutoring, and general education instruction limited to no more than two (2) students at a time.

vi. Dressmaker, seamstress, or tailor who has no assistants.

vii. Similar Uses as deemed appropriate by the land use authority.

c. The following Category II Home Occupations shall be permitted, following a public meeting, if the listed conditions of this Subsection and Subsection (1)(d) are met:

i. Home Craft Production and sales, where machinery is used to create or construct the item produced and does not involve reportable or regulated quantities of hazardous or flammable substances, and such operations will not generate noise, dust or odors.

ii. Dance instruction, limited to no more than two (2) students at a time or no more than twenty percent (20%) of the Dwelling's Floor Area, whichever is greater.

iii. Family Child Care, provided the care is provided only by those residing within the home, is limited to no more than eight (8) children at a time, and complies with the requirements of all regulating agencies.

iv. Pet Grooming Services, limited to two (2) animals on-site at any one time; or

v. Wholesale or Retail sales of goods, except as incidental to a permitted Home Occupation.

d. Conditions for Uses listed in Subsections (b) and (c):

i. Exception for home garden produce sales, customer traffic is by appointment only with no walk-ins.

ii. All Category II Home Occupation shall be limited to two (2) individual customers on the premises at a time.

iii. Hours of operation shall be limited from seven a.m. (7 a.m.) to eight p.m. (8 p.m.).

iv. No person, other than the Applicant/resident, shall work at the Home Occupation.

v. No more than two (2) customer vehicles may be parked on-site at any time.

vi. Category II Home Occupations may use available on-Street parking abutting the Dwelling.

vii. Required off-Street parking for the Residential Use shall not be interrupted for the Home Occupation.

viii. If a commercial vehicle is used in conjunction with a Home Occupation, it must (1) be parked off-Street on an approved Impervious Surface; (2) not exceed one ton in capacity;

~~and (3) not be operated from the property between the hours of eight p.m. (8 p.m.) until seven a.m. (7 a.m.). Should a commercial vehicle create a nuisance regarding parking, noise, odor, hazardous substances, etc., the vehicle may be barred from the residential district by action of the Planning Commission.~~

~~e. Category II Home Occupations do not include:~~

~~i. Equestrian Facility;~~

~~ii. Commercial Animal Kennel or Commercial Animal Day Care;~~

~~iii. Real estate office other than an individual agent or broker in his own home;~~

~~iv. (Minor or Major) Manufacturing;~~

~~v. Indoor Storage Facility, Outdoor Storage Facility, or Warehouse Storage Facility;~~

~~vi. Auto-related uses;~~

~~vii. Massage Therapy; or~~

~~viii. Any Use not specifically listed as permitted in this Section.~~

L. Portable Container. This Use shall comply with the following standards:

1. A Portable Container shall only be Accessory to a Primary Use.
2. Portable Containers may not be Used as a Dwelling or living quarters, nor for camping, cooking, or recreational purposes for any amount of time in any district.
3. Portable Containers must be kept in good repair (capable of being moved intact, free of holes, rust, graffiti, or other damage, and free of vermin or other pest infestation, etc.), be secured against unauthorized entry, comply with health regulations, and be stored on a Hard Surface.
4. Portable Containers may not be stacked or have any materials stacked on top of them.
5. Portable Containers shall not be stored in Rights-of-Way, fire access lanes, landscaped Front Yard areas, or in an area visible from the Street along the Primary Building's Primary Façade.
6. In residential districts the following additional standards apply:
    a. Only one Portable Container is permitted on a Lot or Parcel for a maximum of 90 days in any twelve-month (12) period.
    b. Unless a Building Permit has been issued, Portable Containers are not permitted on vacant Lots or Parcels.
    c. If a Building Permit has been issued, the Portable Container of the permitted construction must be removed within ten-days of the completion of construction or final Building inspection, whichever is sooner.
    d. Portable Containers must be located on an approved driveway or behind the Primary Building's Primary Façade.
7. In non-residential districts the following additional standards apply:
    a. Portable Containers shall only be used for:
        1. Shipping and receiving of merchandise and goods, provided that the Portable Container is removed within 30 days;
        2. Storage of merchandise or goods, provided that the Portable Container is properly located according to the requirements of this Title;

3. If a Building Permit has been issued, storage Accessory to construction or remolding of a Structure located on the same Lot, provided that the Portable Container is removed within 180 days. The Community Development Department may approve 30-day extensions when construction or remolding is ongoing, and the Building Permit remains valid; or

4. A licensed firework stand limited to the times the fireworks stand may lawfully occupy a space as described in Chapter 8.18 of this Code.

b. Portable Containers shall not be located in designated Parking Areas.

c. Portable Containers shall not be located on Lots or Parcels that abut a residential district.

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

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

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

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

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

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

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

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

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

i. Wall-Mounted Antenna.

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

b) Antennae, equipment and the supporting Structure shall be painted to match the color of the Building or Structure or the background against which they are most commonly seen. Antennae and the supporting Structure on a Building shall be architecturally Compatible with the Building. Whip Antennae are not allowed on a wall-mounted Antenna Structure.

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

ii. Wall-Mounted Antennae.

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

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

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

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

a) A Monopole within one hundred fifty (150) feet of a residential district, is a separately regulated Conditional Use.

iv. Lattice Towers. Except as provided in this Subsection, Lattice Towers may not be located within 330 feet of a residential district.

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

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

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

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

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

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

~~Table~~

~~Zoning District~~	~~Wall-Mounted Antenna~~	~~Roof-Mounted Antenna~~	~~Monopoles/ <2 ft. structure, >60 ft. tall or exceeding max. height for district~~	~~Monopoles /<2 ft. structure, >60 ft. tall or exceeding max. height for district~~	~~Monopoles/ >2 ft. structure, <60 ft. tall or exceeding max. height for district, if less~~	~~Monopoles/ >2 ft. structure, >60 ft. tall or exceeding max. height for district~~	~~Lattice Tower Antenna~~
~~Jordan River~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~
~~R-1~~	~~C~~	~~C~~	~~C~~	~~N~~	~~C~~	~~N~~	~~N~~
~~RM~~	~~P~~	~~C~~	~~C~~	~~N~~	~~C~~	~~N~~	~~N~~
~~Commercial~~	~~P~~	~~P~~	~~C~~	~~C~~	~~C~~	~~C~~	~~N~~
~~Flex~~	~~P~~	~~P~~	~~P~~	~~C~~	~~P~~	~~C~~	~~C~~
~~Open Space~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~N~~

~~KEY: N = Not Permitted P = Permitted C = Conditional Use~~

(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020; Ord. No. 2021-06 , § XII, 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. Home Occupation, Category II.

1. Regulations.

a. Category II Home Occupations must be clearly incidental and subordinate to the Primary Use of the Dwelling for residential purposes and shall not change the character of the Dwelling or the neighborhood in which it is located. If at any time it is determined that a Home Occupation has altered the character of a Dwelling or neighborhood, the Home Occupation license will be revoked, and the character of the Dwelling must be restored.

i. A Home Occupation that changes the outside appearance of the Dwelling, architecturally or otherwise, to accommodate the Home Occupation Use on the property is prohibited.

ii. A Home Occupation may include the sale of goods produced on the premises and goods produced elsewhere as long as goods are not displayed where they may be seen from the outside of the property and as long as the sale of goods are limited to no more than two (2) customers per hour.

iii. A Home Occupation shall not occupy more than twenty (20) percent of the Dwelling's Floor Area.

iv. Except for an enclosed outdoor play area for Child Care, a Home Occupation shall not involve the use of any yard area or activity outside a Building.

v. An Accessory Structure separate from the Dwelling may be used for a Home Occupation as long as: (i) the Accessory Structure remains incidental and subordinate to the Dwelling; (ii) no more than twenty-five (25) percent of the Floor Area of the Accessory Structure is used for the Home Occupation; and (iii) the land use authority approves the Use of the Accessory Structure for the Home Occupation. Home garden produce sales shall follow the requirements in Subsection (1)(b).

vi. No employee, other than one living at the Dwelling, is allowed at the Dwelling for any business purpose.

vii. All signs shall meet the requirements of Chapter 17.08 of this Code.

viii. Explosive or combustible materials shall not be stored for a Home Occupation.

ix. Home Occupations shall not disturb the peace and quiet of the neighborhood with noise, vehicles, odor, dust, vibrations, parking, obstructions, or other matters related to the business.

x. Yard and garage sales associated with a Home Occupation are prohibited.

xi. Home Occupations shall only be conducted between the hours of seven (7) a.m. and eight (8) p.m.

xii. Home Occupations shall comply with all pertinent City, county, and state regulations, including business license regulations. Home Occupation licenses may be revoked upon any valid unresolved complaint. Inspections by the City may occur as necessary to assure conformance with conditions and regulations.

xiii. Home Occupation shall meet all licensing requirements of the City, county, and state.

b. Category II Home Occupations shall meet the standards of this Subsection and Subsection (1)(d):

i. Home office Uses that require a customer to come to the home in order to conduct business.

ii. Home garden produce sales. Home garden produce sales must have sufficient Frontage or driveway space for the parking of vehicles. 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.

iii. Barber Shop or Hair Salon.

iv. Home Craft Production and sales, where no machinery is used to create or construct the item produced.

v. Music, tutoring, and general education instruction limited to no more than two (2) students at a time.

vi. Dressmaker, seamstress, or tailor who has no assistants.

vii. Similar Uses as deemed appropriate by the land use authority.

c. The following Category II Home Occupation shall meet the standards and conditions listed below and in section 17.05.020(C) are met:

i. Home Craft Production and sales, where machinery is used to create or construct the item produced and does not involve reportable or regulated quantities of hazardous or flammable substances, and such operations will not generate noise, dust or odors.

ii. Dance instruction, limited to no more than two (2) students at a time or no more than twenty percent (20%) of the Dwelling's Floor Area, whichever is greater.

iii. Family Child Care, provided the care is provided only by those residing within the home, is limited to no more than eight (8) children at a time, a food prepared shall comply with all Salt Lake County Health Department standards, a Utah Food Handlers permit is required if serving non-prepackaged food, the food approved by Utah Childcare Licensing, and complies with the requirements of all regulating agencies.

iv. Pet Grooming Services, limited to two (2) animals on-site at any one time; or

v. Wholesale or Retail sales of goods, except as incidental to a permitted Home Occupation.

d. Conditions for Uses listed in Subsections (b) and (c):

i. Exception for home garden produce sales, customer traffic is by appointment only with no walk-ins.

ii. All Category II Home Occupation shall be limited to two (2) individual customers on the premises at a time.

iii. Hours of operation shall be limited from seven a.m. (7 a.m.) to eight p.m. (8 p.m.).

iv. No person, other than the Applicant/resident, shall work at the Home Occupation.

v. No more than two (2) customer vehicles may be parked on-site at any time.

vi. Category II Home Occupations may use available on-Street parking abutting the Dwelling.

vii. Required off-Street parking for the Residential Use shall not be interrupted for the Home Occupation.

viii. If a commercial vehicle is used in conjunction with a Home Occupation, it must (1) be parked off-Street on an approved Impervious Surface; (2) not exceed one ton in capacity; and (3) not be operated from the property between the hours of eight p.m. (8 p.m.) until seven a.m. (7 a.m.). Should a commercial vehicle create a nuisance regarding parking, noise, odor, hazardous substances, etc., the vehicle may be barred from the residential district by action of the Planning Commission.

e. Category II Home Occupations do not include:

i. Equestrian Facility;

ii. Commercial Animal Kennel or Commercial Animal Day Care;

iii. Real estate office other than an individual agent or broker in his own home;

iv. (Minor or Major) Manufacturing;

v. Indoor Storage Facility, Outdoor Storage Facility, or Warehouse Storage Facility;

vi. Auto-related uses;

vii. Massage Therapy; or

viii. Any Use not specifically listed as permitted in this Section.

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

N. 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.

~~M.~~ O. 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.

~~N.~~ P. 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.

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.

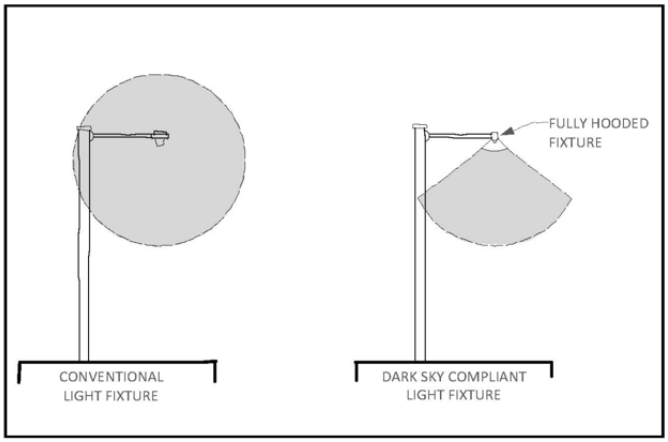
2. Curb cuts for ingress and egress.

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.

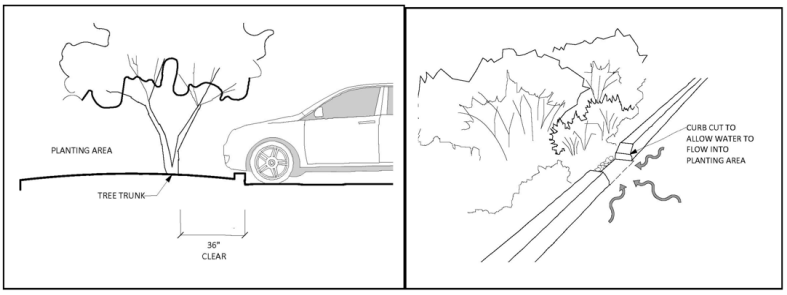
B. Parking Area surfacing. Every Lot or Parcel of land used for a vehicle Parking Area or facility shall be paved with impervious asphalt or concrete surfacing.

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.

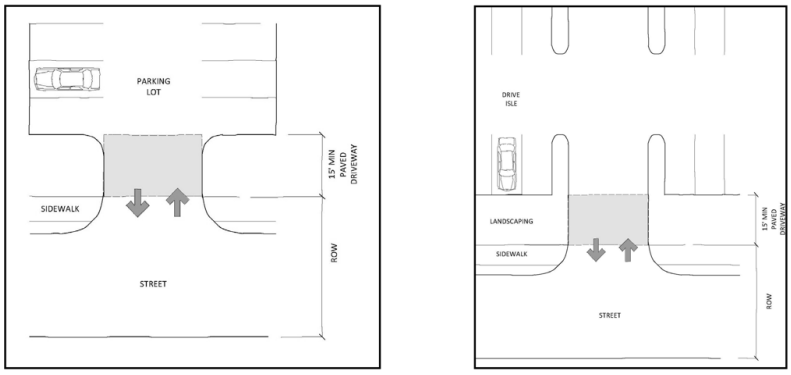
A. Ingress and egress for non-residential Development.

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 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:

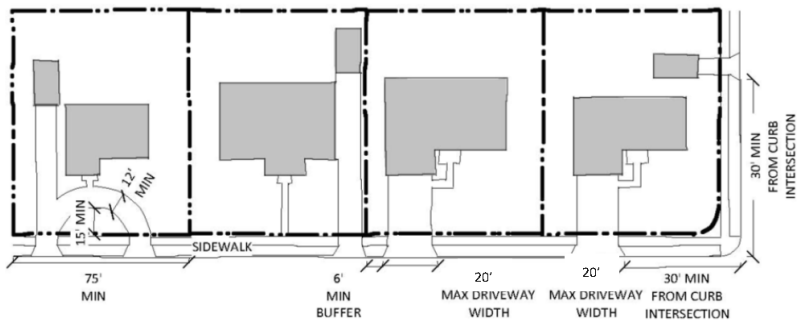
i. a Lot shall be a minimum of 75 feet in width;

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.

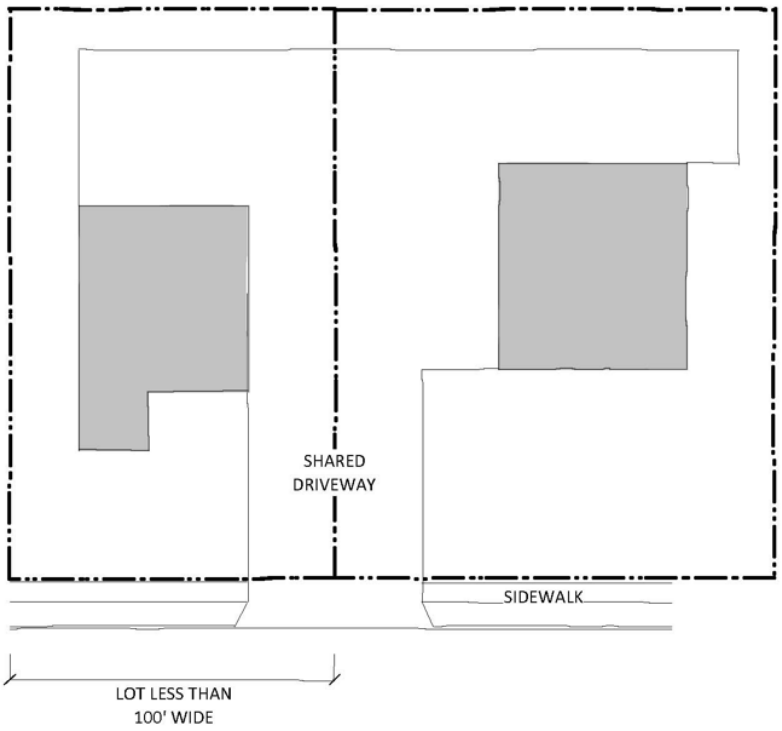
e. Clear View Areas shall be unobstructed as depicted below:



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 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.

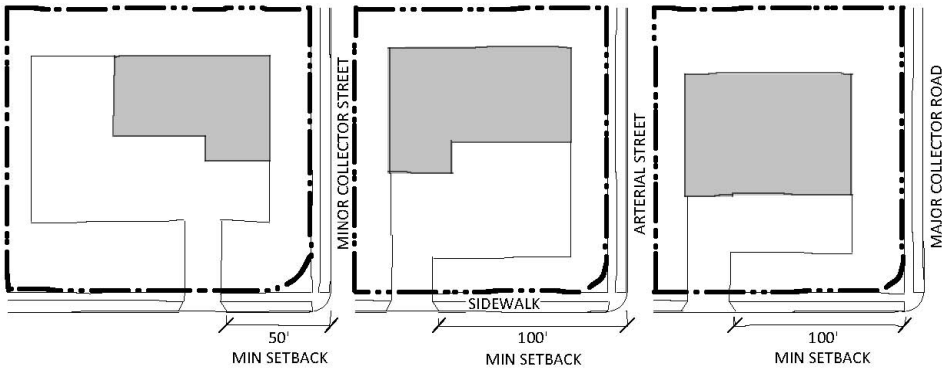
e. The City Engineer or designee may approve a modification to the separation requirements from an intersection based upon a site visit and review of relevant factors, including, but not limited to:

   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 and Transit Oriented Development – Core 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.
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**
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~~ East Streetcar 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	.50 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.	
Auto, Light Truck, RV, Boat, Trailer Dealership (Sale, Lease, or Rent)		
Bakery, Neighborhood	4 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~~ 4 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		
Barber Shop / Hair Salon		1 per 20 stalls (or 1 per 25 employees for data processing or telemarketing Uses)
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.

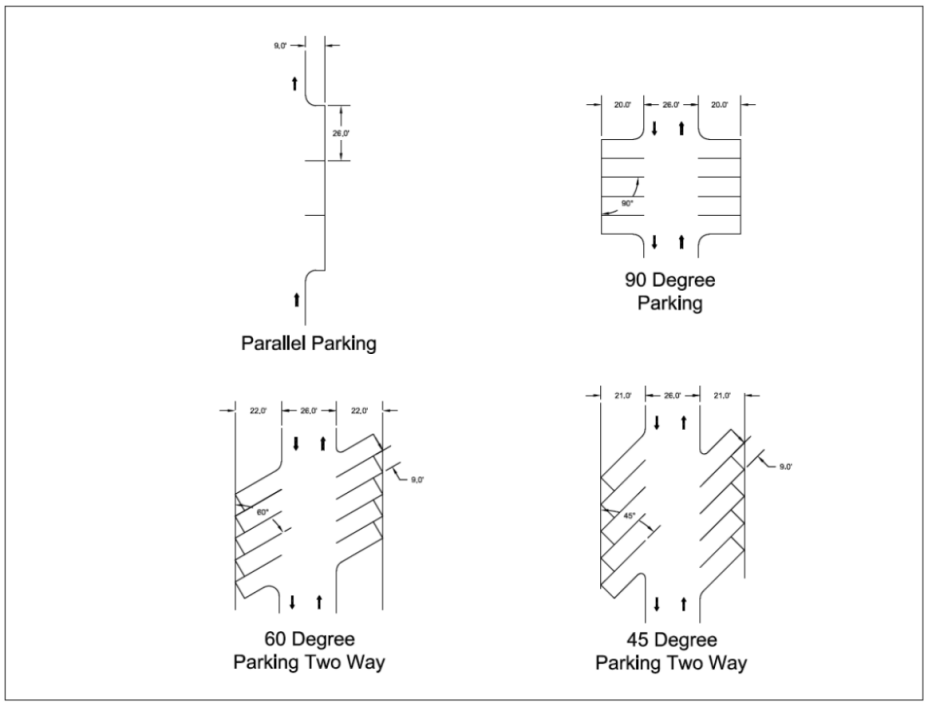
Parking Stall Dimension Table					
Angle of Parking	Stall Width	Stall Depth	Curb Length Per Vehicle	Minimum Drive	Minimum Drive

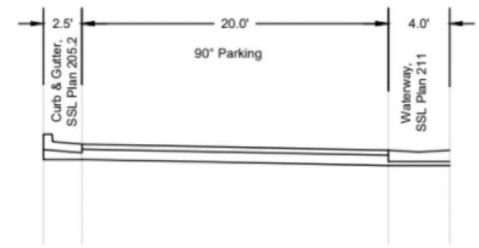
				Aisle Width (One Way)	Aisle Width (Two Way)
Parallel along the curb - 0 degree	9 ft.	26 ft.	26 ft.	12 ft.	24 ft.
45 degree	9 ft.	21 ft.	9 ft.	15 ft.	26 ft.
60 degree	9 ft.	22 ft.	9 ft.	18 ft.	26 ft.
90 degree	9 ft.	20 ft.	9 ft.	24 ft.	26 ft.

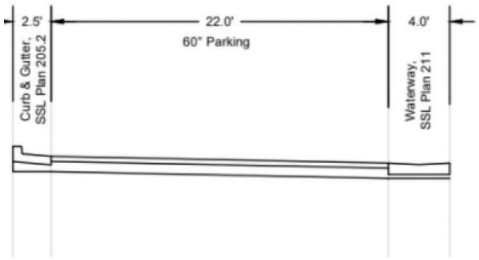
Parking Structure Stall Dimension Table*						
Angle of Parking	Stall Width	Stall Depth	Aisle Width	Wall to Wall Module Width	Interlock Reduction	Overhang Allowance
0	22'-0''	8'-3"	12'-8"	29'-2"	0'-0"	2'-0"
45	8'-3''	16'-10"	14'-11"	48'-7"	2'-3"	2'-0"
50	8'-3''	17'-5"	15'-6"	50'-4"	2'-0"	2'-0"
55	8'-3''	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"

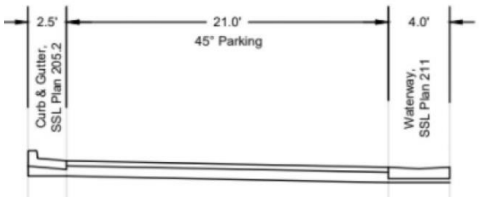
45	9'-0"	16'-10"	12'-6"	46'-4"	2'-3"	2'-0"
50	9'-0"	17'-5"	13'-3"	48'-1"	2'-0"	2'-0"
55	9'-0"	17'-11"	13'-11"	49'-9"	1'-10"	2'-1"
60	9'-0"	18'-3"	14'-7"	51'-1"	1'-7"	2'-2"
65	9'-0"	18'-6"	15'-6"	52'-6"	1'-4"	2'-3"
70	9'-0"	18'-7"	16'-4"	53'-6"	1'-1"	2'-4"
75	9'-0"	18'-6"	17'-10"	54'-10"	0'-10"	2'-5"
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~~, Downtown, and East Streetcar 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 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. 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, but the seeded area must be 100% covered with Turf Grass within one year.

      iv. ~~Turf Grass~~ Live Plant Material shall comprise ~~no more than~~ at least ~~80%~~ 75% 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~~ Live Plant Material shall cover at least 75% of the area of the swale or detention or retention basin.

      iii. Swales, detention and retention basins shall not be deeper 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 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.

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~~ 50%	Street trees not allowed
	3' to 5'		Mulch, gravel, and stone	100	Groundcover Annual or perennial plants	~~75% coverage~~ 50%	30' interval 2" caliper minimum
	More than 5'		Mulch, gravel, and stone	100	Groundcover Annual or perennial plants	~~75% coverage~~ 50%	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%~~ 50%	Street trees not encouraged.
	2' to 3'		Gravel, stone, and mulch	100%	Groundcover Annual or perennial plants Turf	~~75%~~ 50%	Street trees not encouraged.
	More than 3'		Gravel, stone, and mulch	100%	Groundcover Annual or perennial plants Turf	~~75%~~ 50%	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%~~ 50%	Street trees not encouraged
	2' to 3'	Pavers - brick, stone, or concrete	Gravel, stone, and mulch	100%	Groundcover Annual or perennial plants	~~75%~~ 50%	Street trees not encouraged
	More than 3'		Gravel, stone, and mulch	100%	Groundcover Annual or perennial plants Turf	~~75%~~ 50%	30' interval 2" caliper minimum tree grates or tree wells with decorative gravel are required**

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

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

F. Landscape Requirements Along Urban Corridor Streets.

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

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

    a. Area. Installation of a minimum of 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

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.

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

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

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

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

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

Build-to Standard	Commercial Corridor	Commercial Neighborhood	Commercial General	TOD & TOD-Core	Mixed-Use	Business Park	~~Professional Office~~	Flex	Jordan River	City Facility	R1	Townhome Overlay	Residential Multiple	Riverfront Flex/Office	Riverfront R1	Riverfront RM1	Riverfront School	The Crossing Anchor Tenant	The Crossing 2100 S./State Street Frontage	The Crossing Transit	Downtown	East Streetcar	Granite Lofts Units 6,7,12,13,18,19,24,25	Granite Library	SSLC-PD

Min—In Feet	10	10	10	5	5	15	~~10~~	10	20	15	20	***	20	20	20	10	20	*	*	*	*	*	0	10	**
Max—In Feet	25	20	20	15	30	20	~~20~~	25	30	20	25	***	30	25	N/A	15	40	*	*	*	*	*	5	30	**

* See Approved MPMU

** See Approved SSLC-PD Accessory Structure siting regulations

*** Equal to required perimeter setback

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

C. Architectural Elements and Mechanical Equipment into Yard Areas.

1. All architectural elements and mechanical equipment must be confined within the Building Lot or designated Building pad.

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

3. Architectural elements and mechanical equipment, specified below, may project into required Yard areas according to the standards established in the following table.

Element	Front and Corner Side Yard	Side Yard	Rear Yard
Steps, Porches, landings, stoops, and porticos	6 feet	2 feet	4 feet
Decks > 1' above base elevation	6 feet	2 feet	4 feet
Eaves, cornices, and overhangs	3 feet		4 feet
Required overhead weather protection	6 feet		4 feet
Bay windows, cantilevered rooms, and awnings	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 $3/16^{th}$ 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:

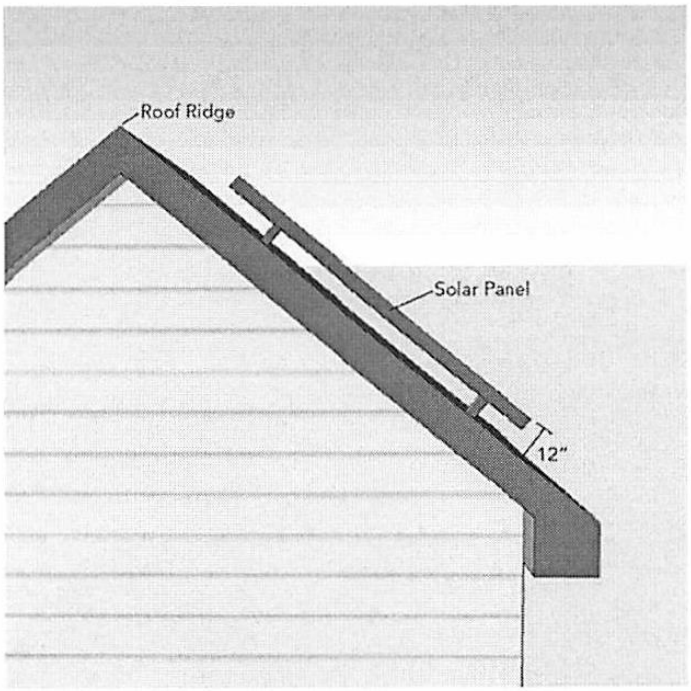
   a. All Solar Energy Systems shall meet all design review, Screening, and visibility requirements found elsewhere in this Chapter.

   b. Pitched Roofs.

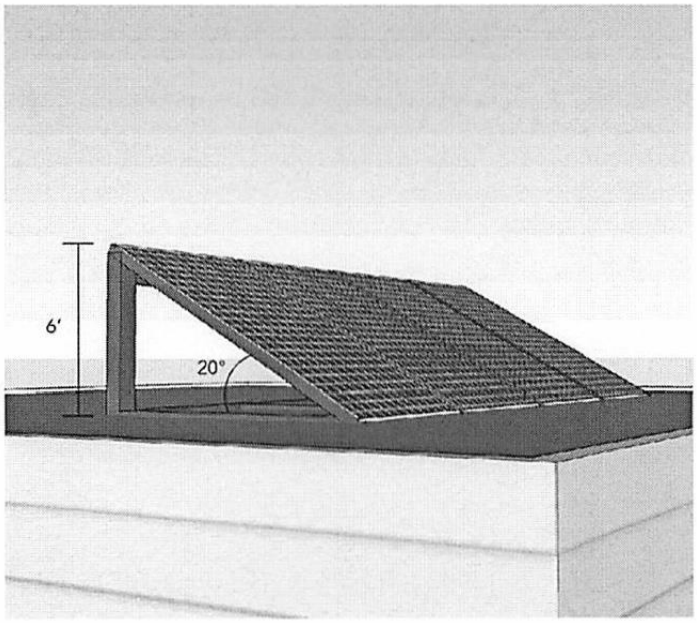
   i. Solar Energy Systems that face the Front Yard shall be mounted a maximum 12 inches from the roof, as measured from the roof surface and the highest edge or surface of the system.

   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%.

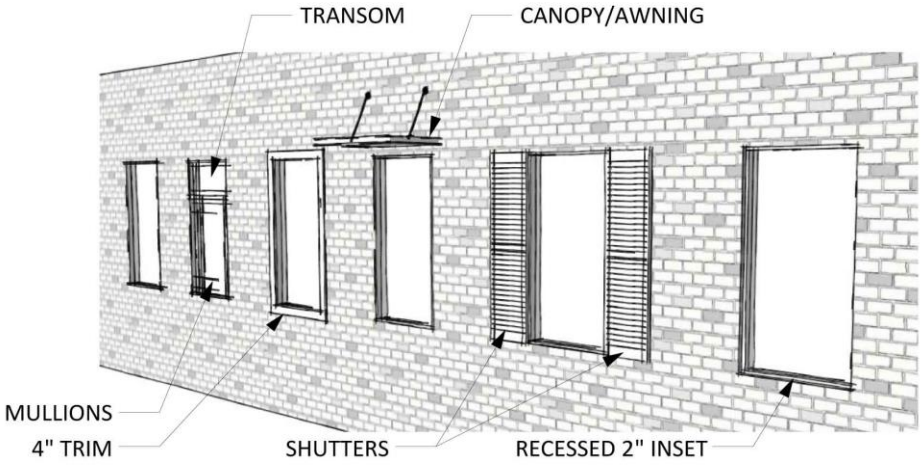
3. All windows on the Primary Façade shall incorporate at least two (2) of the following features:

    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 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

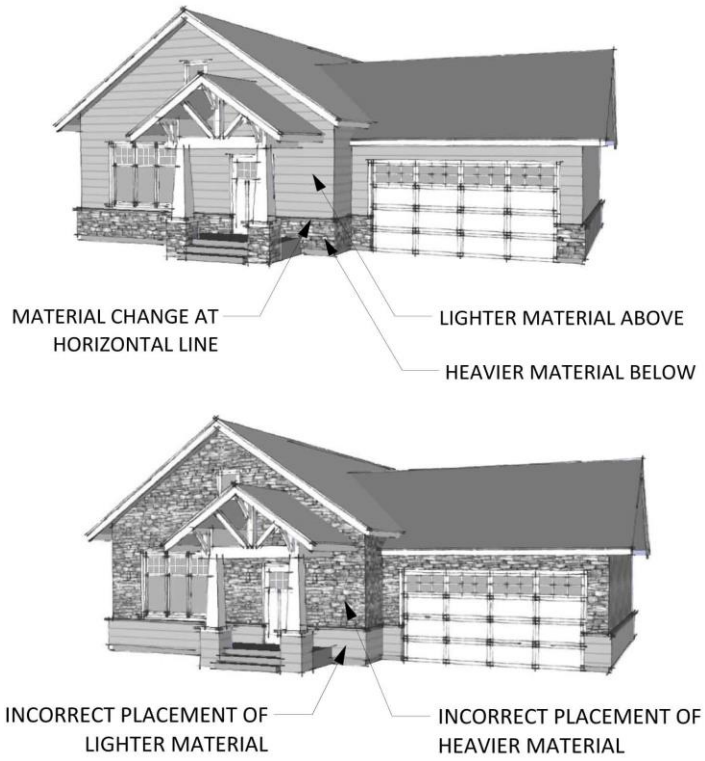
g. ~~ELF's~~ EIFS.

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

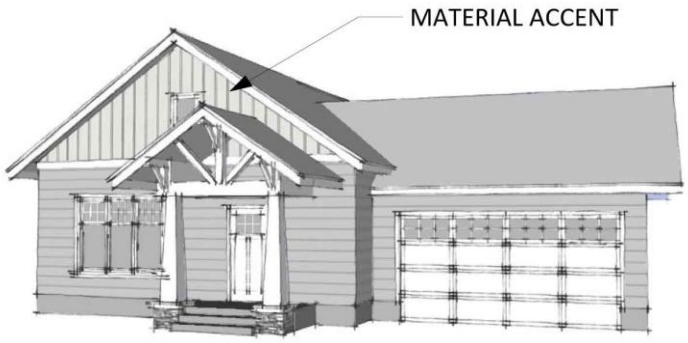
4. Roofs. All roofs shall be clad in asphalt shingles, wood shingles, standing seam metal, or a material of equivalent quality and durability.

5. Arrangement.

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



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.



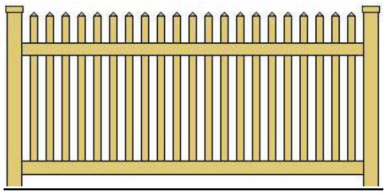
c. Primary Façade materials and/or colors shall not change within two feet (2') of Building corners and shall continue along any Façade visible from a Street or pedestrian Right-of-Way. Materials may change where side or rear wings meet the main body of a Building. Primary Façade materials used on Buildings 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.
7. Chain link fences are prohibited in any new multi-family or townhome development.

(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.

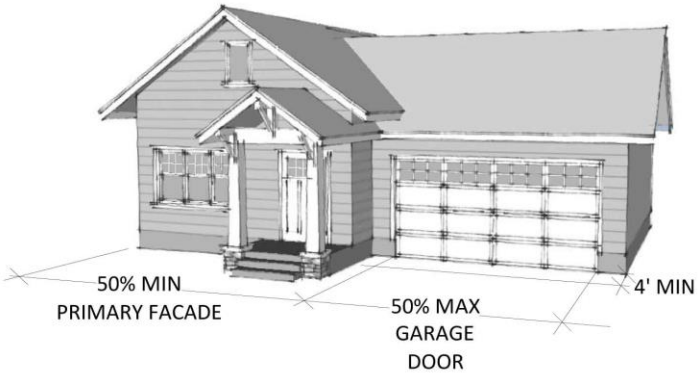
5. Garages that comprise no more than (30%) of the Primary Façade may protrude from the Primary Façade but shall not protrude more than eight feet (8'). All Buildings with garages protruding more than four feet (4') from the Primary Façade shall include a Porch or covered landing that extends at least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

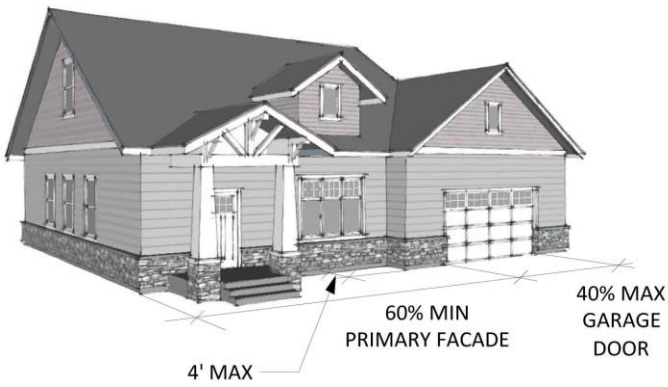
6. All garages protruding four feet (4') or more from the Primary Façade shall have garage doors with windows.

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.

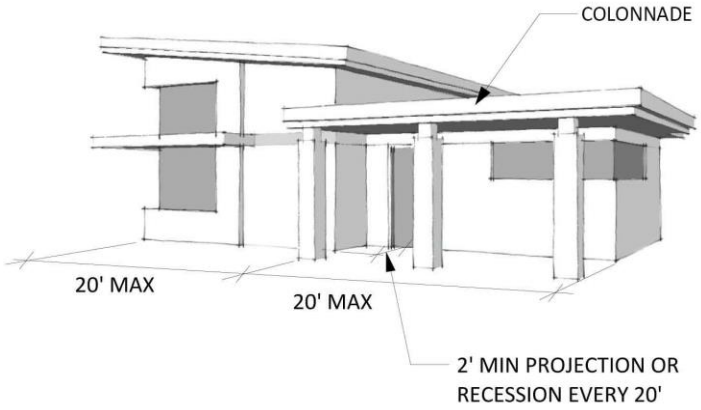
3. Overhanging eaves may expose rafters. Flush eaves shall be finished with profiled molding or gutters.

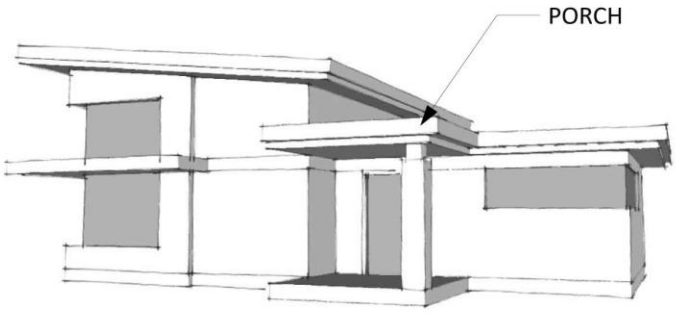
4. Flat Roofs. All flat roofs shall require a minimum two-foot (2') parapet wall. All flat roofs shall also include two (2) of the following:

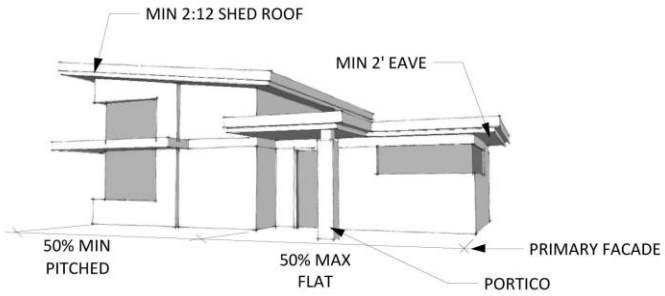
   a. Gables, shed roofs, or pitched roof elements covering at least 50% of the length of the Primary Facade;

   b. A Porch, portico, or colonnade located along the Primary Façade of the Building, emphasizing the front door; or

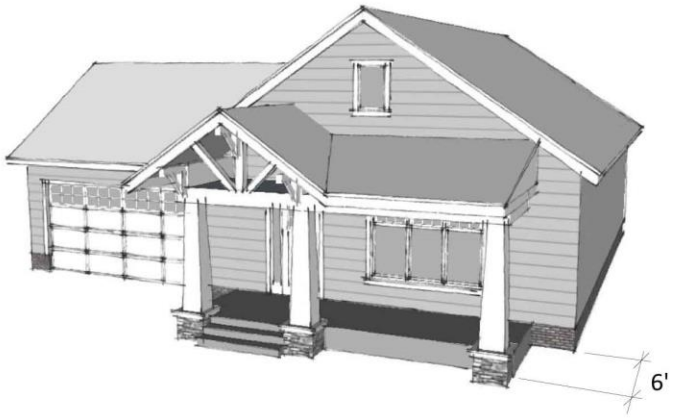
   c. Additional two-foot (2') projections or recesses in the Façade plane every 20 feet (20').







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. (Non-Habitable) Accessory Structures shall be built in the same architectural style with a similar roofline and exterior materials as the Primary Building. The following standards shall apply to all Accessory Structures:

1. Building Requirements.
    a. Accessory Structures shall not exceed one Story and shall total no more than 700 square feet.
    b. Accessory Structures shall be clad in similar materials and shall be a similar color as the Primary Building.
    c. Accessory Structures shall only be accessed at Grade.
    d. Windows are permitted on Accessory Structures. Façades of Accessory Structures facing abutting properties shall have the heads or upper casings of windows no higher than eight feet (8') above Grade of the Structure. Greenhouses and Structures with clerestory windows that are at least eight feet (8') above Grade are exempt from this requirement.
    e. Accessory structures shall not be connected to sewer service. All other utilities for Accessory Structures shall be accessed from the Primary Building.
2. Setbacks.
    a. Accessory Structures shall be located behind the Primary Structure.
    b. Accessory Structures shall be separated from the Primary Building by at least ten feet (10').
    c. Accessory Structures shall be located at least two feet (2') from any Property Line.

3. Height. Accessory Structures may not exceed 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:

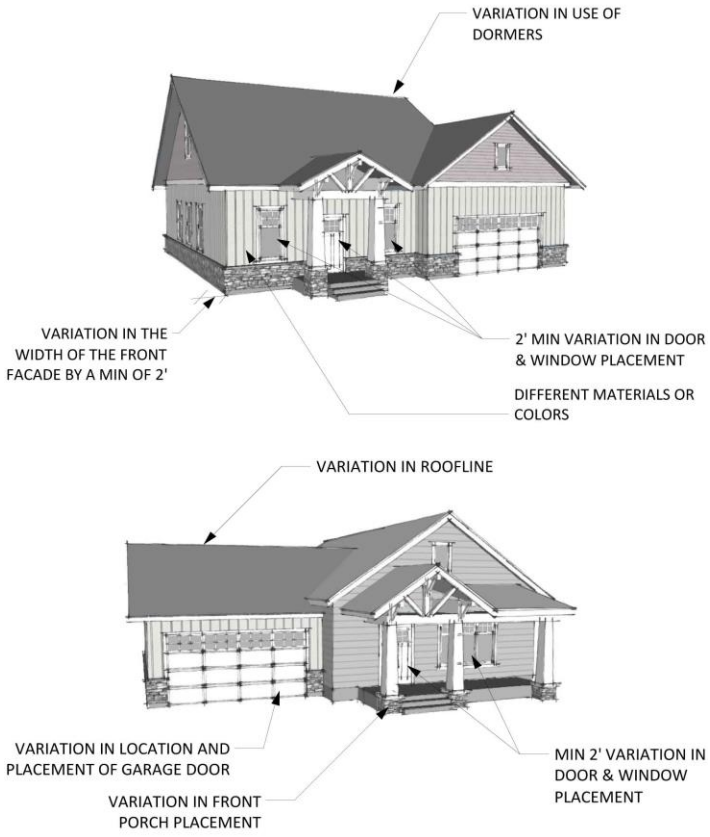
Required Architectural Variability Standards (must choose one)	**Optional Architectural Variability Standards (must choose three)**
The use of different exterior materials or colors	Variation in the width of the Primary Façade by two feet or more
Variation in the location and proportion of front Porches	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%.

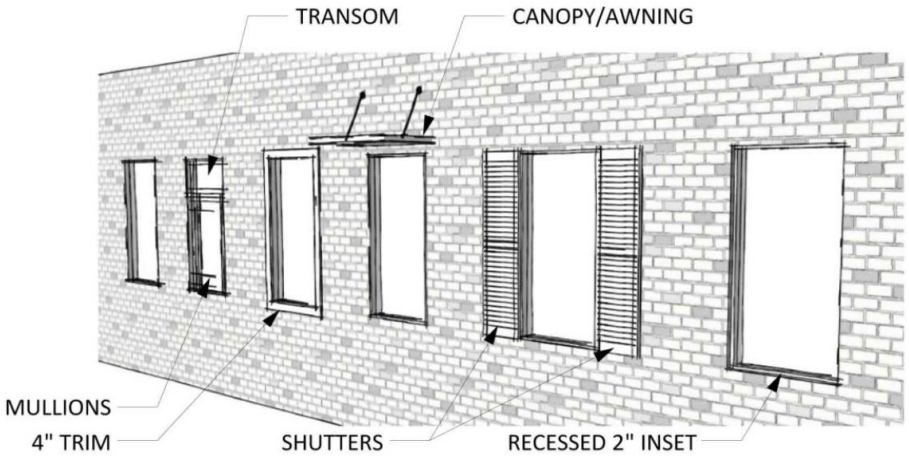
4. All windows on each Façade of every Building shall incorporate at least two (2) of the following features:

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 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~~ EIFS

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

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

5. Arrangement.

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

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

   c. All materials shall wrap around each Building Façade and shall reflect the same level of architectural detailing on all four Facades of the Building.

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

D. Fencing.

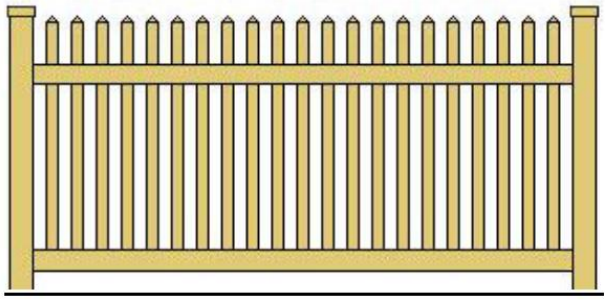
1. Fences in Front Yards shall not exceed four feet (4') in height.

2. Fences in Corner Side Yards shall not exceed six feet (6') in height.

3. Fences in Rear Yards shall not exceed six feet (6') in height.

4. Fences may extend to the back of sidewalks, where permitted.

5. A straight classic vinyl picket fence is allowed:



6. All other Vinyl or Chain link fences are prohibited.

7. Developments that abut single-family developments shall have a six-foot (6') CMU (or similar material) wall for the length of the Townhome Development perimeter that abuts a single-family development, (excluding that length of the single-family Development perimeter that is required for vehicular and pedestrian access).

E. Façade Offsets. For each Dwelling Unit, the Building Façade shall incorporate:

1. a horizontal and vertical wall offset in the form of a projection or recess, every 22 feet (or the Unit width if the Unit exceeds the minimum Townhome Unit width) with a minimum depth of six feet (6') and a minimum width of six feet (6'); and

2. at least two of the following:

a. a change in roofline;

b. an offset in the Primary Façade of the Dwelling Unit of at least two feet (2'); or

c. variation in the location and proportion of front Porches.

F. Building Height. The Building Height for each Townhome Building form is measured from Grade to the peak of the roof or, for flat-roofed Buildings, from Grade to the top of the roof parapet. The maximum Building Height for each Townhome sub-form is as follows:

1. Urban Style Townhome Building form is 40 feet.

2. Live/Work Townhome Building form is 40 feet.

3. Traditional 2 Story Townhome Building form is 35 feet.

4. Traditional 3 Story Townhome Building form is 40 feet.

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

1. Pitched roofs covering the main body of the Building shall have a minimum 6:12 pitch.

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

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

4. Flat Roofs.

a. All flat roofs shall include:

I. a minimum two-foot (2') parapet wall; and

II. at least one significant roofline height variation along the parapet.

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').

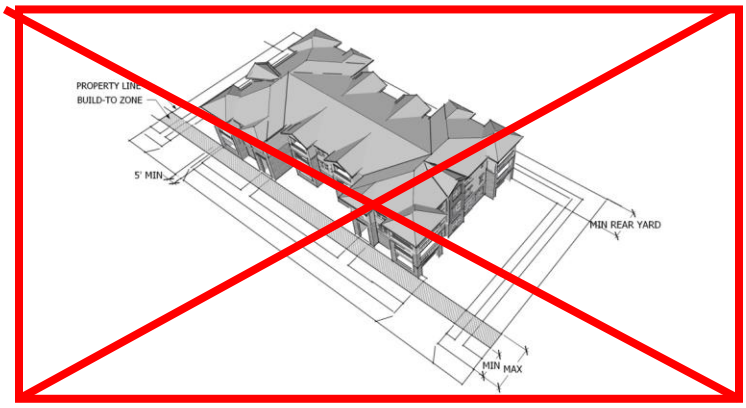
b. Accessory Structures shall be located at least two feet (2') from any Property Line.

(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.

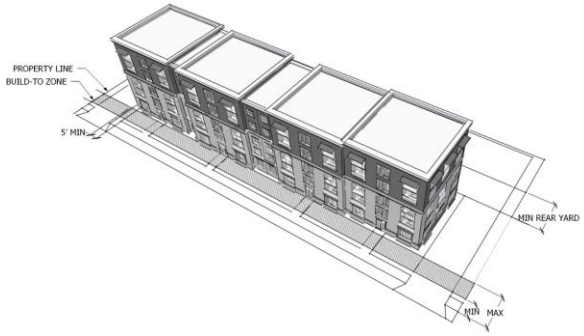


~~(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020)~~

~~17.07.100~~ 17.07.090 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~~ 17.07.100 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 Private Porches, patio, or balconies for every unit—at least 70 square feet each Upgraded floor coverings (hardwood, tile, concrete, or similar) Solid Doors throughout unit Smart Building Capabilities	Exterior Social Area—at least 1000 square feet Project Security—automated gate or guard Enclosed Parking Garage Secured, Enclosed Storage Units, at least 80 sq/ft in size, for each Dwelling Unit Public Transit Passes provided to each Dwelling Unit Permanent On-Site Social	Pool—at least 400 square feet Internal Fitness Facilities at least 1000 square feet in size Secured, programmed, children's playground (at least 1,000 sq/ft) Hot Tub Community Garden Perimeter Trail—a minimum ten-foot wide (10') sidewalk that	Compliance with ENERGY STAR New Homes Standard for Buildings three stories or fewer Compliance with ENERGY STAR Multi-Family High-Rise Program for Buildings four stories or greater Installation of photovoltaic panels, wind turbines, or other electric generating renewable energy source to provide at least 20 percent of the project's estimated

Trash Valet Walk-In Closets—minimum of 6ft x 6ft Dishwasher	Activities Library, Office, or Meeting Facilities Secure Package Room/Package Lockers Freight elevator or loading area Polished concrete in Building hallways Rooftop patio/garden	extends along at least two sides of the Lot and connects to a public trail or Public Open Space Sport Court/Field Bike Storage, Repair and Washing Area Outdoor Dog Park— at least 1000 square feet in size Grilling Stations and Outdoor Pavilions Bike Share/Green Bike program	electricity demand. Electric Vehicle Charging Stations Participation in a recycling program as part of a rental agreement or HOA Installation of tankless hot water systems. Demonstrated compliance with any of the criteria listed in the Site Improvements, Water Conservation, or Energy Efficiency sections of the 2011 Enterprise Green Communities Criteria

C. All Townhome Developments shall provide the following additional amenities according to the table below:

Table of Required Amenities-Townhomes

Unit Features	**Common Amenities**		**Energy Efficiency Enhancements**
Each Development shall include 3 of the following amenities for the first 50 units; 6 for 51-100 units; 9 units for 101-150; etc.	**Each Development shall include 6 of the following amenities for the first 50 units; 8 for 51-100 units; 10 units for 101-150; etc.:**		**Each Development shall include 2 of the following amenities for the first 50 units; 6 for 51-100 units; 9 units for 101-150; etc.:**
Upgraded floor coverings (hardwood, tile, concrete, or similar) Solid Doors throughout unit Smart Building Capabilities Walk-In Closets—minimum of 6ft x 6ft Dishwasher 220 Volt garage power for EV charging	Secured, Enclosed Storage Units, at least 80 sq/ft in size, for each Dwelling Unit Clubhouse, Library, Office, or Meeting Facilities (min 1,000 square feet) Secure Package Room/Package Lockers Rooftop patio/garden	Pool—at least 400 square feet Internal Fitness Facilities at least 1000 square feet in size Secured, programmed, children's playground (at least 1,000 sq/ft) Community Garden Sport Court/Field Bike Storage, Repair, and Washing Area	Compliance with ENERGY STAR New Homes Standard for Buildings three stories or fewer Compliance with ENERGY STAR Program for Buildings four stories or greater Installation of photovoltaic panels, wind turbines, or other electric generating renewable energy source to provide at least 20 percent of the project's estimated electricity demand.

Hot Tub Fully amenitized rooftop garden/deck comprising at least 50% of the roof area Installation of tankless hot water systems Balcony on each unit (minimum 6 feet in depth, 70 square feet in area)		Outdoor Dog Park- at least 1000 square feet in size Grilling Stations and Outdoor Pavilions Bike Share/Green Bike program	Electric Vehicle Charging Stations Participation in a recycling program as part of a rental agreement or HOA Demonstrated compliance with any of the criteria listed in the Site Improvements, Water Conservation, or Energy Efficiency sections of the *2011 Enterprise Green Communities Criteria*

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

~~17.07.120~~ 17.07.110 General Design for Non-Residential Development

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.

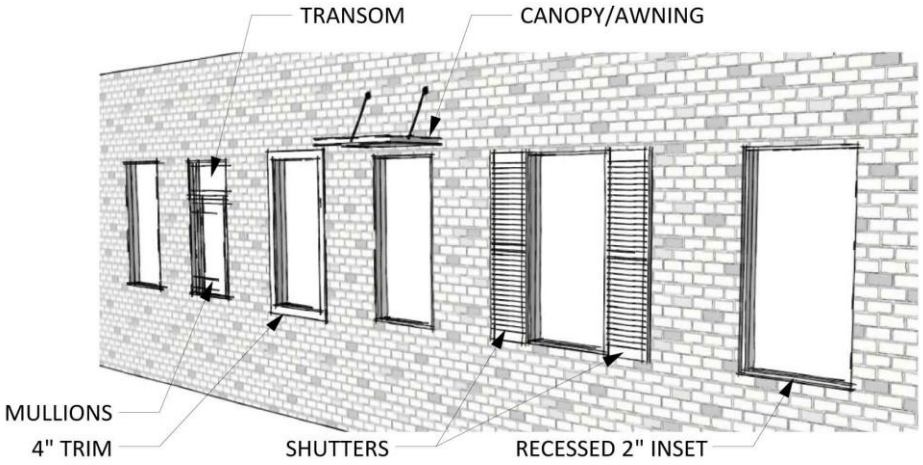
D. Materials.

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.

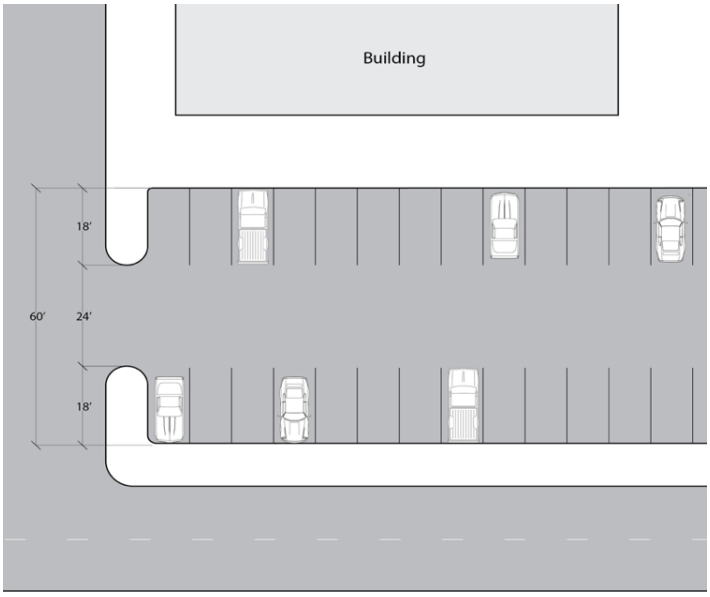
E. Windows.

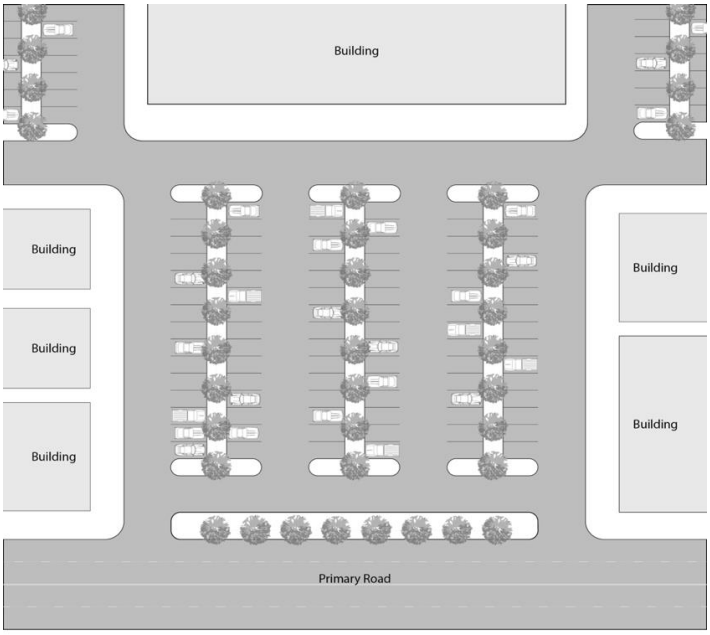
1. The total Building Façade area shall comprise at least 50% windows.
2. Each Façade that fronts on a Street shall have a minimum of 40% windows.
3. All Façades shall have a minimum of 20% windows.

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.

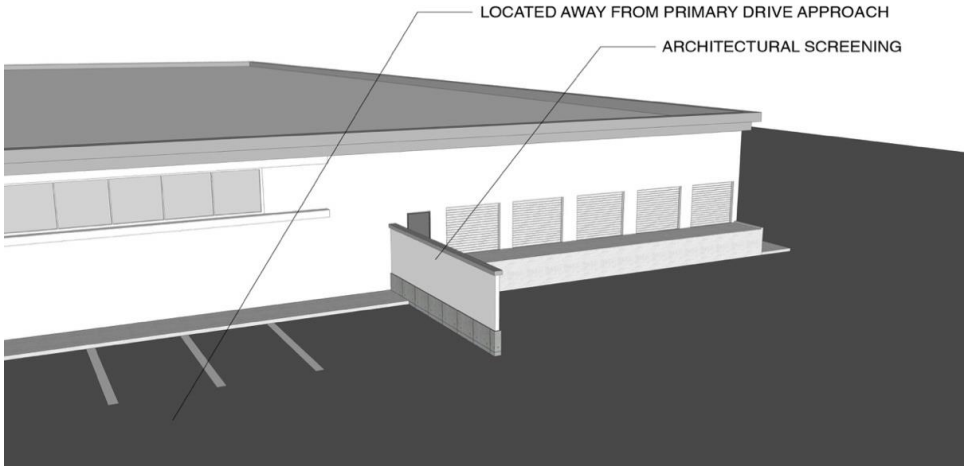
3. Primary Façades shall incorporate visually prominent Building entrances through the use of at least one of the following features:

    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. 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.~~

a.~~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~~ 17.07.120 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~~ EIFS; 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~~ 17.07.130 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~~ EIFS 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~~ 17.07.140 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~~ EIFS;

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~~ 17.07.150 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~~ EIFS; 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~~ 17.07.160 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 EIFS.

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~~ 17.07.170 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 EIFS.

B. Façades.

1. All facades shall have the same level of architectural design and exterior materials.
2. The Primary Facade 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-cuttable transparent metal fence from the front plane of the front façade around the entire side and rear property lines. Chain link and vinyl fences are prohibited.

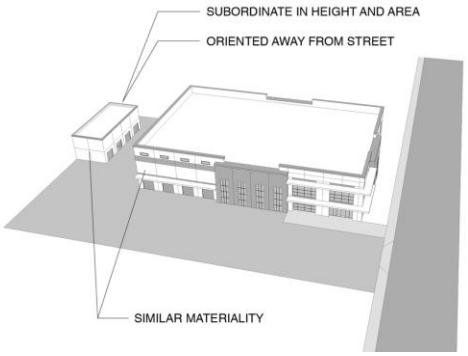
2. All vehicle access into the Development shall be through an access-controlled gate.

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 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 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, 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, 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 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 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.

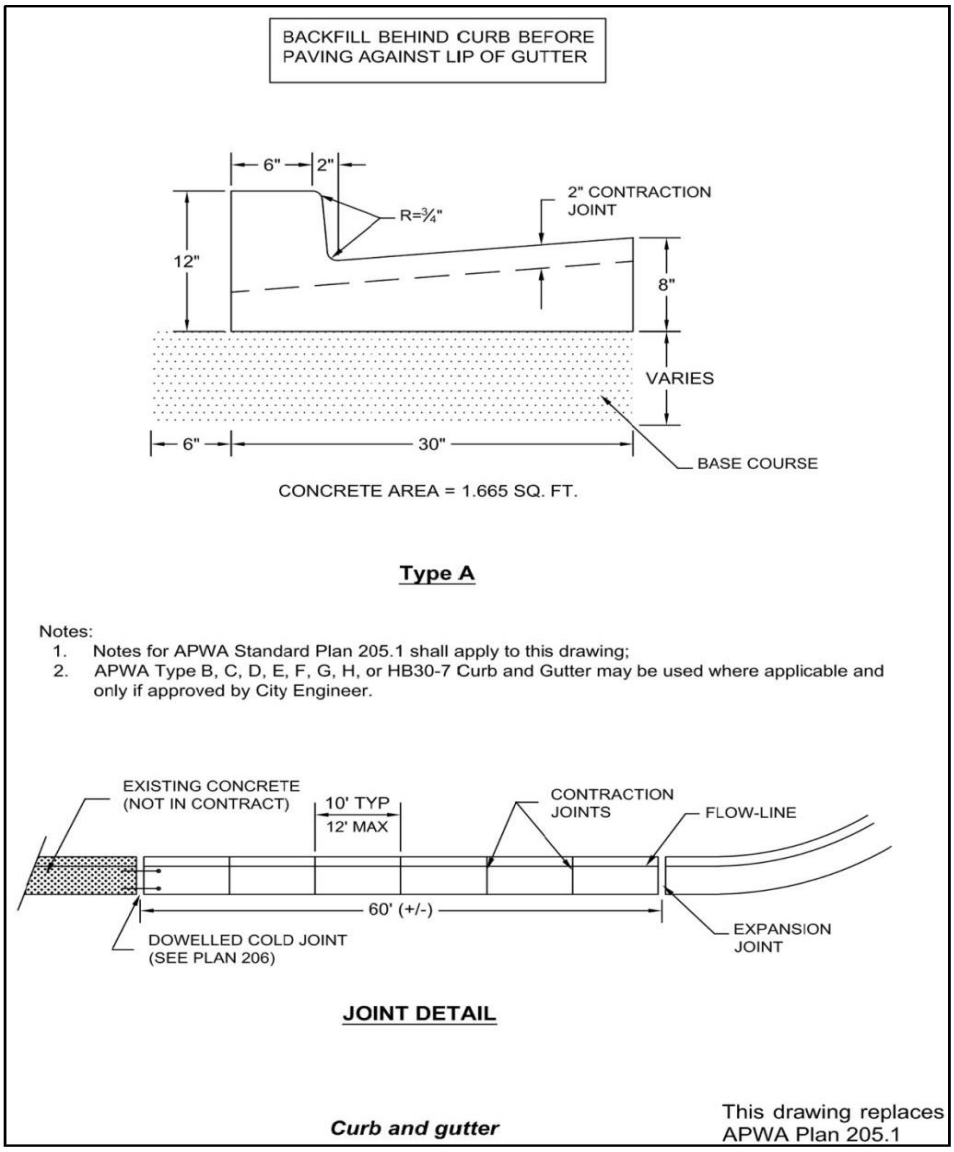
3. The City has adopted refinements to the APWA standards that supersede the APWA Manual as provided below.

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:

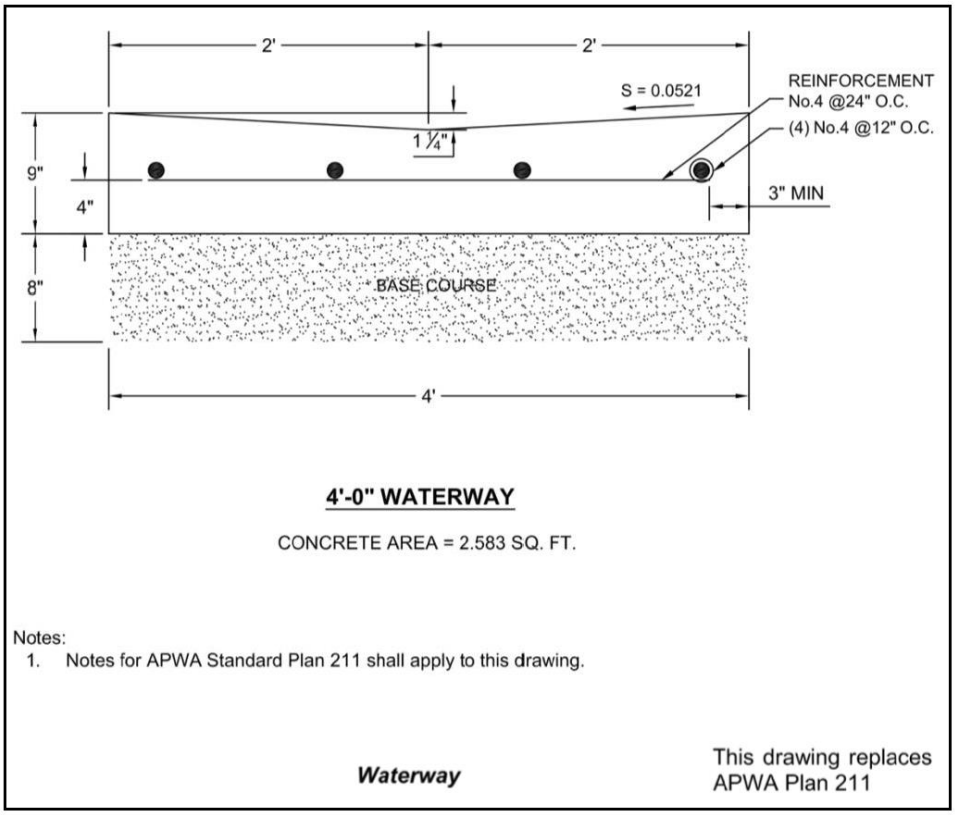
   a. Roadway, curb, gutter, driveway, and sidewalk standards.

      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.

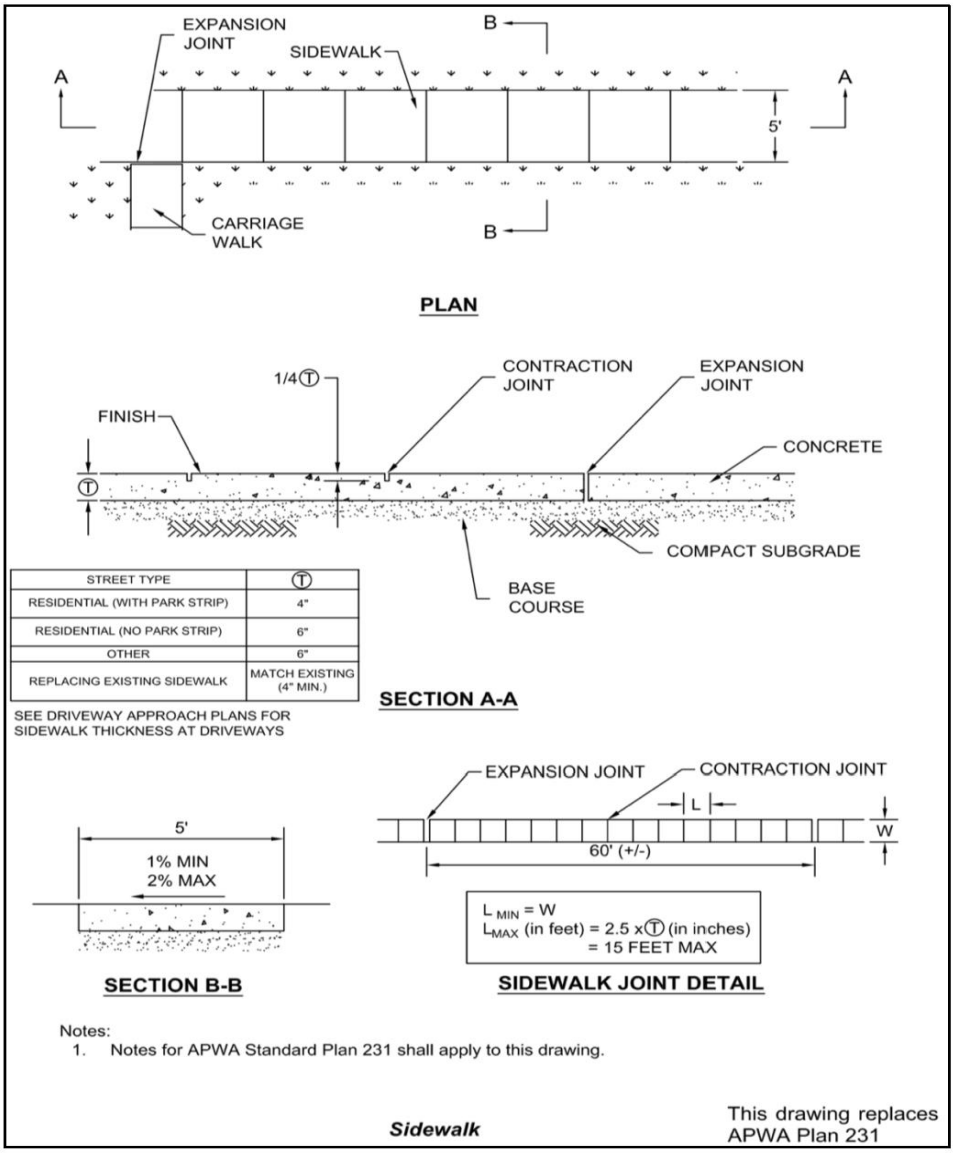


iv. Plan 225: Open driveway approach. This plan is not acceptable and is deleted.

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.

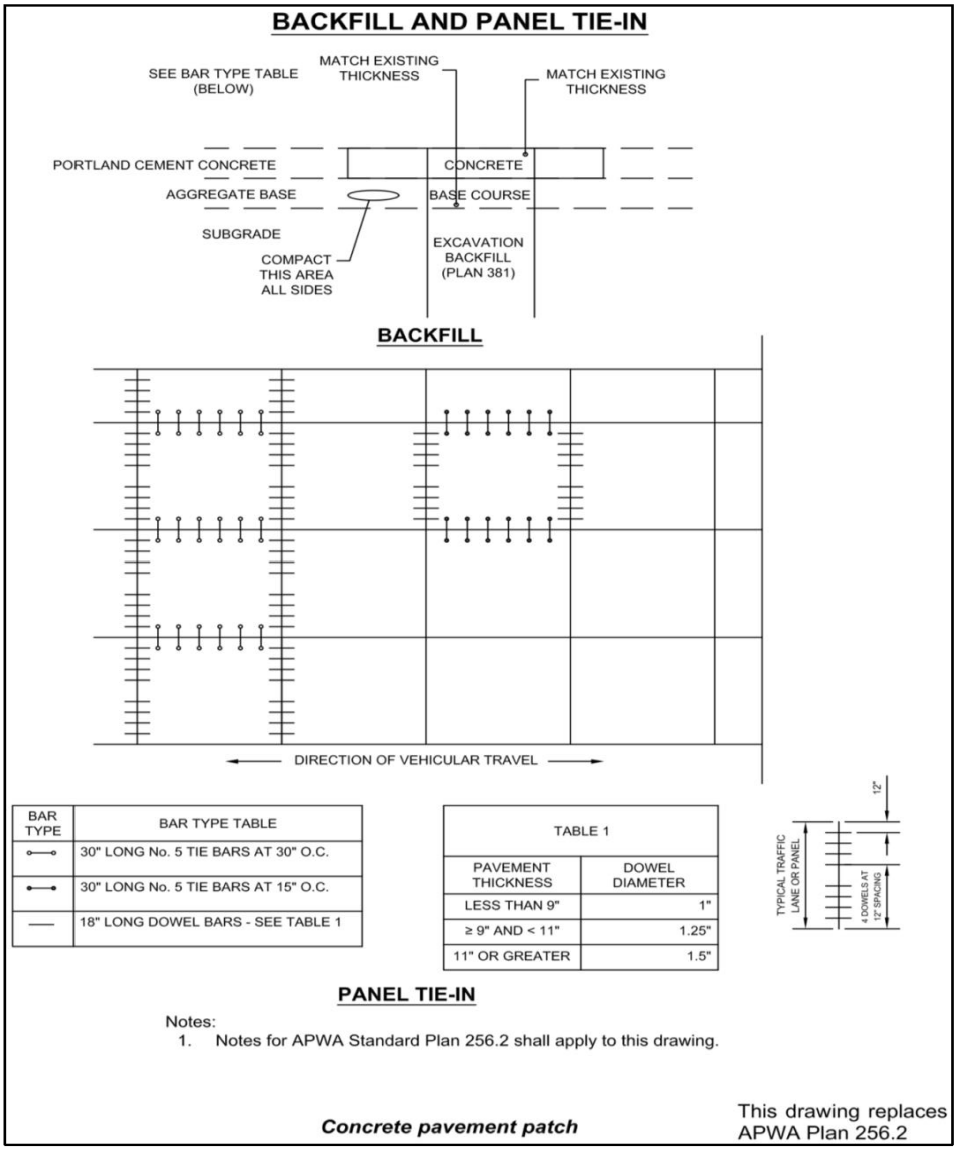
ix. Plan 235.2: Corner curb cut assembly. This plan is not acceptable and is deleted.

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.

i. Plan 303: 44" Frame and cover. This plan is not acceptable and is deleted.

ii. Plan 304: 48" Cover and frame. This plan is not acceptable and is deleted.

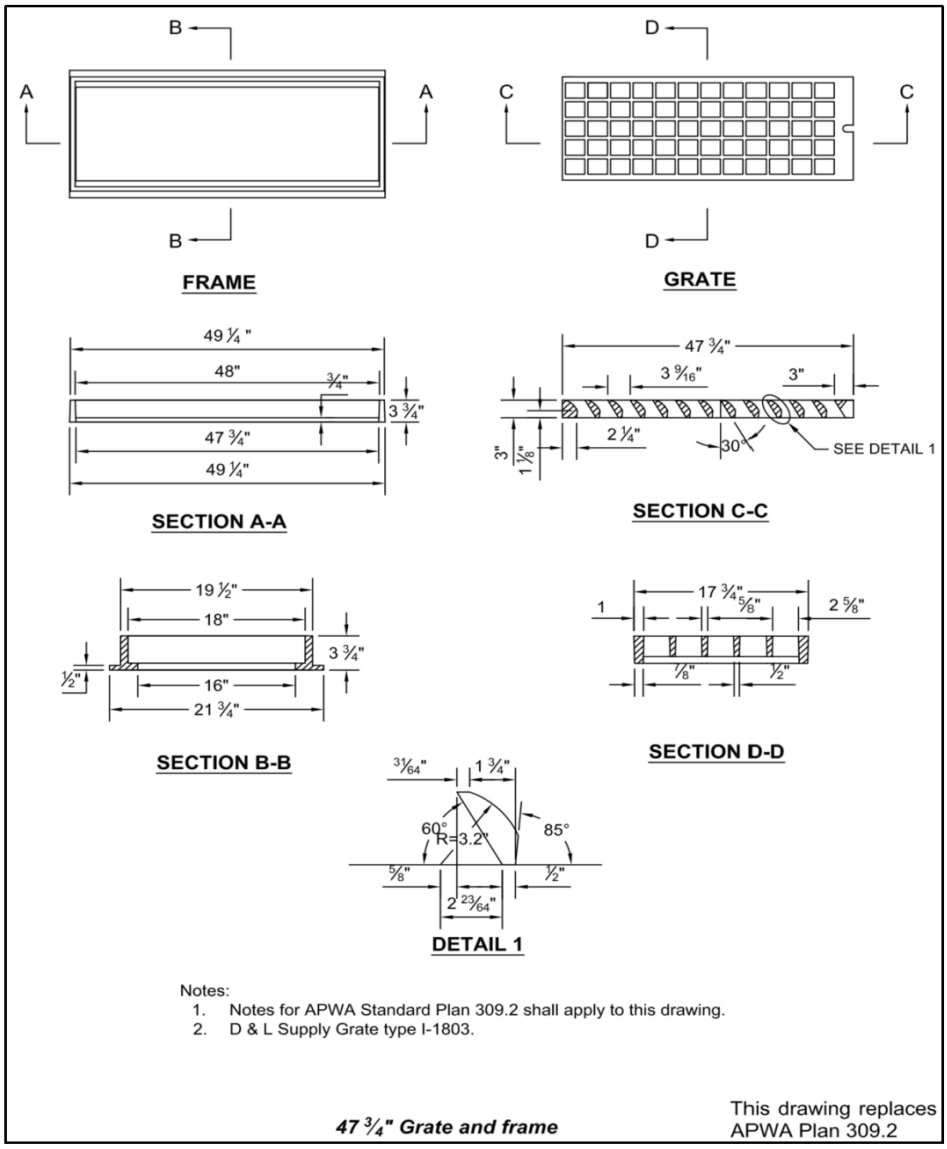
iii. Plan 305.1: 51" Cover and frame. This plan is not acceptable and is deleted.

iv. Plan 305.2: 51" Cover and frame. This plan is not acceptable and is deleted.

v. Plan 305.3: 51" Cover and frame. This plan is not acceptable and is deleted.

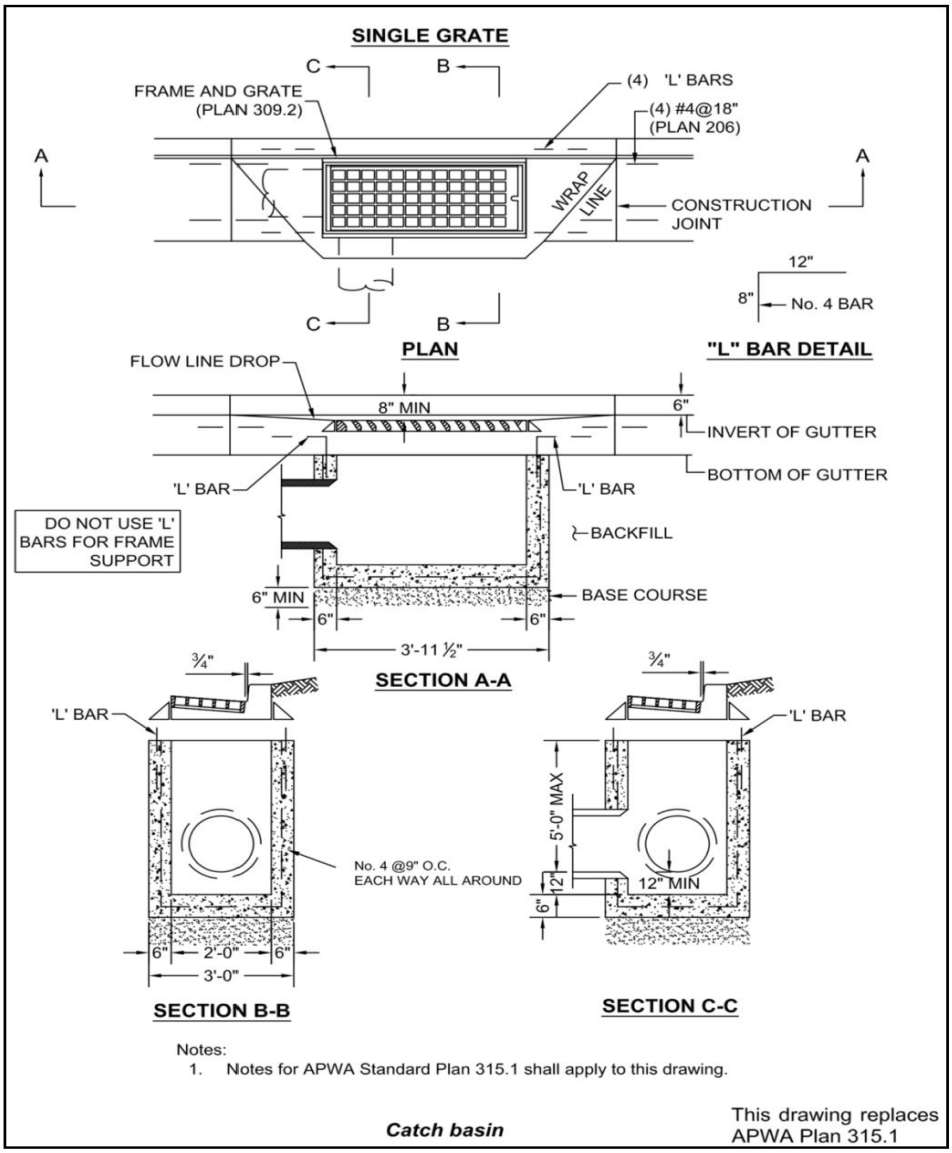
vi. Plan 308: 35 ½" Grate and frame. Curb hoods are not allowed.

vii. Plan 309: 47 ¾" Grate and frame. The City's standard plan is depicted below and replaces APWA Plan 309.

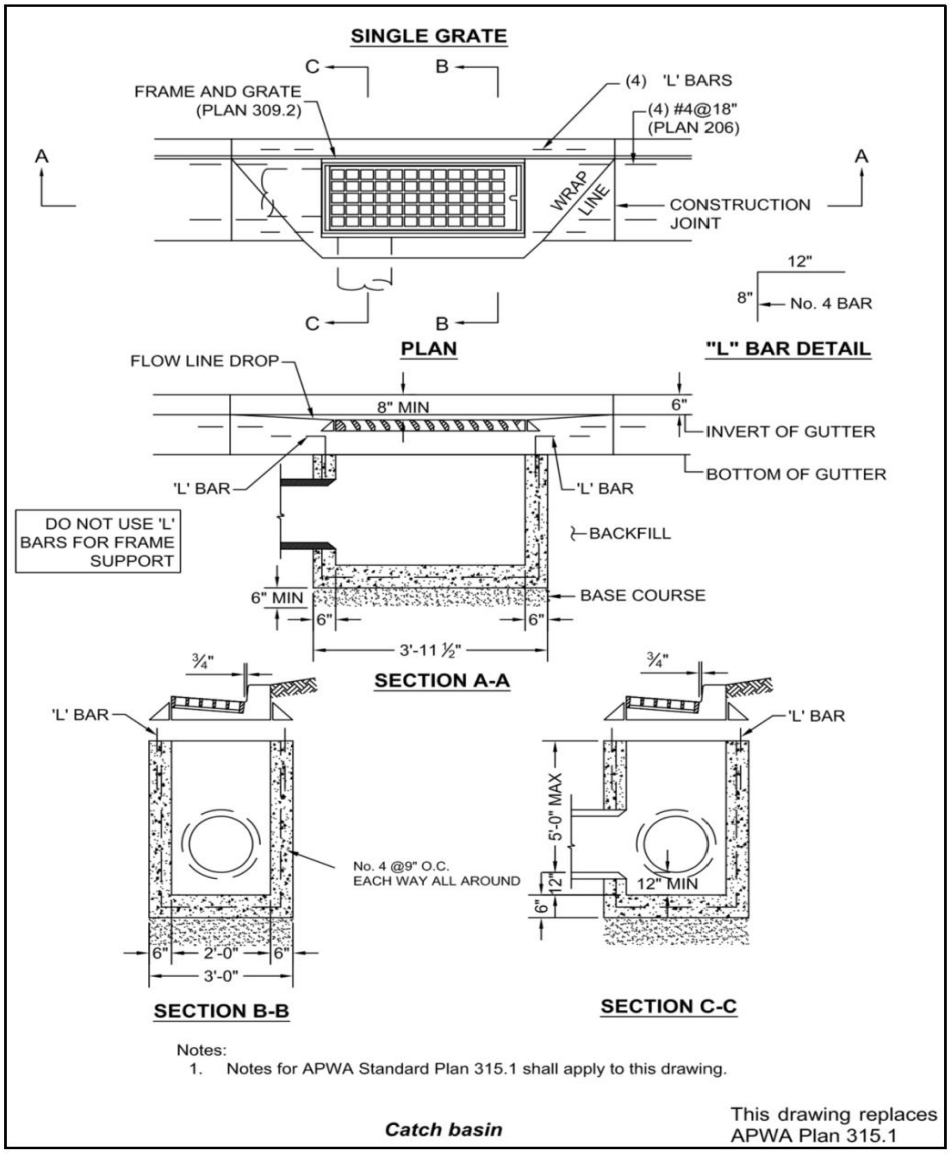


viii. Plan 310: 48" Grate and frame. This plan is not acceptable and is deleted.

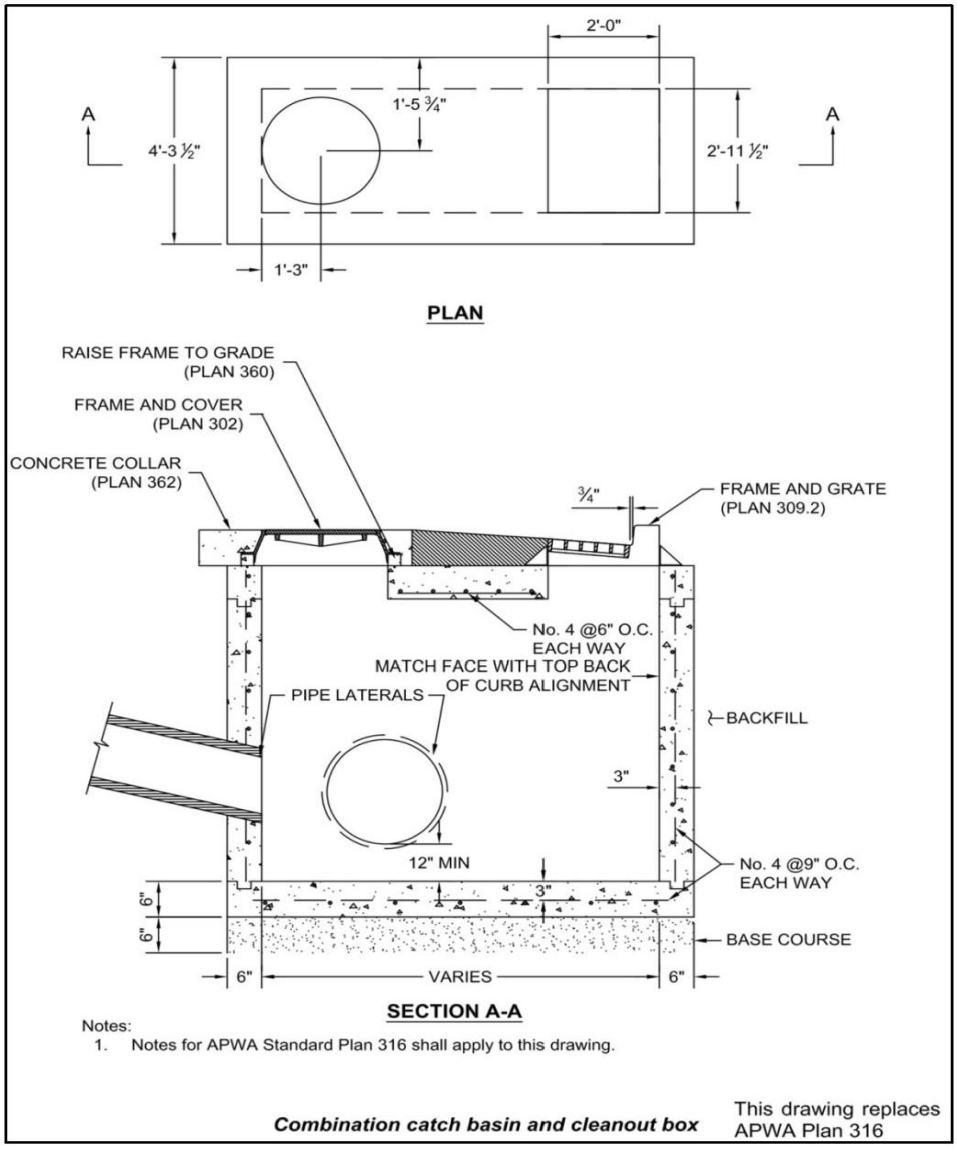
ix. Plan 315.1: Catch basin. The City's standard plan is depicted below and replaces APWA Plan 315.1. Curb hoods are not allowed.



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



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



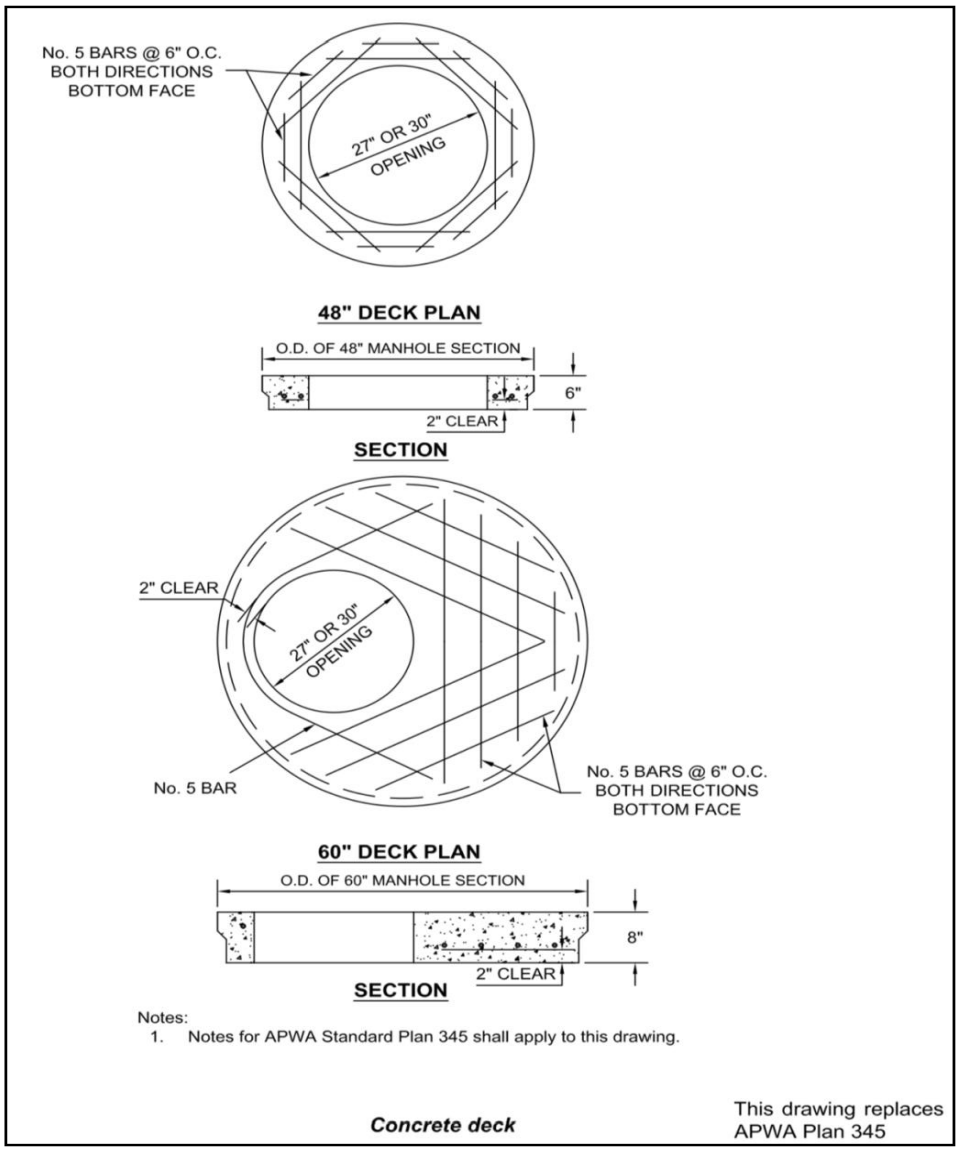
xii. Plan 317: Curb face and inlet box. This plan is not acceptable and is deleted.

xiii. Plan 322: Curb face outlet box. This plan is not acceptable and is deleted.

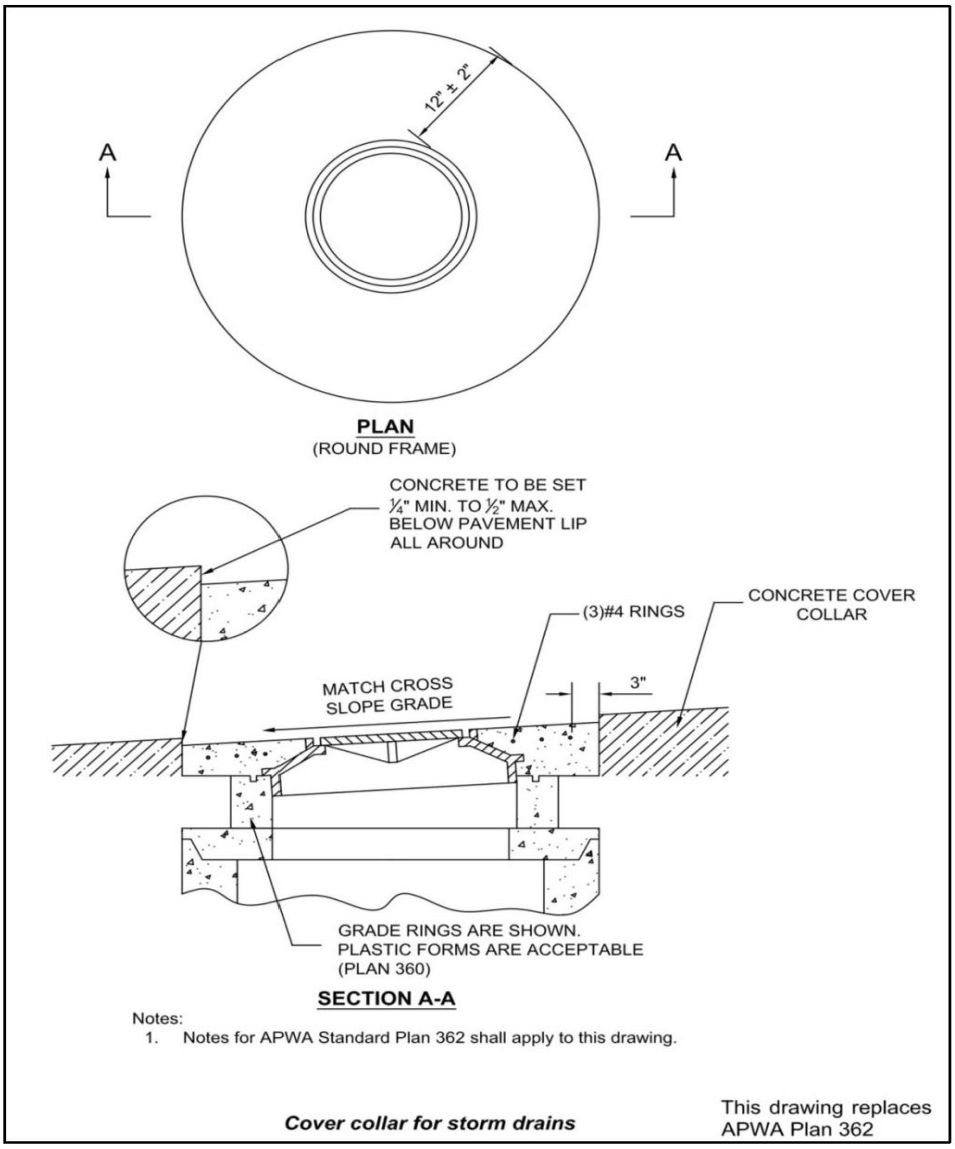
xiv. Plan 331.1: Cleanout box. This plan is not acceptable and is deleted.

xv. Plan 331.3: Cleanout box. This plan is not acceptable and is deleted.

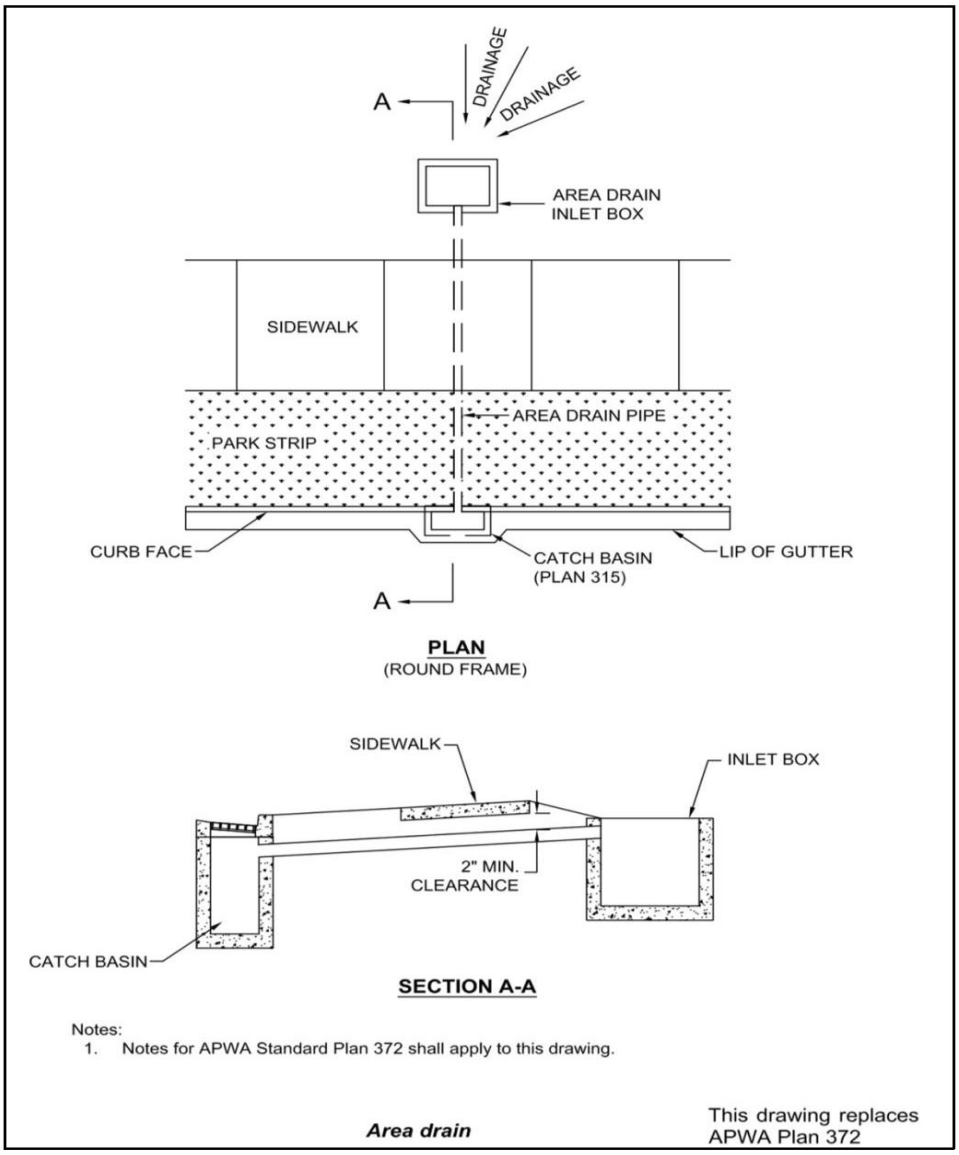
xvi. Plan 345: Concrete deck. The standard requires a 30" opening. The City's standard plan is depicted below and replaces APWA Plan 345. The City prohibits a 60" deck plan with a 38"—40" opening.



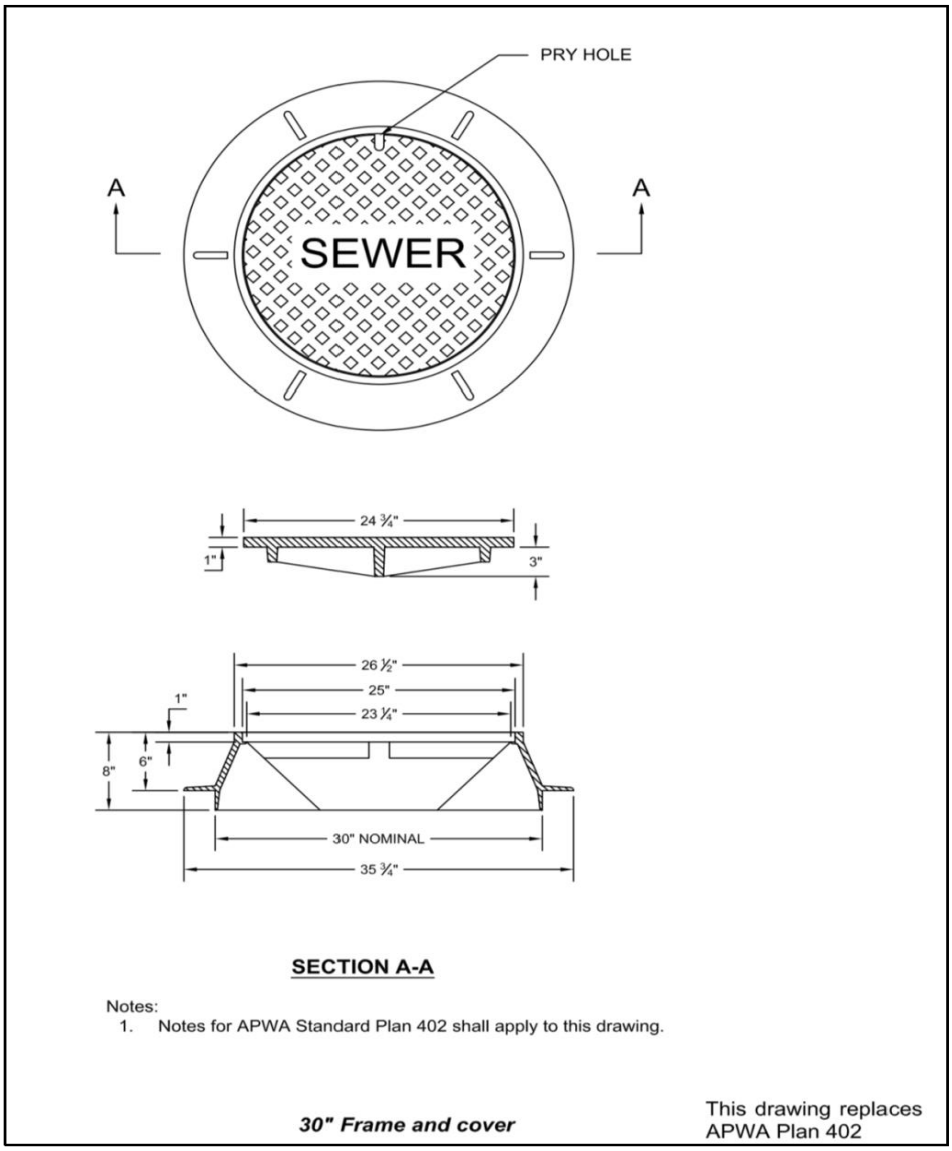
xvii. Plan 362: Cover collar for storm drains. The City's standard plan is depicted below and replaces APWA Plan 362. The only acceptable detail is in Section A-A.



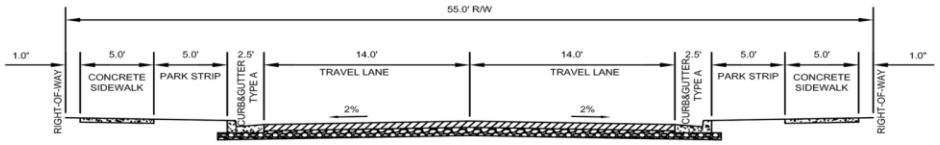
xviii. Plan 372: Area drain. The City's standard plan is depicted below and replaces APWA Plan 372. Curb hoods are not allowed.



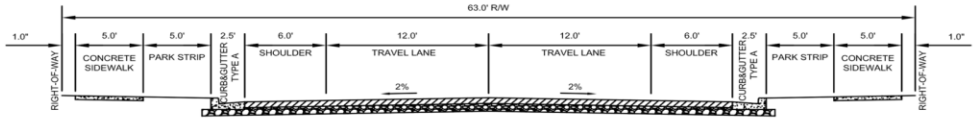
xix. Plan 402: 30" Frame and cover. The City's standard plan is depicted below and replaces APWA Plan 402. The standard requires solid sewer covers. Sewer covers with holes are not acceptable.



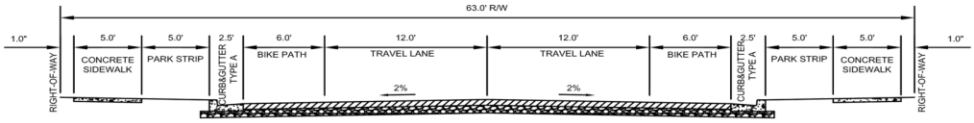
6. Standard Road Profiles. Each Subdivision or Condominium Plat shall Dedicate Public Streets according to the Roadways and Functional Classifications in the General Plan that meet the following applicable minimum road profiles:



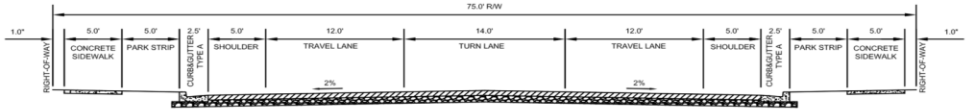
LOCAL
(RESIDENTIAL, NO ON STREET PARKING)



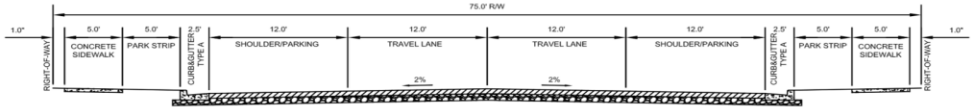
LOCAL
(RESIDENTIAL, ON STREET PARKING)



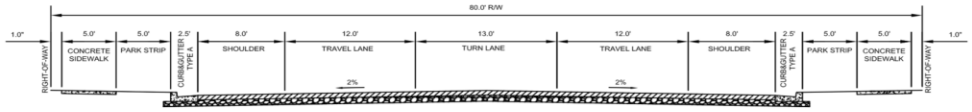
MINOR COLLECTOR - 2 L CONFIGURATION



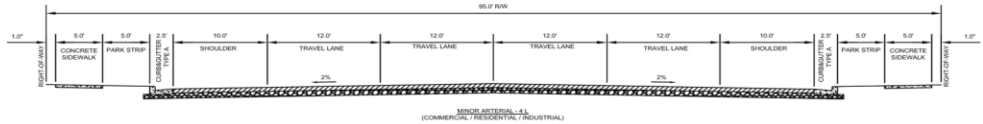
MAJOR COLLECTOR - 3 L CONFIGURATION



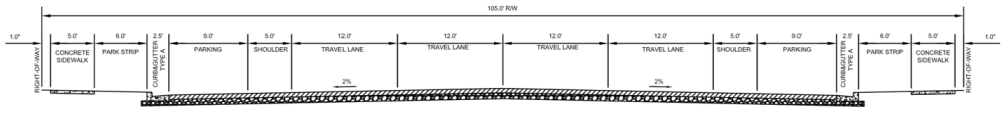
MINOR ARTERIAL - 2 L
(COMMERCIAL / RESIDENTIAL / INDUSTRIAL)



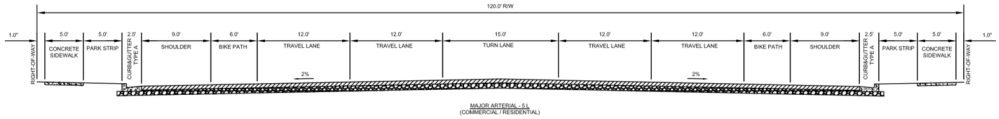
MINOR ARTERIAL - 3 L
(COMMERCIAL / RESIDENTIAL / INDUSTRIAL)



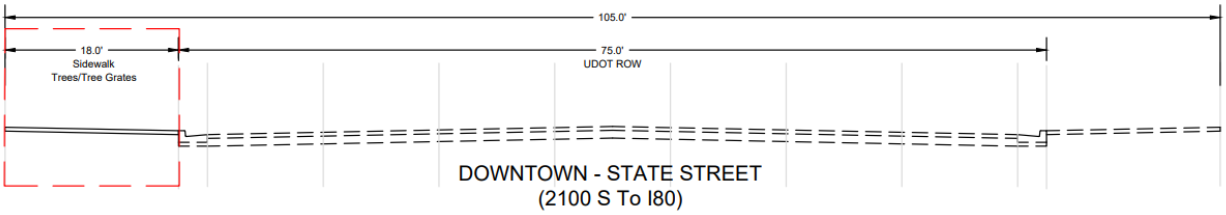
MINOR ARTERIAL - 4 L
(COMMERCIAL / RESIDENTIAL / INDUSTRIAL)



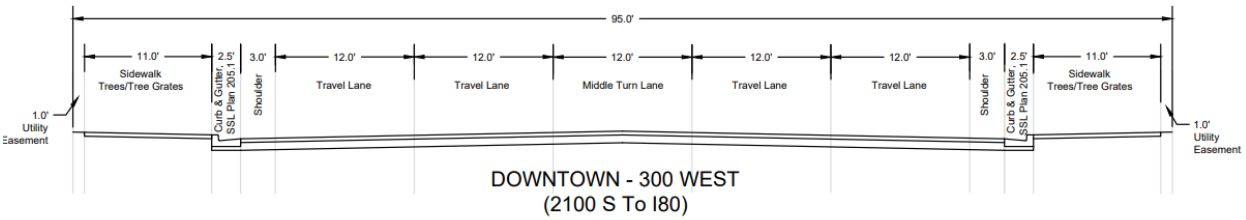
MAJOR ARTERIAL - 4 L
(COMMERCIAL / RESIDENTIAL)



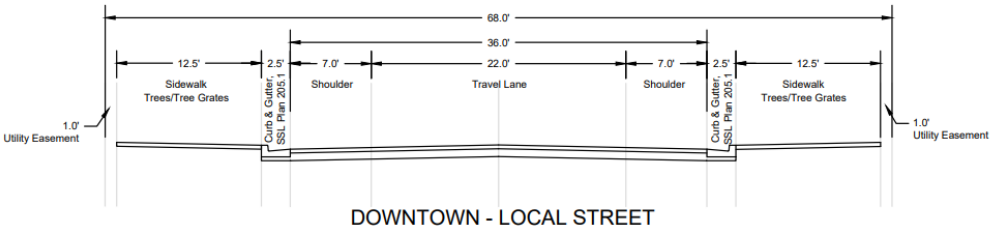
MAJOR ARTERIAL - 5 L
(COMMERCIAL / RESIDENTIAL)



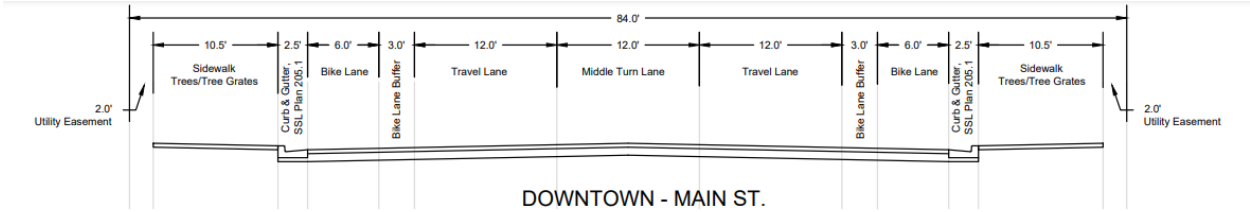
DOWNTOWN - STATE STREET
(2100 S To I80)



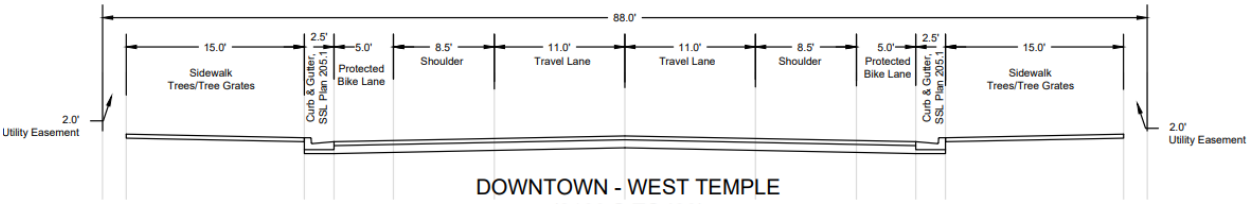
DOWNTOWN - 300 WEST
(2100 S To I80)



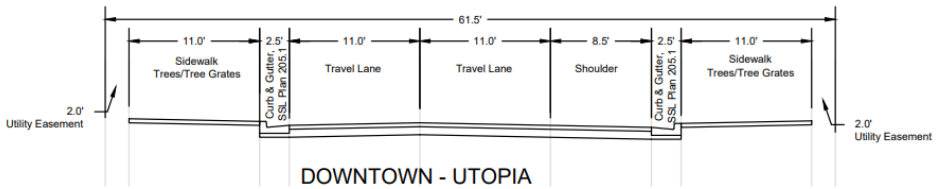
DOWNTOWN - LOCAL STREET



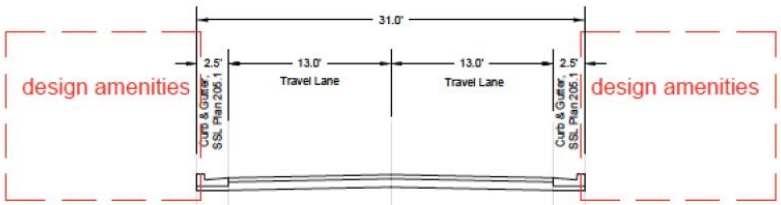
DOWNTOWN - MAIN ST.
(2100 S TO I80)



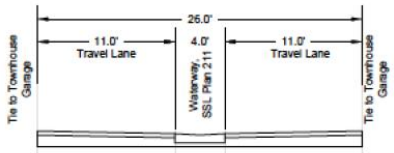
DOWNTOWN - WEST TEMPLE
(2100 S TO I80)



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

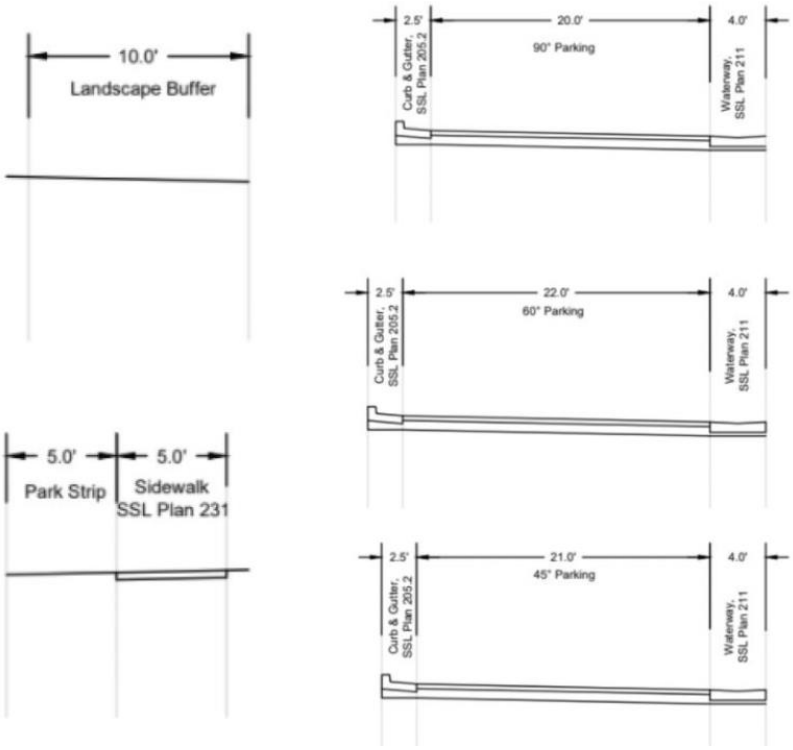


TOWNHOUSE INTERNAL PRIMARY ACCESS ROAD



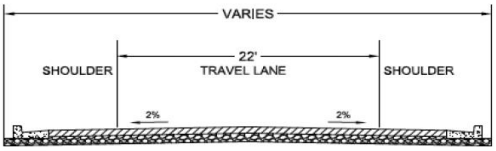
TOWNHOUSE SECONDARY INTERNAL ACCESS ROAD

7. Required Townhome Internal Primary Access Road Right-of-Way Amenities. From public Street to public Street, each Townhome Development shall include provide one or more of the following design amenities on each side of the internal primary access road:

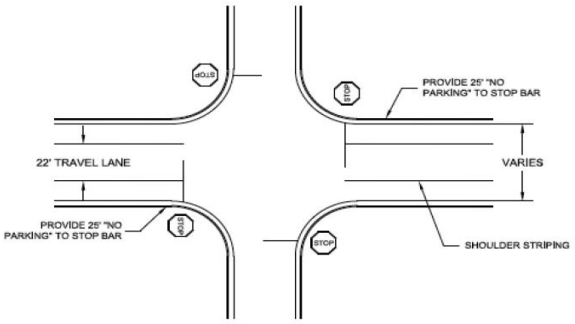


8. Standard Local Road Intersection Profile. The intersection of local roads in each Subdivision or Condominium Plat shall be configured as follows:

LOCAL ROAD ONLY



SECTION

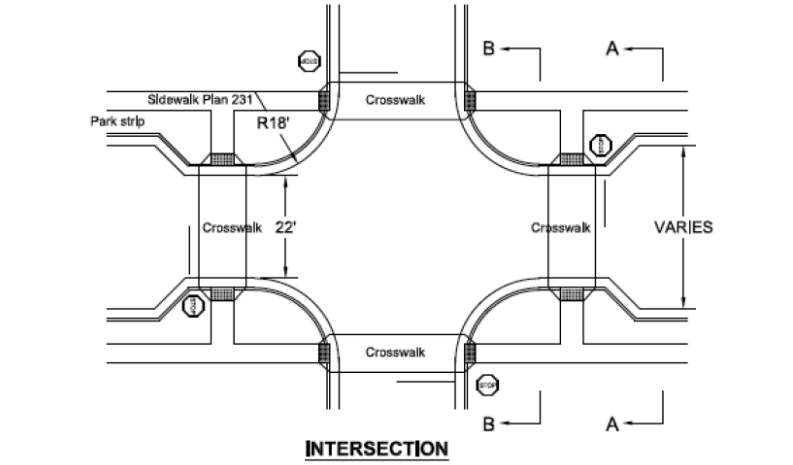


INTERSECTION

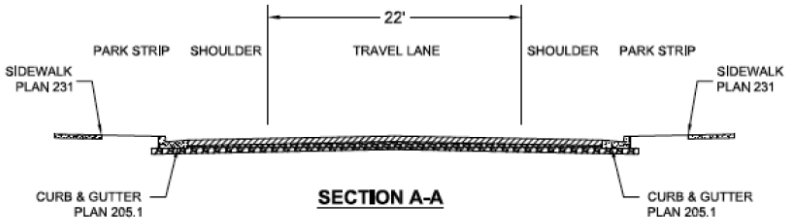
Narrow travel lane

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

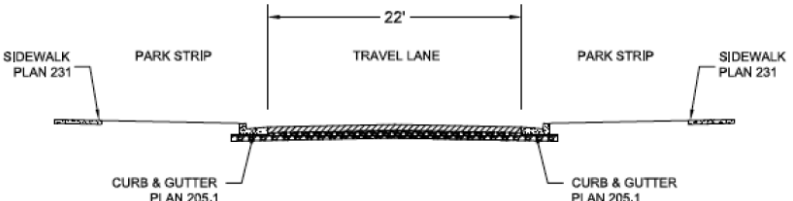
9. Standard Intersection Profile with Bulb-out. Each Subdivision or Condominium Plat shall incorporate the following traffic calming design at intersections as required by the City Engineer:



INTERSECTION



SECTION A-A

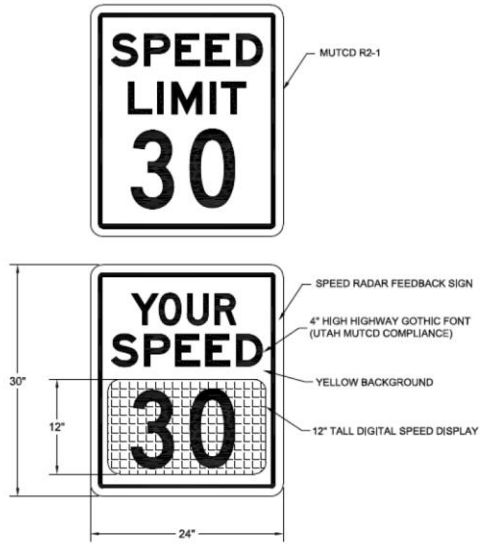


SECTION B-B

Bulb-out

10. Each new subdivision shall incorporate the following solar powered, speed radar feedback signs within the Subdivision in locations designated by the City Engineer:

    a. For Collector Roads:



COLLECTOR

Notes:
1. This sign shall be used on roads classified as "Collector".
2. Standard static speed limit sign Utah MUTCD Sign R2-1. Solar powered feedback sign is preferred.
3. Speed feedback sign shall be mounted below speed limit sign.
4. Mounting Height: 7 ft minimum, measured vertically from the bottom of the sign to the near edge of the traveled way, or the top of the curb. Unless approved by City Engineer.

Speed radar feedback sign

1. GENERAL
   A. The drawing is a typical arrangement. Construction varies according to the architectural and engineering design.
2. PRODUCTS
   A. Speed Limit Sign: Manual on Uniform Traffic Control Devices (MUTCD) R2-1 sign.
   B. Speed Feedback Sign: Dimensions match MUTCD R2-1 sign.
3. EXECUTION
   A. Location: Collector roads only. Consult ENGINEER for location and spacing.

b. For Local Roads:



LOCAL ROAD

Notes:
1. This sign shall be used on local road only.
2. Standard Utah MUTCD Sign R2-1, Solar powered flashing is preferred.
3. Mounting Height: 7 ft minimum, measured vertically from the bottom of the sign to the near edge of the traveled way, or the top of the curb. Unless approved by City Engineer.

Speed radar feedback sign

1. GENERAL
   A. The drawing is a typical arrangement. Construction varies according to the architectural and engineering design.
2. PRODUCTS
   A. Speed Limit Sign: Manual on Uniform Traffic Control Devices (MUTCD) R2-1 sign, 25 mph.
   B. Feedback flashing strip.
3. EXECUTION
   A. Location: Residential area only. Consult ENGINEER for location and spacing.

C. Self-Imposed Restrictions. If the Owner places restrictions on any of the land contained in the Subdivision greater than those required by these regulations, such restrictions or reference thereto may be required to be indicated on the Subdivision Plat, or within restrictive covenants be recorded with the County Recorder simultaneously with the Plat in a form and substance approved by the City Attorney, the material terms of which may not be altered without prior Planning Commission approval.

D. Restrictions Due to Character of The Land. Land that is unsuitable for Subdivision or Development due to flooding, improper drainage, potentially toxic wastes, wetlands, geologic hazards, utility easements, or other features that reasonably will be harmful to the safety, health, and general welfare of the present or future inhabitants of the Subdivision and/or its surrounding Areas, shall not be subdivided or Developed unless adequate methods are formulated by the Applicant and approved by the Planning Commission, upon recommendation of the City Engineer, to solve the problems created by the unsuitable land conditions. The burden of the proof shall lie with the Applicant. Without adequate remediation, such land shall be set aside or reserved for Uses that do not involve such a danger.

(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 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 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 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 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~~ approved site plan, 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 ft^2), 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 ft^2), 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)

Chapter 17.11 ADMINISTRATION AND ENFORCEMENT

Sections:

17.11.010 Establishment and Duties of Planning Commission.

A. Appointment. The Mayor shall, subject to the approval of the City Council, appoint a Planning Commission to consist of seven members, plus two alternates who shall serve without pay, except for reasonable and legitimate expenses approved by the City Council.

B. Alternates. Alternates may act in the place of any absent member at any meeting of the commission.

C. Terms. The members shall be appointed for a period of four years and are subject to removal with or with cause by the City Council. The terms of two commissioners shall expire each year except in the year that mayoral election is held, when the terms of one commissioner plus both alternates shall expire.

D. Quorum. Four members shall constitute a quorum to conduct business. All actions taken shall be by majority vote of the membership present.

E. Attendance. Attendance of any member or members at regularly scheduled meetings may be enforced by the chairperson of the commission in the same manner as provided for enforcing the attendance of City Council members.

F. Clerk. The Community Development Department shall provide a person to act as clerk of the Planning Commission.

G. Training. The City shall provide initial and ongoing training regarding the duties, responsibilities and City regulations for all commission members and alternates. Attendance at training is required of members and alternates.

H. Bylaws. The Planning Commission may adopt a set of bylaws or rules of procedure.

I. Chairperson. The commission members, or commissioners, shall elect their own chairperson for a term and in the manner specified by the commission's bylaws. The chairperson of the Planning Commission:

    1. Shall preside at all meetings of the commission; and

    2. Shall vote as a regular member but shall not make or second motions.

J. Chairperson's Absence. During the temporary absence or disability of the chairperson, the Planning Commission shall elect one of its members to act as chairperson pro tem.

K. Responsibilities.

    1. The Planning Commission makes recommendations to the City Council for:

        a. The general plan and amendments to the general plan;

        b. The Land Use Map, and amendments to the Land Use Map;

        c. Amendments to land use ordinances;

        d. Proposed Application processes and the delegation of power under the land use ordinance.

    2. The Planning Commission acts as land use authority as specified in this Code.

    3. The Planning Commission acts as appeal authority for certain Land Use Decisions, as specified in this Code.

    4. The Planning Commission may provide public notice of a pending ordinance by scheduling the matter for consideration or by declaring a pending ordinance in an open public meeting.

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

17.11.020 Administrative Duties of Community Development Director.

A. The Community Development Director shall prepare staff reports for consideration by the Planning Commission and City Council and provides administrative support for the Planning Commission.

B. The Community Development Director accepts all and Use Applications and ensures they are forwarded to the designated Land Use Authority in a timely manner.

C. The Community Development Director may propose amendments to the South Salt Lake City General Plan, Land Use and Development Code, and Official Land Use Map.

D. The Community Development Director may provide public notice of a pending ordinance on the Public Notice Website.

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

17.11.030 Land Use Authority Designations.

Pursuant to state law, the following administrative land use authority designations are made:

A. Planning Commission. The Planning Commission is the land use authority on issues of: Subdivision and Subdivision Plat approval; vacating, altering or amending a Subdivision Plat; Conditional Use permit Applications; design review for Building Heights as established in this Title; design review for projects on

Parcels where any portion of the Parcel abuts any residential district; and the issuance of a Building or demolition permit in a Historic and Landmark district.

B. Community Development Director. The Community Development Director is designated as the land use authority on issues of Permitted Use Applications, Temporary Use permits, Sign permits, Home Occupation license approval, design review, reasonable accommodation, Nonconforming Use determinations, and decisions regarding amortization of legal, Nonconforming Uses. The Community Development Director issues Building Permits and business licenses.

C. The Community Development Director may certify a design review Application or a Permitted or Conditional Use Application to the Planning Commission if the Community Development Director finds that the Application raises unique problems or is likely to have a significant impact upon neighboring properties or the City as a whole. When such Applications are certified to the commission, the commission acts as the land use authority.

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

17.11.040 Permits and Applications.

A. Official Decisions in Writing. Decisions on each land use Application submitted to the Community Development Department shall be made in a timely manner by the land use authority and are not official until reduced to writing.

B. Applications Submitted to Department. All Applications related to land use must be submitted to the Community Development Department, who shall direct the Application to the proper land use authority for decision.

C. Director Authority Over Building Permits. No Building Permit shall be issued without the regulatory approval of the land use authority.

D. Pre-payment of Fees Required. Permits are not considered submitted unless the established fee has been paid by the Applicant and any of the City's projected out of pocket costs are deposited into the trust account.

E. Expiration. An Application shall expire if an Applicant fails to respond to a City request for information or revision to submitted materials for a period in excess of 180 days.

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

17.11.050 Fees.

Fees for Applications and permit requests are established by resolution in the City's Consolidated Fee Schedule or by ordinance codifying such fees.

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

17.11.060 Public hearings and Meetings.

A. Public Hearings. Public hearings shall be conducted for the following Land Use Decisions:

1. When enacting or amending zoning ordinances or the Land Use Map, a hearing before the Planning Commission is required;

2. Vacation or amendment of platted Street, Right-of-Way or easement;

3. Annexation policy plans and Applications;

4. Vacating or changing a Subdivision Plat;

5. Any other Land Use Decision for which a public hearing is required by law.

B. Public Comment. Public comment may also be allowed in any public meeting at the discretion of the land use authority. Except as provided above, a land use authority need not allow public comment where a public hearing is not required by this Section or state law.

C. Public Meetings. All Land Use Decisions made by the Planning Commission shall be rendered during open and public meetings. The Community Development Director may also conduct public meetings related to land use Applications or other land use issues when the Community Development Director deems it appropriate to do so.

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

17.11.070 Public Notices.

A. Required Notice. The land use authority shall schedule and hold any required public hearing or public meeting according to the provisions of this Code and state statute. Public notices for Land Use Decisions shall be given in accordance to state statute. The City shall provide notice of the date, place, and time of public hearings or public meetings within the timeframes established by this Section, or such lesser or greater time as provided by state law.

B. Mailed Notices. Notice shall be provided by first class mail to property Owners and affected entities as established below:

~~1. [Reserved.]~~

~~2.~~ 1. Conditional Use Permits and Design Review Approvals. Notice shall be mailed seven days prior to the public meeting to any property Owners within a three-hundred-foot radius of the Property Lines of the Plat on which the Conditional Use or design review is proposed.

~~3.~~ 2. Right-of-Way Vacations. Notice shall be given in accordance to state statute. Notices shall be mailed ten days prior to the public hearing to the following parties:

a. Any property Owner whose property is accessed by the portion of the Right-of-Way that is proposed to be vacated.

b. Any property Owners within 600 feet of the portion of the public Right-of-Way that is proposed to be vacated.

c. All property Owners whose property is in between the portion of the Right-of-Way to be vacated and the nearest Street intersection.

~~4.~~ 3. Subdivision Plat Approvals and Amendments to Subdivision Plats. Notice shall be given in accordance to state statute. Additional notices shall be mailed ten days prior to the public hearing to any property Owners within a 600-foot radius of the boundary of the proposed Subdivision Plat.

~~5.~~ 4. Zoning and Future Land Use Map Amendments. Notice shall be given in accordance to state statute. Additional notices shall be mailed ten days prior to the public hearing to any property Owners within a 600-foot radius of the boundary of the proposed zoning or future Land Use Map amendment.

~~6.~~ 5. Ordinance and General Plan Amendments. Notice shall be given according to state statute.

~~7.~~ 6. Applicant/Agent Responsibility for Mailed Notices. An Applicant/agent seeking a decision by the land use authority for which a public notice is required shall submit to the City at the time directed by the Community Development Department, one set of printed address labels and a corresponding number of stamps and envelopes for mailed notices for property Owners as required by the municipal Code or state statute. It shall be the Applicant's sole responsibility to ensure that the list of property Owners and the address labels are accurate and complete. The list of property Owners shall be obtained from

current records maintained by the Salt Lake County Recorder's Office. The City shall provide notice using the address labels and postage provided by the Applicant.

C. Publication of Notices. Notices shall be published by the following methods, unless otherwise provided for by state statute.

1. Public notices shall be published on the City's website and on the state's public notice website at least ten days prior to a public hearing, and at least seven days prior to a public meeting.

~~2. [Reserved.]~~

~~3.~~ 2. A hard copy of any public notice issued by the land use authority shall be posted at City hall at least 24 hours prior to a public hearing or a public meeting.

D. Posting on Site. Notification signage shall be posted on the property or land for which a Conditional Use permit, design review, Right-of-Way vacation, Subdivision Plat approval, amendment to a Subdivision Plat, or zoning or future Land Use Map amendment is considered. Notice shall be posted as directed by the Community Development Department and shall be clearly visible from the Right-of-Way. The sign(s) shall be provided to the Applicant/agent by the City and shall be posted by the Applicant/agent at least seven (7) days prior to the scheduled public hearing or public meeting.

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

17.11.080 Development Committee.

The Mayor may form a standing Development Committee composed of City staff, property Owners, or elected and appointed officials to comment on land use Applications and render advice to Applicants. The recommendations of the Development Committee are advisory only. Consideration by the Development Committee is not a pre-requisite for Application approval.

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

17.11.090 Enforcement.

A. Authority. The Community Development Director is authorized to enforce the provisions of this Code through either criminal or civil proceedings.

B. Delegation. The Community Development Director may delegate enforcement authority to any City official. No written delegation of power is necessary.

C. Violations. Any Building or Use of land or any construction thereon which was not authorized by or under the City Code which is illegal under such ordinances, shall remain unauthorized and illegal unless expressly authorized or permitted in the provisions of this Code. The Use or continuation of such a Use or construction is punishable under this Code.

D. Number of Offenses. Every person, firm or corporation shall be deemed responsible or guilty of a separate offense for each and every day that a violation is committed or continued.

E. Criminal Penalties. Violations of the provisions of this Code are class B misdemeanors, subject to criminal prosecution, unless otherwise specifically enumerated or limited by law.

F. Civil Penalties. Violations of the provisions of this Code may also be pursued through administrative citation or summons, as provided in Title 8, Chapter 14, Code Enforcement Program. Orders of abatement may be issued by the City pursuant to those provisions.

G. Remedies.

1. The City, or any adversely affected Owner of real estate within the City in which violations of this Code occur or are about to occur, may, in addition to other remedies provided by law, institute:

a. Injunctions, mandamus, abatement, or any other appropriate action; or

b. Proceedings to prevent, enjoin, abate or remove the unlawful Building, Use, or act.

2. The City need only establish the violation to obtain an injunction.

3. The City may, in addition to other remedies provided by law, enforce the ordinance by:

a. Withholding Building Permits; or

b. Taking action to cancel any permit or approval for failure to comply with the terms of any permit or approval. The land use authority that issued the permit or approval shall consider the matter preceded by at least ten calendar days' notice. Cancellation or revocation of a permit or approval may be appealed in the same manner as the original action.

H. Nuisance and Abatement. All Buildings or Uses of land which are established, conducted, or maintained contrary to the provisions of this Code shall be and are declared to be unlawful and a public nuisance. In addition to other remedies provided by the law, the City Attorney may immediately commence a court action or proceedings for abatement, removal or injunction to correct the nuisance. These remedies are cumulative to other civil and criminal actions, and not exclusive.

(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020; Ord. No. 2020-06 , § VII, 6-3-2020)