

2014-15 Community Development Block Grant Applications				
<b>Total Grant: \$66,600</b>				
Applicant	Amount Requested	2014-15 Funding	Notes	Project
Alliance House	816.55		public facility	Remodel project creating 10 new housing units
Boys & Girls Club	3,523.00		public facility	Energy efficiency upgrade (replacing two water heaters, HVAC system, doors and lighting).
The Haven	5,000.00		public facility	modernize & upgrade apt. units
Odyssey House - Adult Residential Program	8,146.30		public facility	Boiler system retrofit
Odyssey House - Transitional Housing	5,557.80		public facility	Parking lot repaving
Refugee & Immigrant Center	552.00		public facility	HVAC replacements
South Valley Sanctuary - Kitchen	415.00		public facility	shelter kitchen
South Valley Sanctuary - Playground	1,231.00		public facility	playground upgrade for safety and to add equipment for children w/disabilities
Road Home - Shelter Parking Lot	961.00		public facility	parking lot fencing/gates
Road Home - Transitional Housing	786.00		public facility	repair & maintenance to transitional housing unit
UT MicroEnterprise Loan Fund	4,434.00		economic development	fund loans
ASSIST	5,000.00		housing	
CDC - Critical Home Needs Program	25,000.00		housing	loan program
City of Holladay Accessibility Improvements (I	5,177.00		Funded \$100,320.21 (BV03962C) Spent to date \$88,711.15	
<b>TOTAL</b>	66,600			
	369.00	planning		
	8,089.17	valley services		
	10,693.64	Assist		
	21,654.00	CDD		
	9.90	CAP		
	500.00	EyeCare for Kids		
	500.00	BBBS		
<b>TOTAL</b>	<b>41,815.71</b>	Funds to Reallocate		

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**CITY OF HOLLADAY GENERAL PLAN**  
**APPENDIX K**  
**HIGHLAND DRIVE MASTER PLAN**

Adopted February, 2012

Recommended Amendments, Planning Commission July, 2013

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Version 2.0 Adopted \_\_\_\_\_ 2014

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Prepared by:

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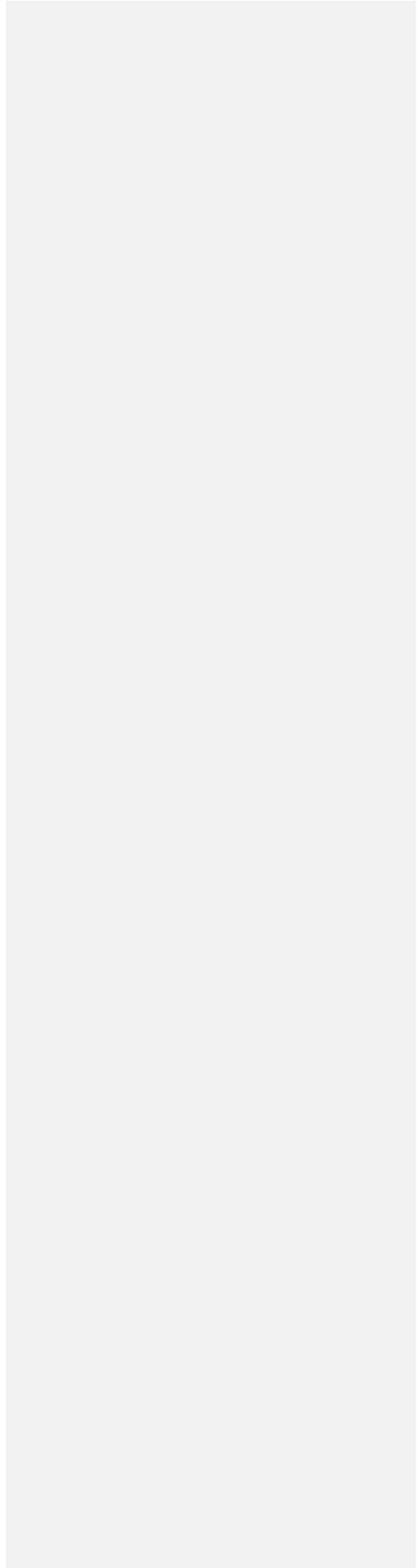
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Patricia Pignanelli, District 3

Steve Gunn, District 4



1 **I. HIGHLAND DRIVE MASTER PLAN**

2 This Appendix (K) to the City’s General Plan creates a Highland Drive Master Plan  
3 (HDMP). This plan recognizes the continued evolution of the area surrounding Highland  
4 Drive as part of the City’s lifecycle. While acknowledging the inevitability of growth and  
5 change, the HDMP seeks to create policies that achieve balance between the constant  
6 pressure for development and the protection of those characteristics that make this area and  
7 the City of Holladay a unique and special place.  
8

9 This plan recognizes that the historic development pattern along the Highland Drive corridor  
10 includes the full range of uses from large lot single family residential to regional  
11 commercial nodes. For ease of communication and for the purposes of this document,  
12 Highland Drive and its associated properties will be considered in three segments. Each  
13 segment has unique history, land use development patterns, streetscape characteristics and is  
14 controlled by different jurisdictions.  
15

16 | 1. Segment A: 3900 South to Arbor Lane (North end);

17 Holladay controls the east side of Highland Drive to Murray Holladay Rd. and both sides  
18 from there south to Arbor Lane. The street is currently developed with right-of-way widths  
19 ranging from 80 feet to 106 feet. Land use patterns are primarily commercial and multi-  
20 family residential developments.  
21

22 | 2. Segment B: Arbor Lane to Van Winkle Expressway (Middle section);

23 Both sides of Highland Drive are within Holladay City. The street has a future planned  
24 right-of-way width of 80 feet. Land use patterns are primarily single-family residential with  
25 limited commercial and ~~higher-density (not high-density)~~ single and multi-family residential  
26 developments interspersed throughout the segment.

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28 | 3. Segment C: Van Winkle Expressway to City boundary at I-215 (South end);

29 Holladay controls the east side of Highland Drive in this area. The street is currently  
30 developed with a 106 foot right-of-way width. Land use patterns are exclusively  
31 commercial development. The west side of the road is in Murray City. UDOT manages this  
32 section.

33 **II. HISTORY**

34 Over many years, Highland Drive in Holladay has  
35 transformed from a quiet neighborhood street with roots in  
36 residential settlement and farming to a very busy major  
37 roadway. High traffic volume and increasing intensity of  
38 land-use has eroded the number of single family homes along  
39 Highland Drive south of Murray Holladay Road and virtually  
40 eliminated the same along the northern segment of the street.



1 **III. CORE COMMUNITY VALUES AND GOALS**

- 2 | 1. Ensure the ongoing safety of Holladay residents, visitors and the general welfare of
- 3 | the community.
- 4
- 5 | 2. Promote safe and efficient road design, pedestrian safety and safe pathways to
- 6 | schools, parks, churches, recreational and commercial areas.
- 7
- 8 | 3. Implement land use planning and new development that does not compromise the
- 9 | quality of life of residents whose property is adjacent to or accessed from Highland Drive.
- 10
- 11 | 4. Expand public transit to minimize pollution, congestion, energy waste and encourage
- 12 | linkages to commercial areas where appropriate.
- 13
- 14 | 5. Protect existing trees where feasible while promoting planting of new trees.
- 15
- 16 | 6. Where feasible and within the context of financial realities, implement "Complete
- 17 | Streets" concepts.
- 18
- 19 | 7. Dialogue and input between area residents, the City, and developers, regarding
- 20 | potential impacts of new development proposals is of utmost importance. To that end,
- 21 | continued commitment to ample public notice and a thorough public process is both
- 22 | necessary and desirable.

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 24 | 8. As a major entrance into Holladay, Highland Drive must present a pleasant and welcome  
 25 | feeling to visitors so they recognize they are in a special and unique City.

26 **IV. IMPLEMENTATION STRATEGIES**

27 **A. Land Use and Zoning**

28 Infill opportunities are limited, open spaces and energy resources are diminishing. The Plan  
 29 suggests new zoning patterns along Highland Drive.

30 1. Segment A:

31 Existing zoning in this segment has developed a  
 32 healthy mix of commercial and higher density  
 33 residential uses. Any changes to the current  
 34 zoning patterns should be considered only if the  
 35 new zoning will enhance the existing uses and  
 36 strengthen the whole City.



Café Madrid- 5244 S Highland Dr- 2011  
 Example of application of "NC" zone principles.

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1 2. Segment B:

2  
3 Commercial Uses

4  
5 a. Small areas of commercial development should be allowed in this segment of  
6 Highland Drive at the intersections of Spring Lane (west side only), Walker Lane  
7 (northeast corner only), and 5600 South (west side only) where current zoning permits.  
8 Use of the Neighborhood Commercial zone (NC) would be appropriate at those  
9 intersection locations, where current R-M or C-1 Zoning exists. No new commercial  
10 development (C-1 or C-2) should be allowed in other areas of Section B.

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11  
12 Residential Uses

13  
14 b. For the mid-block sections of Segment B, higher-density (not high-density) single  
15 family uses such as the R-1-15, R-1-10, R-1-8 zones and lower-density multi-family  
16 residential zoning such as the R-2 zones should be given priority, in that order of  
17 preference. For non-residential development in the mid-block sections of Segment B, the  
18 Residential Office (RO) zone may be appropriate where residential zoning is not viable.  
19 No new R-M Zoning should be allowed in Section B.

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21 c. When considering non-residential  
22 zoning, the depth of the zone should be  
23 appropriate to surrounding land uses. It  
24 should not generally reach beyond 200 feet  
25 deep from Highland Drive.



26  
27 *Example of existing higher density residential development.*

28 d. The impact of new development on existing residents should be thoroughly  
29 evaluated. Nuisance factors such as excess noise, light, and odors should be minimized  
30 with buffering measures.

31 3. Segment C:

32 As with segment A, this area of Highland Drive is a strong economic key in the City.  
33 This plan does not anticipate changes in the zoning patterns in this segment.

34  
35 **B. Commerce**

36 Business is a key economic engine for the City of Holladay and the Plan recognizes its  
37 importance. Measures that attract economic vitality while protecting core community  
38 values should be encouraged along Highland Drive where commercial properties currently  
39 exist in Segments A and C.

40  
41 Strategies for revitalization of the existing commercial uses along all segments of Highland  
42 Drive:

43 1. Allow new zoning that fosters the grouping of compatible businesses in order to  
44 enhance economic synergy in the current commercial areas;

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- 1 2. Allow existing businesses to upgrade building architecture, landscaping and other  
2 site related factors to compliment the new vision of Highland Drive and to establish  
3 an ambience that is inviting for new businesses to locate ~~along this street~~ within the  
4 existing commercial areas.
- 5
- 6 3. Improve access, infrastructure, easy pedestrian movement and other business  
7 promoting factors when properties redevelop or when public funds become  
8 available;
- 9
- 10 4. Adopt new commercial zoning regulations that include some architectural guidelines  
11 and require the placement of new buildings close to the street to calm traffic and  
12 create an aesthetically pleasing street wall that will invite more commerce and  
13 economic activity within these current commercial areas.
- 14
- 15 5. Streamline entitlement processes and permitting / fee structures in order to support  
16 development where appropriate;
- 17
- 18 6. Utilize economic assistance programs such as the Redevelopment Agency (RDA)  
19 and Economic Development Agency (EDA) or Community Development Agency  
20 (CDA) wherever feasible to stimulate appropriate development within the  
21 established commercial areas.
- 22

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### 23 C. **Traffic Control, Road Configuration, Streetscape Design**

- 24 1. Segment A: The current five lane road configuration for this segment of Highland  
25 Drive is expected to remain indefinitely since Holladay only controls the east half of  
26 this segment and the street has been fully improved within the last ten years.
- 27 2. Segment B: This section of Highland Drive is both a residential and Principal  
28 Arterial street that connects a network of other roads, lanes and driveways that  
29 provide the sole or primary access to hundreds of residential properties located in the  
30 Cottonwood Historical District in the City of Holladay. All of these citizens are  
31 “stakeholders” in the future of Highland Drive and special efforts should be made to  
32 inform them and get input from them regarding future changes and developments  
33 along the street.

34 The road configuration for Segment B of Highland Drive should make a statement  
35 about the community as a whole and the immediate neighborhood specifically. As a  
36 major entrance into the City, it must present a pleasant and welcome feeling to  
37 visitors so they recognize they are in a special and unique community. An evaluation  
38 of the whole right-of-way needs to be determined so the future cross section can be  
39 adopted by the City. This future discussion would include specific review of a  
40 turning lane, lighting, right of way requirements and bicycle and transit  
41 opportunities. The goal of a future evaluation would be to determine the best use

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1 and configuration of Highland Drive and will only be implemented after careful  
2 study and citizen input.

3 a. Goals for Segment B:

4 (1) Reduction of unsafe traffic, especially speeding, must be a priority in the  
5 long range plan for this segment of the street. Safe, practical turning areas and  
6 ingress and egress to/from properties along Highland Drive are essential.

7 (2) As the southern entryway to an interesting and historic residential part of  
8 Holladay, the street should showcase the history and enhance the character of the  
9 City. This may be potentially achieved by making the street into an inviting "grand  
10 boulevard" from Van Winkle Expressway north to Arbor Lane and the adjacent  
11 Cottonwood project.

12 (i) The "grand boulevard" may include features such as landscaping and trees,  
13 decorative overhead lighting, safe turning areas, a landscaped median, safe  
14 sidewalks and convenient pedestrian crossings.

15 (ii) Highland Drive is both a residential and Primary Arterial street and one of  
16 the most heavily used streets in the community. Its capacity, two lanes in each  
17 direction, should not be unnecessarily curtailed in this particular location because  
18 of the important commercial nodes located on both ends of this segment. The  
19 "grand boulevard", could serve the purpose to remind travelers that long standing  
20 residential uses and small scale office uses in the mid-block and at the  
21 intersections are to be respected, protected and allowed to have ample and safe  
22 access to Highland Drive.

23 b. Implementation Strategies for Segment B:

24 (1) Enable smooth and appropriate traffic flow with minimal delay.

25 (2) Ensure that public transit remains an integral part of Highland Drive.

26 (3) Provide sidewalks and accommodate mobility impaired citizens so as to  
27 comply with requirements of the ADA.

28 (4) Provide left turn lanes at signalized intersections and major city streets.

29 (5) Pursue road dedications to achieve an eighty foot (80) right-of-way along this  
30 entire segment.

31 3. Segment C: This segment is not expected to change its basic configuration for the  
32 foreseeable future. Any plan to reconfigure it at this location will only be

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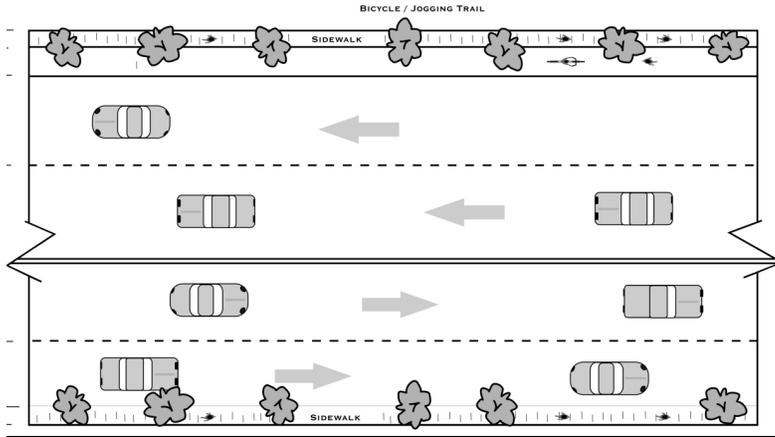
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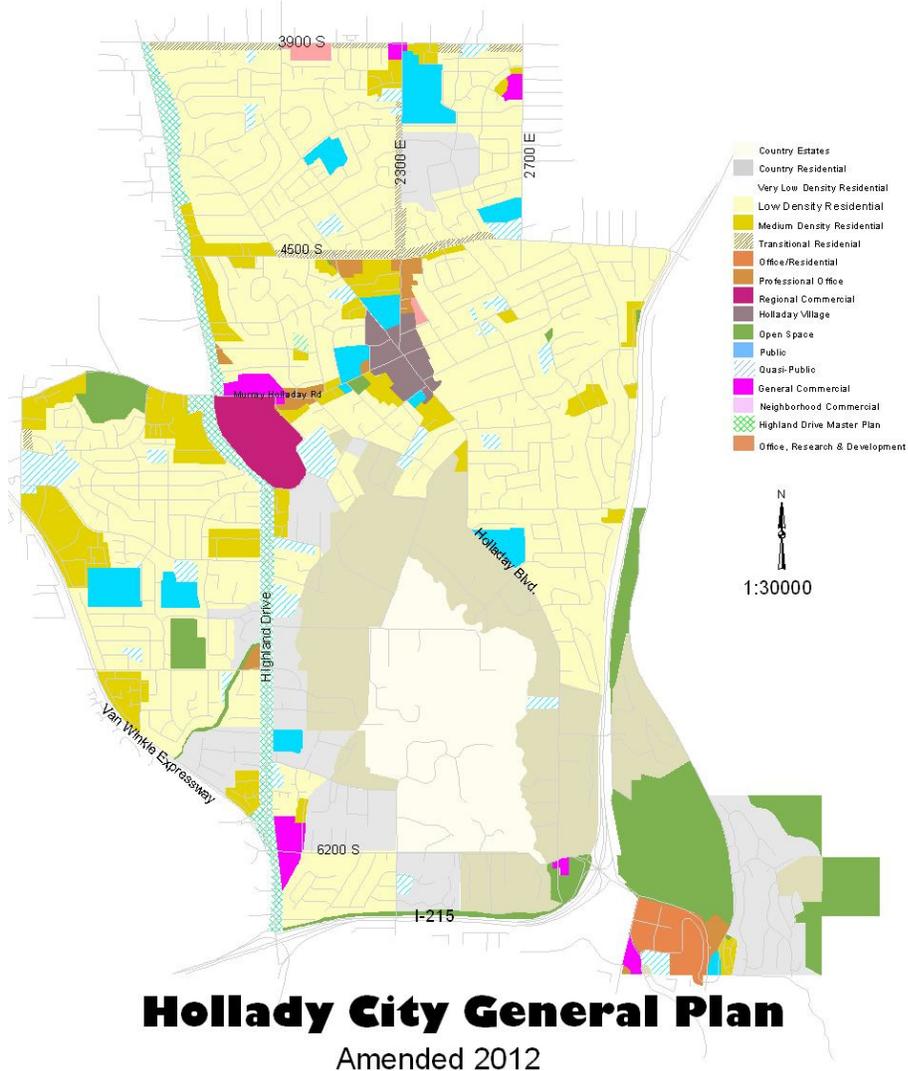
1 contemplated after significant study and cooperation from UDOT, Murray City,  
2 and/or other agencies.



3  
4 *Highland Drive Road Configuration South of Murray-Holladay Road*



6  
7 *Conceptual Four Lane Road Configuration*



CHAPTER 13.50

**RESIDENTIAL OFFICE ZONE- RO**

SECTIONS:

- 13.50.010: Purpose
- 13.50.020: Residential Office Zone (RO) Established
- 13.50.030: Primary Uses
- 13.50.040: Accessory Uses
- 13.50.050: General Development Standards
- 13.50.060: Setbacks
- 13.50.070: Buffer Standards for Development Abutting a Residential Property
- 13.50.080: Parking and Access Requirements:
- 13.50.090: Storage and Display Areas
- 13.50.100: Screening
- 13.50.110: Lighting
- 13.50.120: Landscaping
- 13.50.130: Perimeter Wall
- 13.50.140: Public Improvements
- 13.50.150: General Maintenance
- 13.50.160: Hazardous Activities
- 13.50.170: Signs
- 13.50.180: Review by the Design Review Board
- 13.50.190: Design Guidelines
- 13.50.200: Administrative Relief

**13.50.010: PURPOSE:** The purpose of the Residential Office (RO) zone is to allow for the reuse of those properties which have frontage on busy streets where single-family residences are no longer economically feasible nor desirable. This zone is intended as a transition between established residential neighborhoods and the existing commercial developments along these corridors.

Primarily, the RO zone standards are designed to preserve existing housing stock by allowing the conversion of residential properties to such nonresidential uses that have less impact on the surrounding properties than typical commercial uses. The conversion of a single family home to a small professional office or other nonresidential use is a less intrusive type of development when compared to new construction and is better able to maintain the existing residential character of the streetscape. While, new construction is allowed in the RO zone, it should be the exception, not the rule, and new structures and uses within this zone must be compatible in scale and character with surrounding residential development.

**13.50.020: RESIDENTIAL OFFICE ZONE (RO) ESTABLISHED:** The following zone is established:

- A. Residential Office Zone (RO): The purpose of the RO zone is to set standards for areas where restricted and limited, small scale, non-retail, low impact office uses are allowed adjacent to residential areas.
- B. Rezone Requests: In evaluating any re-zone application for this zone, preference shall be given to those properties which:
  - 1. Have frontage on principal or minor arterial street as shown on the City of Holladay Roadway Classification map (eighty feet wide or greater).
  - 2. Occur within a General Plan District of either Professional Office, Office/Residential,

Commercial, or are within the Highland Drive Master Plan area, and:

- 3. Will result in an upgrade of the building and/or site.

**13.50.030: PRIMARY USES:**

A. The permitted and conditional uses allowed in Residential Office (RO) zones shall be as set forth in chapter 13.100, "Appendix A - Allowed Uses", of this Title. Any primary land use not shown as a permitted or conditional use in chapter 13.100, "Appendix A - Allowed Uses", of this Title shall be prohibited.

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

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

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

B. No accessory use, building or structure shall be allowed on a lot or parcel unless a primary permitted or conditional use is currently established on the parcel, except as allowed by section 13.09.020 of this Title.

C. Specific accessory uses allowed in the residential office (RO) zones are as set forth in chapter 13.100, "Appendix A - Allowed Uses", of this Title.

D. Accessory uses and buildings customarily incidental to a permitted or conditional use may be allowed in the Residential Office (RO) zones, provided the total footprint square footage of all accessory buildings does not exceed the maximum square footage as allowed in section 13.14.110 this Title.

**13.50.050: GENERAL DEVELOPMENT STANDARDS:** Development standards in the RO zones shall be as set forth in table 13.50.061 of this section.

TABLE 13.50.051

<u>STANDARD</u>	
<u>Lot area</u>	<u>No minimum</u>
<u>Lot width</u>	<u>No minimum</u>
<u>Lot frontage</u>	<u>No minimum</u>
<u>Maximum impervious surface coverage</u>	<u>60 percent<sup>1</sup></u>

<u>Maximum aboveground square feet</u>	<u>New construction-</u> <u>3,500 per main building</u>
	<u>Existing structures –</u> <u>No limit</u>

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1. The total percent impervious coverage may be increased through the use of approved permeable or porous surfaces no more than an additional ten percent (10%) as allowed in section 13.50.200 of this Chapter.

5

TABLE 13.50.052

<b><u>MAXIMUM BUILDING HEIGHT</u></b>	
<u>Lot Area In Square Feet</u>	<u>Maximum Height In Feet</u>
<u>Less than 15,000</u>	<u>32</u>
<u>15,001 to 1 acre</u>	<u>35</u>
<u>Over 1 acre</u>	<u>40</u>

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**13.50.060: SETBACKS:**

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A. *Purpose:* The spacing of buildings and structures away from property lines and rights-of-way play an important part in the look and feel of a neighborhood. The Residential Office (RO) zone standards are intended to allow small nonresidential development along busy streets but to maintain the look and feel of the street’s original residential character. Setbacks should be influenced by those required by the previous residence while allowing flexibility for requirements associated with nonresidential development such as parking, security lighting and trash disposal. As with the residential zones, setbacks should vary proportionally depending upon the size and shape of the properties and also upon the type of the existing and proposed land use. In some instances setbacks should be uniform assuming there is a specific desired outcome for the setback, such as protection of views, public safety, economic development, etc. In other instances, variability and flexibility of setback may produce equally important outcomes such as the protection of natural features, aesthetically pleasing streetscapes, creativity in architectural design, and retention of fragile housing stock or other important goals.

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B. *Implementation:* Averaging of setbacks in all yard areas shall be allowed. Variations across the setback line may not exceed fifteen percent (15%) of the minimums required. Calculation of the average shall require at least ten (10) equally spaced measurements across any one "building line", as defined in section 13.04.040 of this Title, and shown in figure 13.14.051 of this Title.

30

31

C. Setbacks for new structures within the RO zone shall be as shown on table 13.05.051.

32

TABLE 13.05.061

33

<b><u>Setback</u></b>	<b><u>Setback</u></b>
<u>Side - abutting commercial property line</u>	<u>See section 13.14.056</u>

<u>Side - abutting residential property line</u>	<u>See section 13.14.056</u>
<u>Rear - abutting commercial property line</u>	<u>See section 13.14.052</u>
<u>Rear - abutting residential property line</u>	<u>See section 13.14.052</u>
<u>Front</u>	<u>See section 13.14.054</u>
<u>Corner side abutting a public street</u>	<u>20 Ft.</u>

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3 **13.50.070: BUFFER STANDARDS FOR DEVELOPMENT ABUTTING A RESIDENTIAL**  
4 **PROPERTY:** The following additional development standards shall apply to all  
5 developments and redevelopments within the RO zone:

- 6  
7 A. Building height shall not exceed the design envelope created by starting at a point eight  
8 feet (8') above the ground at the residential property line and then sloping along a plane  
9 at a forty five degree (45°) angle toward the center of the lot.  
10  
11 B. For developments in the RO zone, a five foot (5') wide landscaped buffer strip shall be  
12 provided abutting and parallel to the perimeter wall.

13  
14 **13.50.080: PARKING AND ACCESS REQUIREMENTS:** Parking in the RO zones shall be  
15 exempt from the provisions of Chapter 13.80 of this Title unless otherwise specified by the  
16 standards of this section.

- 17 A. Parking Required: There shall be provided at the time any building or structure is erected  
18 or enlarged or increased in capacity, or any use is established, off street parking spaces  
19 for automobiles in accordance with the requirements in this chapter.  
20  
21 B The number of parking spaces required for any use(s) allowed by in the RO zone shall  
22 be:  
23 1. One (1) space for each employee,  
24 2. One (1) space for each customer at the business(s) during the peak business  
25 hour, and  
26 3. Up to a maximum of four stalls per 1000 square feet (4/1000 SF) of leasable  
27 space in any main building.  
28 C. The number of access points along public rights of way should be minimized. On corner  
29 sites, access points shall be located as far from the corner as reasonably possible and in  
30 no case less than forty feet (40') from the intersection of the asphalt lines.  
31  
32 D. Vehicular circulation shall be designed to preclude the intrusion of traffic directly into  
33 residential areas.  
34  
35 E. No parking may be located within the first twenty (20) feet of a front setback area or  
36 within the corner side setback area which faces on a street.  
37  
38 F. No parking shall be located in such a manner as to allow direct backing into oncoming  
39 traffic.  
40  
41 G. The maximum driveway width for developments in the RO zone is thirty-five feet (35') at  
42 the property line.  
43

1 H. All parking for the use(s) allowed on a parcel or lot in the RO zone shall be located on the  
2 same lot or parcel as the use.

3  
4 I. All required parking stalls shall meet the parking design standards in section 13.80.030 of  
5 this Title.

6  
7 **13.50.090: STORAGE AND DISPLAY AREAS:**

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9 A. Storage areas shall be paved with hard surface paving (unless otherwise approved by  
10 the Planning Commission) and screened with opaque fencing and/or landscaping at least  
11 six feet (6') in vertical height.

12  
13 B. No outside displays (either permanent or temporary) shall be permitted.

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15  
16 **13.50.100: SCREENING:**

17  
18 A. *Trash Enclosures:*

19  
20 1. No commercial type dumpsters or trash enclosures are allowed in the RO zone.

21  
22 2. All waste and trash shall be secured and disposed of in the same manner as a  
23 single-family residence.

24  
25 B. *Mechanical Equipment:* All noise emitting equipment shall be placed so as to minimize  
26 noise, and visual impact on nearby properties and streets.

27  
28 C. *Utility Lines:* All new utility lines such as electric, telephone, CATV, or other similar lines  
29 servicing individual sites shall be placed underground. Utility lines necessary within the  
30 property shall be placed underground. All utility lines shall be placed underground in new  
31 construction projects that require building permits and site redesign. All junction and  
32 access boxes shall be located to the side or the rear of the building unless public safety  
33 concerns dictate otherwise. All utility pads shall be shown on the project plan. Any utility  
34 connections, meter boxes, etc., shall be integrated with the architectural elements of the  
35 project plan.

36  
37 **13.50.110: LIGHTING:**

38  
39 A. *Intent:* is the intent of this subsection to encourage lighting practices and systems that  
40 minimize light pollution, glare and light trespass, conserve energy and resources, and  
41 maintain nighttime safety and utility while ensuring the enjoyment of a starry night for all  
42 members of the community.

43  
44 All site lighting shall be shielded and/or directed in such a manner that it illuminates only  
45 the user's premises and does not spill over into neighboring residential areas so as to  
46 interfere with the peaceful enjoyment of the residential properties.

47  
48 B. *Site Illumination Plan:* A site illumination plan shall be submitted with each site plan  
49 review application which includes:

50  
51 1. All proposed exterior lighting in relation to existing and proposed buildings, trees,  
52 landscaping, parking areas;

53  
54 2. Proposed mounting height and placement of all exterior lighting fixtures.

55  
56 3. Compliance with the adopted International Building Code standards.

C. Lighting Installations: Lighting installations shall include timers, dimmers and/or sensors to reduce overall energy consumption and eliminate unneeded lighting.

D. Architectural Feature Lighting: Architectural feature lighting including wall washers spotlights are permitted. All building entrances should be well lit to provide inviting access and safety.

E. Nonconforming Fixtures: Except where otherwise noted, all outdoor lighting fixtures existing and legally installed and operative before the effective date of this Title are exempt from the requirements of this subsection. Whenever a nonconforming fixture is replaced, upgraded or moved, the replacement fixture shall meet the requirements of this Title.

**13.50.120: LANDSCAPING:**

A. The first twenty feet (20') in depth of the front setback and/or front yard shall be planted with live plant material and include a permanent irrigation system.

B. Other setback areas which abut a public street shall be landscaped and maintained with live plant material and include an permanent irrigation system.

C. The owner, tenant and/or any agent shall be responsible for the maintenance of all landscaping in good condition and free from refuse and debris so as to present a healthy, neat and orderly appearance.

D. The use of indigenous plant species proven adaptable to the local climate is encouraged in all landscaping plans and all plans should include measures to reduce overall water consumption. (A suggested plant list is available through the community development department.) Wherever possible, existing prominent trees should be preserved. Where practical significant vegetation should be protected during any development activity. Significant vegetation also includes large groves of small trees or clumps or rows of oak, maple, cottonwood, hickory and spruce.

E. New deciduous trees shall have a minimum caliper of one and three-fourths inches (1 3/4"). Evergreens shall be a minimum of six feet (6') high.

**13.50.130: PERIMETER WALL:**

A. The project area may be required to have a screened privacy fence along all rear and side yards not fronting on a public street, but which abut a residential zone or a residential use.

B. This requirement may be waived by the planning commission upon a determination that the fence is not necessary to buffer the abutting use. Such screening shall not be located in the required setback from a public street.

**13.50.140: PUBLIC IMPROVEMENTS:**

A. The developer of the project shall be responsible for the dedication and improvement of all off site public improvements that do not presently exist according to the width of the ultimate right of way, as called out in the roadway classification map of the Holladay city general plan. If a property has multiple street frontages, improvements are required along all streets. Such improvements shall include, but are not limited to: curb, gutter, sidewalk, streetlights, drive approaches, waterways, road base, asphalt, striping, streetscape,

1 storm drainage, fire hydrants, laterals, piping of irrigation ditches and flood control  
 2 systems, fencing of canals, extension of water lines, appurtenances and sewer lines,  
 3 removal of utility lines out of the right of way (with the exception of traditionally buried  
 4 lines such as sewer, water, and natural gas transmission lines), etc.

6 B. All required improvements shall be designed and installed by the developer according to  
 7 the Holladay City standard specifications for public works construction and approved by  
 8 the city engineer and city public works director.

10 13.50.150. GENERAL MAINTENANCE: Property (including all buildings, landscaping,  
 11 fences, walls, drives, parking lot surfacing and striping, signs, or other structures) shall be  
 12 maintained in good repair and in accordance with the approved site plan for the project.  
 13 Rights of way and pavements shall be kept true to line and grade and in good repair.  
 14 Drainage ditches shall be kept clean and free of any obstructions.

16 13.50.160: HAZARDOUS ACTIVITIES: No land or building devoted to uses authorized by this  
 17 chapter shall be used or occupied in any manner so as to create noxious or objectionable  
 18 fire, explosive or other hazards; noise or vibration, smoke, dust, or other form of air  
 19 pollution, heat, cold, dampness, glare, electrical or other disturbance, liquid or solid  
 20 refuse or waste, or other substance, condition or element in such a manner or in such an  
 21 amount as to adversely affect the surrounding area or adjoining premises.

23 13.50.170: SIGNS: All signs in the RO zone shall comply with the regulations in chapter  
 24 13.82 of this Title.

26 13.50.180: REVIEW BY THE DESIGN REVIEW BOARD:

28 A. Application: The conceptual design of any application for development located in the RO  
 29 zone which requires approval by the planning commission shall be reviewed by the DRB  
 30 as provided in this section.

32 B. Scope: A DRB review and recommendation is required for the following development in  
 33 the RO zone:

- 34 1. All new building construction;
- 35 2. Any remodeling which increases the floor area of an existing building, or;
- 36 3. Any exterior remodeling of an existing main building.

38 C. Submissions: An application subject to design review shall include all of the following:

- 39 1. site plan,
- 40 2. building sections,
- 41 3. exterior elevations,
- 42 4. photographs of the subject or abutting properties,
- 43 5. perspective drawings,
- 44 6. description of building materials,
- 45 7. color samples,
- 46 8. exterior lighting designs,
- 47 9. fence plans,
- 48 10. signs,
- 49 11. landscaping plans.

51 D. Recommendation: The DRB shall review the proposed conceptual design plan for  
 52 compliance with the RO design guidelines set forth in section 13.50.190 of this chapter.  
 53 At the conclusion of the review, the DRB shall make a recommendation to the Planning C  
 54 ommission to accept the design concept as submitted, provisionally accept the design concept  
 55 subject to plan revisions necessary to achieve compliance with the design guidelines, or

1 continue design concept for preparation of a new design concept if the concept is  
2 substantially out of compliance with the design guidelines.

3  
4 **13.50.190: DESIGN GUIDELINES:**

- 5  
6 A. *Purpose:* The purpose of this section is not to restrict architectural freedom in new  
7 buildings, nor choose any one specific architectural style for any particular property or  
8 street but to address the appropriate design, size and scale of a structure given its  
9 context within the surrounding neighborhood. Two (2) factors influence the perception of  
10 mass and scale of a structure: the physical relationship of the structure to the size of the  
11 adjacent structures and the physical distance between structures.
- 12  
13 B. *Limitation:* To avoid any large, continuous building mass of uniform height, no portion of  
14 any new building shall continue more than forty feet (40') horizontally without a minimum  
15 of an eighteen inch (18") break in the roofline and/or an articulated architectural element  
16 such as overhangs, projections, insets, material and textural changes, or other  
17 architectural elements used to create shadow patterns along the elevation of the building.  
18 The maximum length of any blank wall uninterrupted by windows, doors or architectural  
19 detailing at the first floor level shall be fifteen feet (15').
- 20  
21 C. *Second Story Locations:* Second story portions of a building shall be designed with  
22 adjacent structures in mind. Reduction in the overall scale of the building can be  
23 accomplished by the use of varied upper story setbacks, providing significantly larger  
24 setbacks for the entire structure and/or placement of the major portion of the second  
25 story over the rear portion of the first story.
- 26  
27 D. *Facade Embellishment:* Any building wall visible from a public right of way shall  
28 incorporate architectural design embellishments which are compatible with other publicly  
29 visible parts of the building. Embellishments dividing the facade visually may include  
30 windows, a recessed entrance or other appropriate variations as approved by the DRB.
- 31  
32 E. *Window and Door Designs:* Windows and doors shall be used to define the character of  
33 buildings by giving scale to the building and providing visual interest to the composition of  
34 individual facades. Distinct window and door designs should be used to help define  
35 building styles. There must be provided at least one operable building entrance per  
36 elevation that faces a public street.
- 37  
38 F. *Awnings And Canopies:* Awnings and canopies should contribute to the architectural  
39 theme and shall be integrated within the building design. Awnings should be constructed  
40 of traditional materials and located over windows and doors. Backlit awnings are  
41 prohibited.
- 42  
43 G. *Building Materials:* Building exteriors shall be constructed from high quality and durable  
44 materials. It is important that the materials and colors will weather well and need minimal  
45 maintenance.
- 46  
47 1. Acceptable exterior finish materials include the following:  
48 a. Painted, stained or weathered wood siding such as, 4-S shingles, board and  
49 batten and clapboard;  
50 b. Artificial wood siding such as painted cementitious fiberboard;  
51 c. Brick or natural stone;  
52 d. EIFS (synthetic stucco) (not more than 50 percent of all exterior finished surfaces);  
53 e. Stucco;  
54 f. Synthetic stone; and  
55 g. Architectural finish or decorative faced concrete masonry units (CMUs).  
56

1 2. Materials not listed above shall be prohibited unless determined to be part of a strong  
2 architectural design theme.

3  
4 H. Roofs: The character of a roof is a major feature for a structure. The roof pitch, its  
5 materials, size and orientation are all distinct features that should contribute to the  
6 residential character of the building. Shadows created by traditional overhangs should  
7 contribute to the perception of a building's scale. Roof designs should relate to the  
8 building facade articulations.

9  
10 Roof materials should be in keeping with the character of the architectural style of the  
11 building. Recommended roof materials include slate shingles, asphalt and fiberglass  
12 shingles, metal standing seam or tiles. Crickets or other snow guard devices should be  
13 placed in such a way that does not alter the form of the roof as seen from the street.

14  
15 I. Building orientation: Building orientation shall be to the front or corner side yard.

16  
17 J. Remodeling or Additions: Remodeling or additions to residential buildings shall be  
18 allowed only if the residential character of the exterior is maintained. Building additions  
19 shall consist of materials, color and exterior building design consistent with the existing  
20 structure.

21  
22 **13.50.200 ADMINISTRATIVE RELIEF:** The city recognizes that the specific landscape  
23 requirements set forth herein cannot and do not anticipate all possible landscape situations.  
24 A certain amount of flexibility in the application of such requirements is necessary in cases  
25 where the requirements are inapplicable or inappropriate to a specific use, design or site  
26 proposal. A written request for relief may be submitted to the Land Use Authority in  
27 conjunction with the applicable development proposal, including an explanation of the  
28 findings and justification necessary to grant administrative relief.

29  
30 A. The Land Use Authority as part of a site plan approval may reduce the minimum needed  
31 landscaping up to ten percent (10%) after taking into consideration:

32  
33 1. The location and size of parking lots and/or structures, the layout of the buildings, the  
34 topography and geometry of the site and other environmental factors;

35  
36 2. The exclusion of natural areas for reasons of preservation;

37  
38 3. A commensurate or additional percent of landscaping is being provided in an abutting  
39 right of way by permission of the owner of the right of way.

40  
41 4. An increase of the impervious surface coverage has been accomplished by the methods  
42 shown in section 13.14.080 C, table 13.14. 080 C of this Title;

43  
44 B. The Land Use Authority shall document in writing any such findings granting  
45 administrative relief.

46

1 13.04.040: **DEFINITION OF TERMS:**

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3  
4 SIGN, MONUMENT: A sign supported by a fixed, permanent frame support in the ground. A  
5 freestanding sign which is attached directly to the ground and supported by a base, the width of  
6 which should be at least 50 percent (50%) of the width of the sign.

7  
8 LIVE/WORK: A building or spaces within a building used jointly for a primary commercial or  
9 manufacturing use as allowed by the zone and a residential use where the residential use of the  
10 space is secondary or accessory to the primary use as a place of work.

11  
12 13.03.040: **SUBMISSIONS REQUIREMENTS FOR ALL OTHER LAND USE**  
13 **APPLICATIONS:**

14  
15 H. Review by the Design Review Board: For any land use application that requires review  
16 by the Design Review Board under the provisions of this Title the following shall be submitted:

- 17 1. A conceptual site plan as required by subsection 13.03.020 A of this chapter;
- 18 1. exterior elevations;
- 19 2. photographs of the subject or abutting properties;
- 20 3. perspective drawings;
- 21 4. description of building materials;
- 22 5. color samples; and
- 23 6. exterior lighting designs;

24  
25  
26 13.11.020: **ZONES ESTABLISHED:**

27 For the purpose of this Title, the city is divided into the following classes of zones:

- 28 Forestry and recreation zone FR-0.5
- Forestry and recreation zone FR-1
- Forestry and recreation zone FR-2.5
- Forestry and recreation zone FR-5
- Forestry and recreation zone FR-10
- Forestry and recreation zone FR-20
- Residential zone R-1-4
- Residential zone R-1-8
- Residential zone R-1-10
- Residential zone R-1-15
- Residential zone R-1-21
- Residential zone R-1-43
- Residential zone R-1-87
- Residential zone R-2-8
- Residential zone R-2-10
- Residential zone R-M
- Residential Office zone RO
- Office, research park and development zone O-R-D
- Public use zone P

- Neighborhood commercial zone NC
- Commercial zone C-1
- Commercial zone C-2
- Limited use zone LU
- Regional/mixed-use zone R/M-U
- Holladay Village zone HV
- Foothills and canyons overlay zone FCOZ

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**13.82.210: SIGNS ALLOWED:**

Signs allowed, by zone, shall be as set out in the following chart:

<b>Signs Allowed In The RO Zone</b>				
<b>Sign</b>	<b>Size</b>	<b>Height</b>	<b>Location</b>	<b>Other</b>
<u>Awning/canopy</u>	<u>Maximum 5% of a wall area may be covered with an awning or canopy, and 50 % of an awning or canopy may be covered with graphics.</u>			<u>Attached to building. May not extend above top of facade. Primary graphics on face or street side of structure.</u>  <u>Must count toward the maximum overall wall signage allowance*.</u>
<u>Monument</u>	<u>1 per lot, 24 square feet maximum.</u>	<u>5 feet maximum</u>	<u>Must be located in a landscaped area no less than twice the area of the sign allowed.</u>	<u>May be externally illuminated but must comply with lighting requirements of section 13.50.110 of this Title.</u>
<u>Real estate</u>	<u>6 square feet maximum</u>	<u>3 feet maximum when freestanding</u>	<u>On private property</u>	<u>Only 1 sign allowed per lot. Signs must be removed within 7 days of the sale or lease of the property in question</u>
<u>Wall*</u>	<u>Maximum 5% percent of one wall area visible to a principal or minor arterial street.</u>		<u>Attached to a building. May not extend above the building parapet, soffit, eave line or roof of the building</u>	<u>Signs not allowed on elevations exposed to residential properties. Brushed metal letters, reverse pan channel or pan channel letters only. May be illuminated but must comply with lighting requirements of section 13.50.110 of this Title.</u>

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9  
10

**13.100: APPENDIX A  
Table of Allowed Uses**

C=Conditional Use P= Permitted Use - = not allowed

	<b>RO Zone</b>
<b>AGRICULTURE</b>	
Agriculture	-
<b>INDUSTRIAL &amp; MANUFACTURING</b>	
Building Materials Sales and Services	-
Disinfecting & Exterminating	-
Educational & Scientific Research, Medical/Dental Laboratories	<u>C</u>
Landscaping Installation & Maintenance	-
Manufacturing	<u>C</u>
Self-Service Storage	-
<b>TRANSPORTATION, COMMUNICATIONS, &amp; UTILITY FACILITIES</b>	
Public Parking	-
Local, Suburban and Interurban Transportation	-
Radio & Television Broadcasting Studio	-
Utility Company, Public	-
Utility Facility Company	-
Wireless Telecommunications	-
<b>RETAIL</b>	
Alcoholic Beverage Retail Sales:	-
Brewery	-
Club, Equity	-
Club, Fraternal	-
Club, Dining	-
Club, Social	-
Off- Premise	-
On-Premise Banquet and Catering	-
On- Premise Beer Retailer	-
Restaurant - Full Service	-
Restaurant- Limited Service	-
Special Event Permit	-
Drug store (Pharmacy)	-
Gas Station	-
Groceries/Food	-
Motorcycle Sales, Rental	-
Motor Vehicle Sales, Rental (new only)	-
Neighborhood Market, Large	-
Neighborhood Market, Small	-

Nursery, Garden Center	-
Recreational Vehicles Sales, Rental	-
Restaurant	-
Retail, General	-
Sexually Oriented Business	-
<b>SERVICES</b>	
Banking & Credit	-
Commercial Daycare, Preschool	-
Commercial Kennel	-
Commercial Stable (on lots of one [1] acre or more)	-
Dry Cleaning <sup>15</sup>	-
Educational Facility, Private	<u>C</u>
Equipment Rental & Leasing	-
Funeral Home, Crematory	-
Hospital	-
Laundry, self-service, Alteration & Apparel Repair	-
Medical, Dental, & Related Health	<u>C</u>
Motor Vehicle Repair	-
Nonresidential Treatment Facility	-
Permanent Cosmetics	-
Personal Service	-
Pet Grooming/Pet Daycare	-
Professional & Business Services	<u>C</u>
Reception Center	-
Small Engine Repair, Appliance, Electrical, & Machine Repair	-
Veterinary Services	<u>C</u>
<b>ENTERTAINMENT &amp; RECREATION</b>	
Arcade	-
Auditorium, Exhibit Hall, Convention Center	-
Motion Picture Theater, Live Theater	-
Private Nonprofit Recreational Grounds & Facilities	-
Professional, Fraternal & Social Association	-
Recreation, Commercial, Indoor	-
Recreation, Commercial, Outdoor	-
Recreation, Fitness Center	-
<b>RESIDENTIAL</b>	
Bed & Breakfast	-
Dwelling,	-
Multiple-family	-
Single-family	-
Two-family	-
GROUP QUARTERS:	-
Assisted Living Facilities-Type I	-
Large	-

Small	-
Limited	-
Assisted Living Facilities-Type II	-
Large	-
Small	-
Limited	-
Nursing Home	-
Residential Facilities for Persons with a Disability	-
Residential Facility for Elderly Persons	-
Live/Work	<b>P</b>
Temporary Lodging, Hotel, Motel, etc.	-
<b>PUBLIC</b>	
Cemetery	-
Charter School	-
Educational Facility, Public	-
Public Use	-
Quasi-Public Use	-
<b>Accessory Uses*</b>	
Drive-through	-
Family Food Production	-
Flea Market/Farmers Market	-
Guest house and/or caretaker quarters	-
Home Daycare/Preschool,	-
Home Daycare/Preschool, Small	-
Home Occupation	-
Household pets	-
Livestock, large	-
Livestock, small	-
Merchandise Vending Machine, outside	-
Outside Dining	-
Outside Display	-
Outside Storage	-
Resource Recycling Collection	-
Seasonal Sales	-
Short term rental	-
Sportsman' Kennel/Animal Hobby Permit	-
Stable, Private	-
Temporary buildings incidental to construction, incl. living quarters for security	-
Temporary Sales/Use	-
<b>Miscellaneous Uses</b>	
Non-Residential Planned Unit Development	-
Residential Planned Unit Development	-



## HOLLADAY CITY COUNCIL SUMMARY REPORT

**MEETING DATE:**

**AGENDA ITEM:**

**SUBJECT:** Residential Office Zone

**SUBMITTED BY:** Planning Commission

**SUMMARY:** The Planning Commission has been working on a draft of a new zone, Residential Office (RO) that would allow the conversion of single family homes on very busy streets to be converted to small, low intensity non-residential uses. The new chapter was called for in the Highland Drive Corridor Master Plan and the Commission has recommended unanimously the attached text.

Overall the proposed standards include:

- Lot requirements that are kept to a minimum because of the nature of redevelopment on existing lots.
- Maximum impervious surface coverage at 60%, with a 10% additional coverage allowance when complying with the table already in use in the residential zones.
- Building heights and setback that strictly follow the R-1 zone allowances.
- Parking is set by the number of employees and customers with a maximum number allowed. No parking is allowed in the front setback area of a lot (the first 20'). This should contribute to the overall residential feel of the streetscape.
- The zone regulations only allow for residential type trash containers so that the pick-up of refuse will not require a large, commercial type vehicle to enter the premises. Some outside storage is allowed if it is screened but the zone prohibits outside displays of merchandise. Both regulations clearly support the intent of the zone to require more intense uses to locate in the commercial zones.
- Lighting regulations are modeled on the HV zone but are much simpler. A lighting plan is required for any site plan approval by the PC.
- Landscaping requirements are simple; all setback areas adjacent to a public street must be landscaped. This is standard language in many zones but forces the placement of parking areas away from the street. Also, a 5' landscaped buffer on the sides and rear is required.
- The zone allows new construction but these projects as well as exterior remodels must go the DRB for architectural review and recommendation prior to approval by the PC.

**RECOMMENDATION:** The Planning Commission held a public hearing on this matter on April 16, 2013. Several citizens spoke in favor of the proposal. The Commission continued the public hearing through their May 21<sup>st</sup> meeting. Other comments were heard from the community, primarily in support of the proposal. At that meeting, the Commissioner voted unanimously to recommend adoption of the new Chapter.

**CONTACT PERSON:** Paul Allred or Pat Hanson

**ATTACHMENTS:** Proposed text