

# MILLCREEK

TOGETHER  
CODE UPDATE

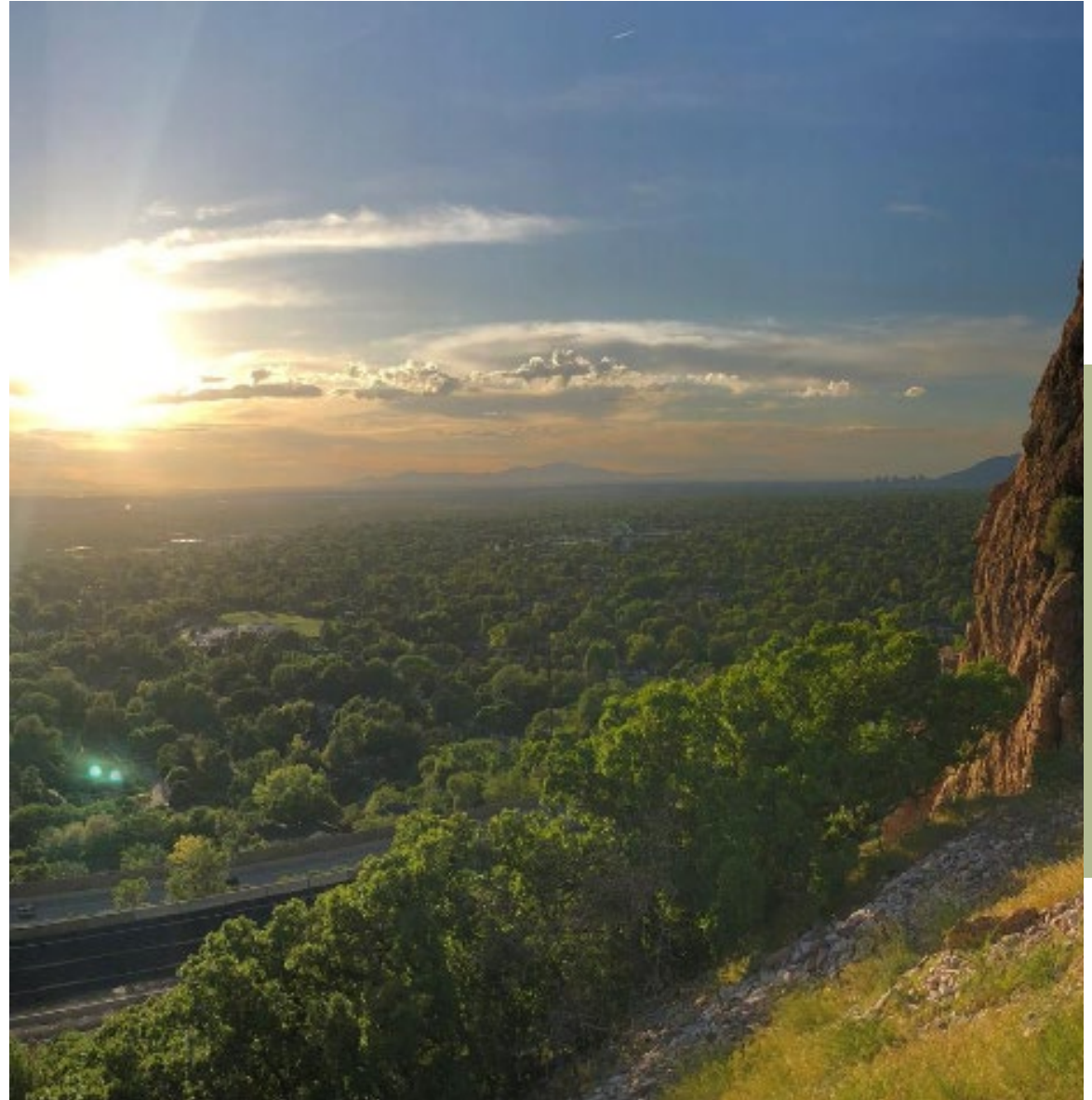
Joint Session

January 23, 2023

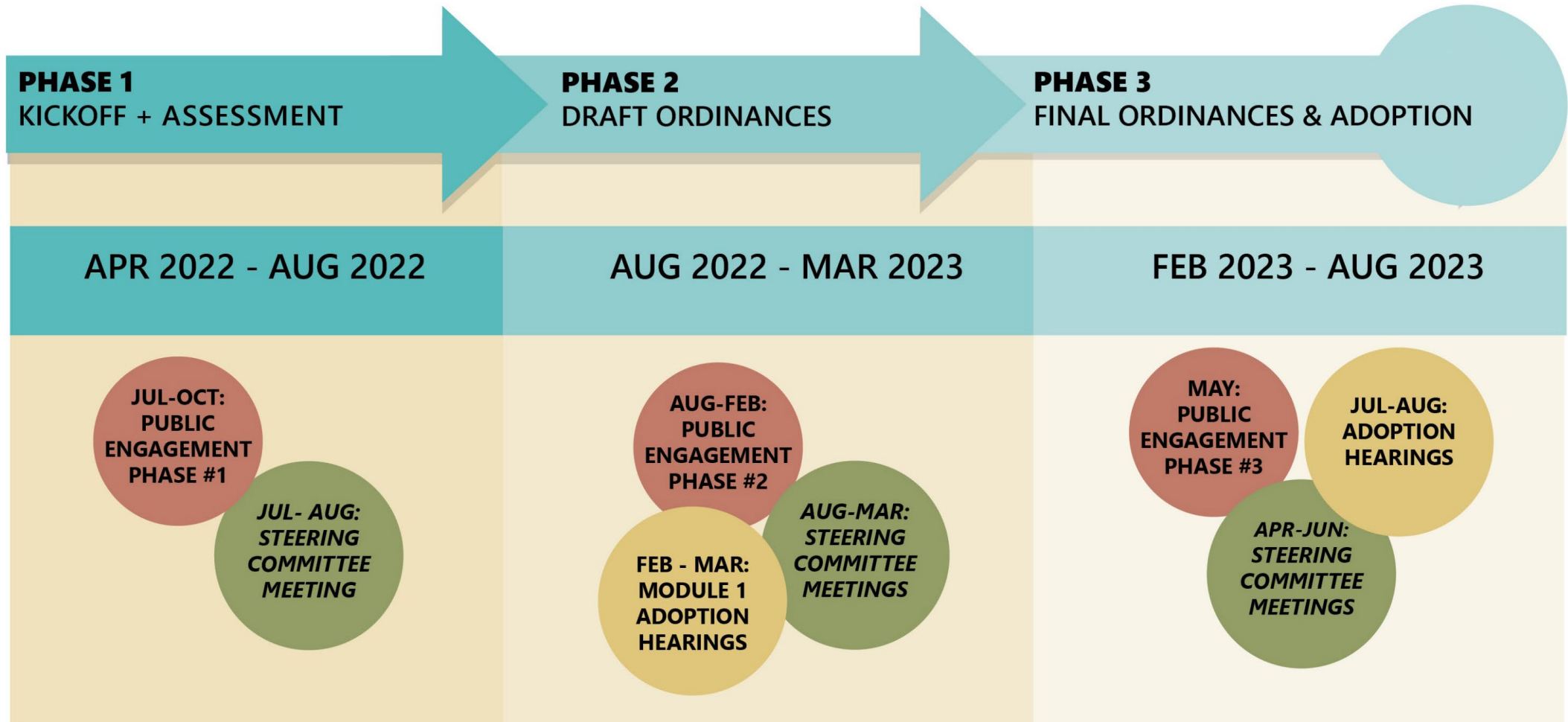


## AGENDA

- Project Updates
- Module 1 text amendments:
  - Subdivisions
  - Landscape
  - Parking and Mobility
- Next Steps



# TIMELINE



# GUIDING PRINCIPLES

## Legibility

- Ensure that the code is user-friendly
- Consolidate and unite.
- Language that is clearly defined and uniform.

## Quality Development

- Make great development easy
- Encourage community health and sustainable development practices

## Administrative

- Build the right procedures
- Provide enforceable tools

# MODULE STRUCTURE

■ Module 1   ■ Module 2   ■ Module 3

## 1 - General Provisions

1. Title
2. Purpose
3. Authority (Decision-Making Bodies)
4. Definitions (likely in a separate chapter)

## 2- Procedures

1. Procedures Table
2. General Procedures
3. Specific Procedures

## 3 - Subdivisions

1. General Provisions
2. Design Standards
  - i. Flag Lots
3. Subdivision Procedures
4. Responsibility for Damages
5. Engineering Standards

## 4 - Zoning Districts and Uses

1. Agricultural Districts
2. Residential Districts
3. Multifamily Districts
4. Mixed Use Districts
5. Commercial Districts
6. Manufacturing Districts
7. Forestry Recreational Districts
8. Institutional Facilities
9. Overlay Districts
  - i. Sensitive Lands
  - ii. CCOZ
  - iii. Planned Unit Developments

## 5 - Supplementary Regulations

1. Parking
2. Landscaping
3. Signs
4. Fences, Walls, and Retaining Walls
5. Sexually Oriented Businesses
6. Wireless Telecommunications Facilities
7. Historic Buildings and Site Preservation
8. Temporary Uses and Structures
9. Outdoor Lighting
10. Accessory Dwelling Unit (ADU) Standards
11. Home Business Regulations
12. Nonconforming Uses and Noncomplying Structures

# TITLE 18 SUBDIVISIONS

## General Updates

- Update language and make consistent
- Clarify approval procedures
- Update standards
- Incorporate Flag Lot standards
- Introduce simplified procedures for approvals
- Will be absorbed into title 19 upon final adoption with remainder of code



# TITLE 18 SUBDIVISIONS

## Organization

1. General Provisions
2. Design Standards
3. Subdivision Procedures
4. Required Improvements
5. Responsibility for Damages
6. Engineering Standards

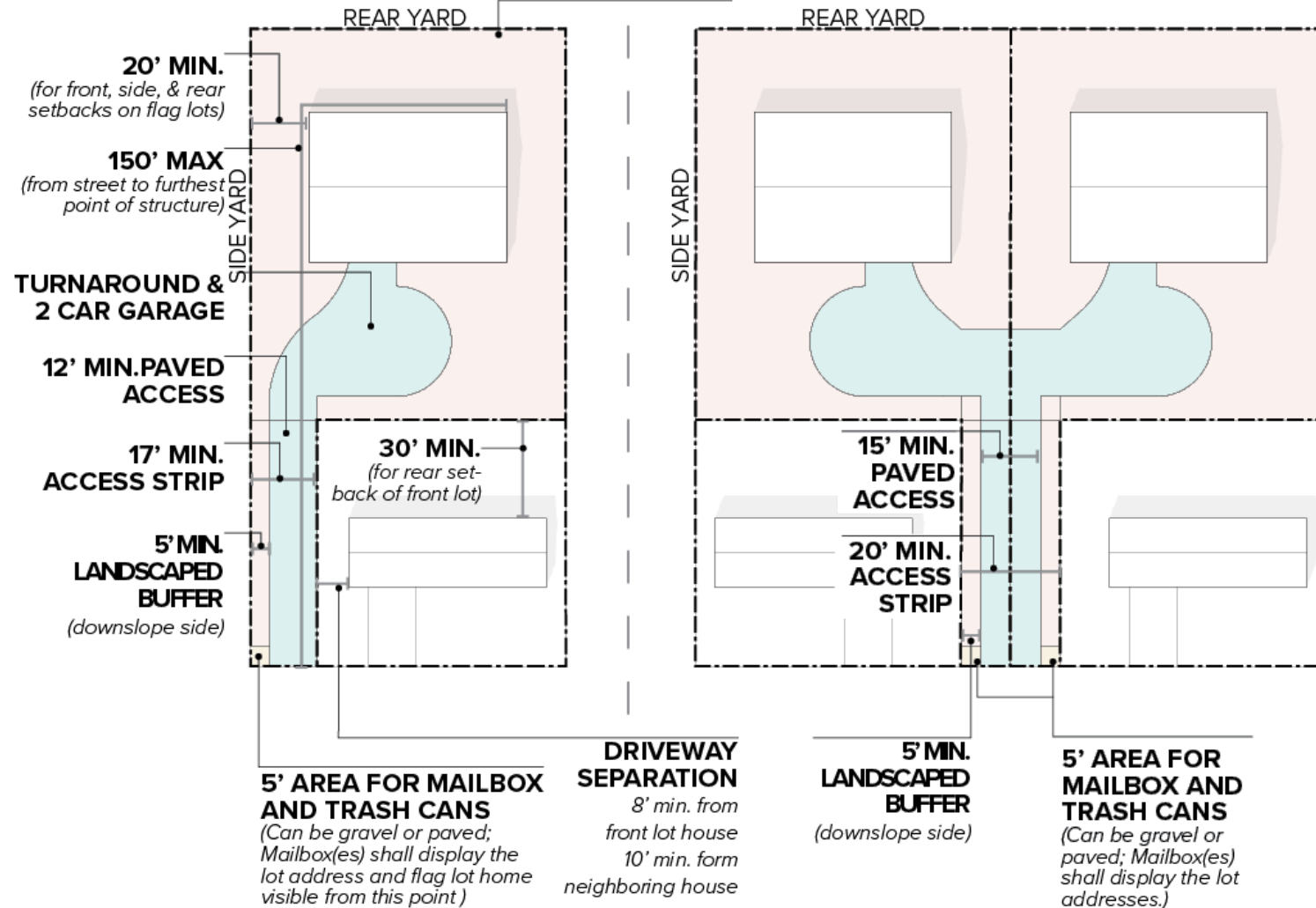
# FLAG LOTS

## SINGLE FLAG LOT

## 2 ADJOINING FLAG LOTS (SHARED ACCESS)

### LOT SIZE

The main body of a flag lot, exclusive of the access strip, shall meet the required lot area plus 25%.



# PROCEDURES

## Minor Subdivision (3 or fewer lots)

- Staff approval

## Major Subdivision (4 or more lots)

- 2 step platting process
- Preliminary Subdivision approved by Planning Commission
- Final Subdivision approved by Staff

# TITLE 19 LANDSCAPING

## General Updates

- Focus on water efficiency and local best practices
- New landscape buffers
- Use Specific Design Standards
- Streetscape requirements
- Updated parking lot landscape standards
- Low impact development standards
- LocalScapes and Hydrozones

# TITLE 19 LANDSCAPING

## Organization

1. General Provisions
2. Water Efficiency Requirements
3. Landscape Design and Installation Standards
4. Tree Preservation Standards
5. Screening and Buffering
6. Commercial, Mixed-Use, Multi-Household Development Landscaping Standards
7. Manufacturing Development Landscaping Standards
8. Single-household and Duplex Residential Development Landscaping Standards
9. Streetscape Design Standards
10. Parking Lot Landscaping
11. Park and Open Space Landscape Standards
12. Stormwater Detention and Retention Facilities
13. Landscaping Along Natural Waterways
14. Landscape Plan Submittal Requirements
15. Construction Inspection and Compliance Requirements
16. Post Construction Verification of Compliance



# HYDROZONES & IRRIGATION STANDARDS

- Accompanied by plant list
- Zones 3 & 4 are capped at 10%
- Minimum efficiency standards 75% fixed and 70% rotor
- Landscape architect required, except single-family not seeking rebate.

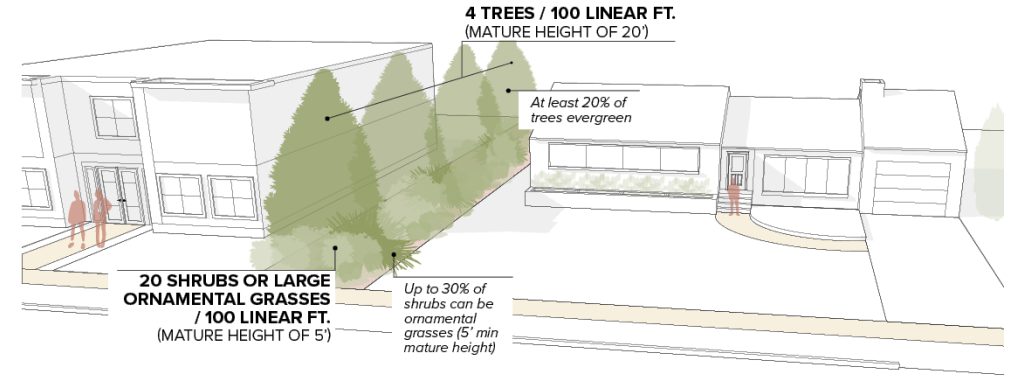
HYDRO ZONE	IRRIGATION FREQUENCY	NOTES
Zone 0	Little or no water needed	Plant material in hydrozones 0 & 1 with water use requirement, as noted in the City of Millcreek Approved Plant List, shall be used at the interface between urban areas and natural (nonirrigated) open space
Zone 1	Plants require supplemental irrigation once per month	
Zone 2	Plants require supplemental irrigation twice per month	
Zone 3	Plants require supplemental irrigation once per week	No more than ten percent (10%) of plant material may fall under zone 3 and/or 4 watering frequency
Zone 4	Most intensive water-use zone, plants require supplemental irrigation twice per week	

# BUFFERS

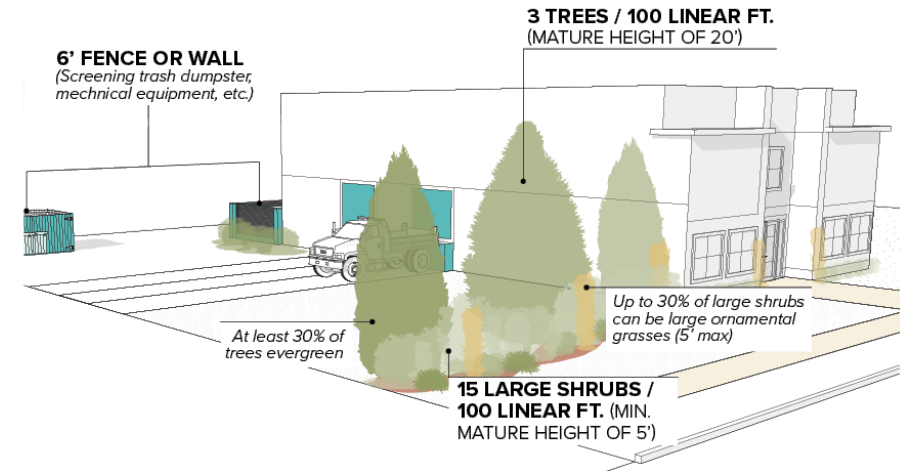
## Buffer A (Multiple-Dwelling to Single Dwelling)



## Buffer B (Non-Residential to Single Dwelling)



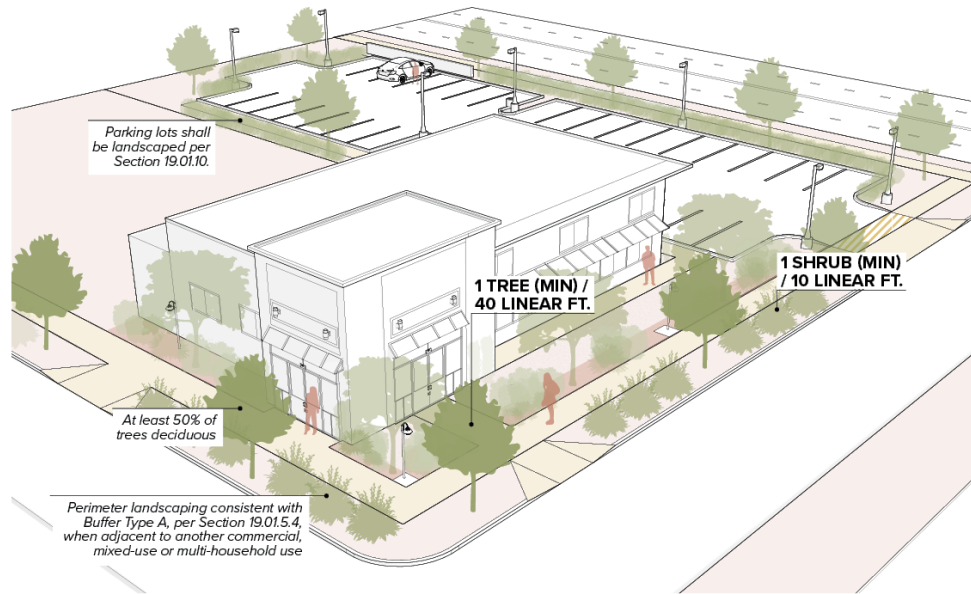
## Buffer C (Mechanical Equipment, Loading Docks, Dumpsters)



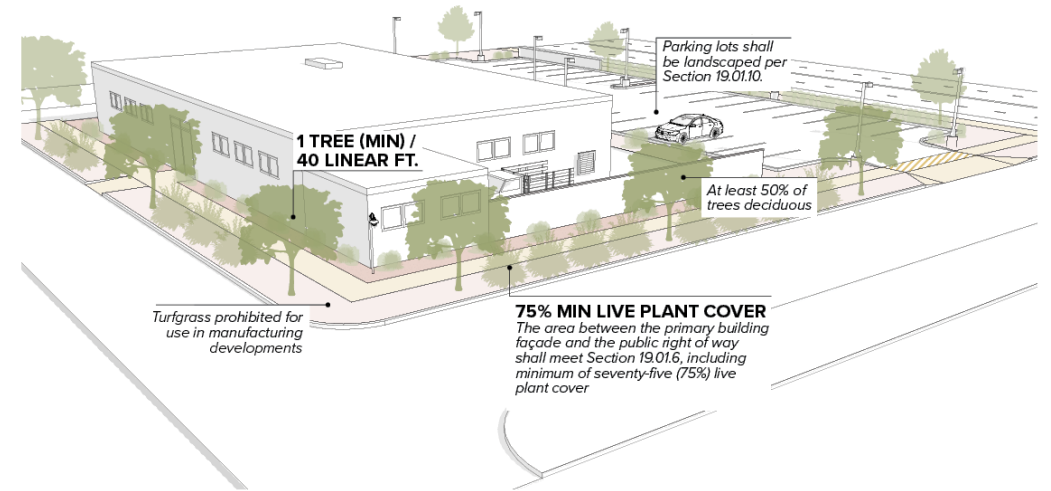


# USE SPECIFIC DESIGN STANDARDS

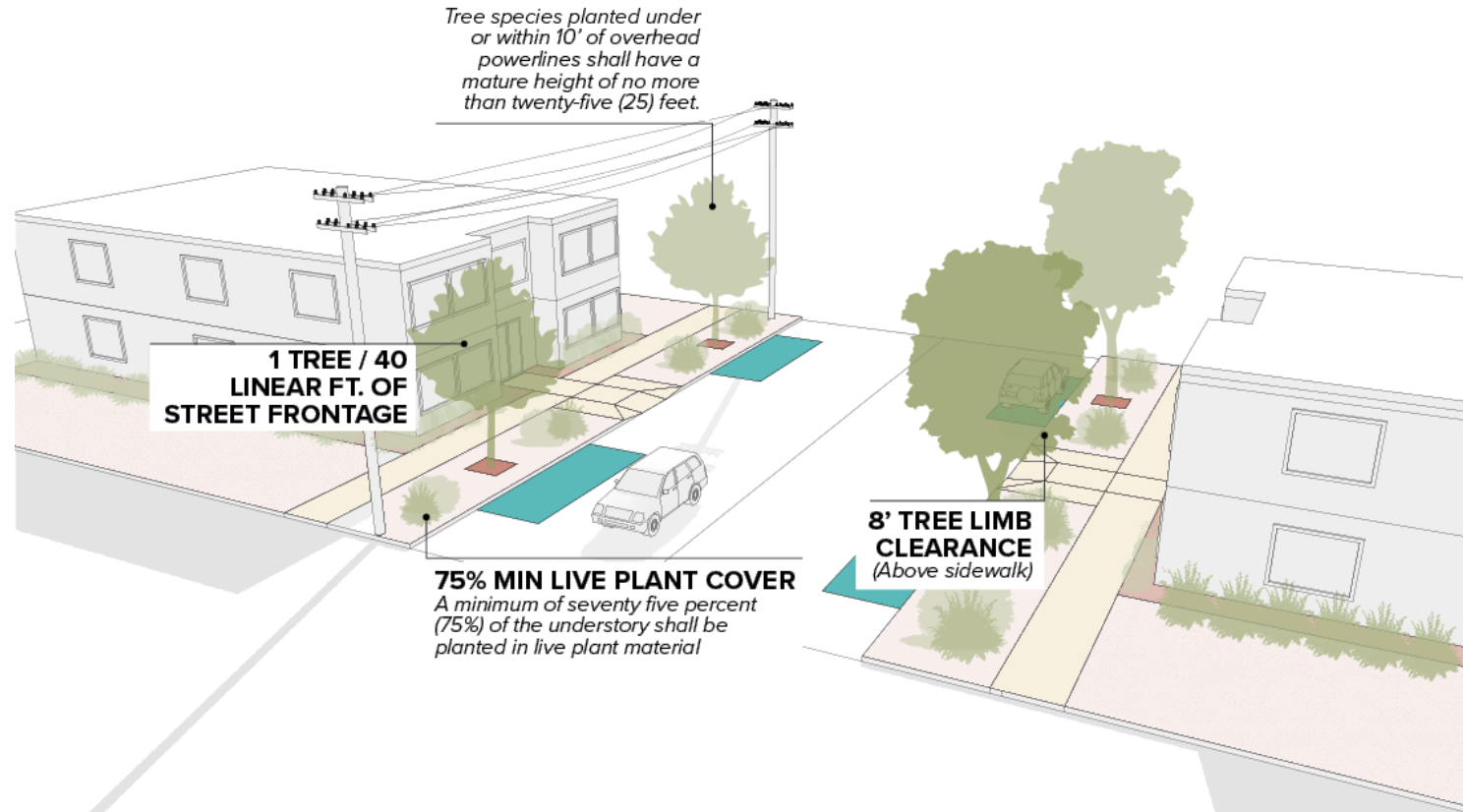
## Commercial, Mixed Use, Multi-Household General Design Standard



## Manufacturing Development General Design Standard

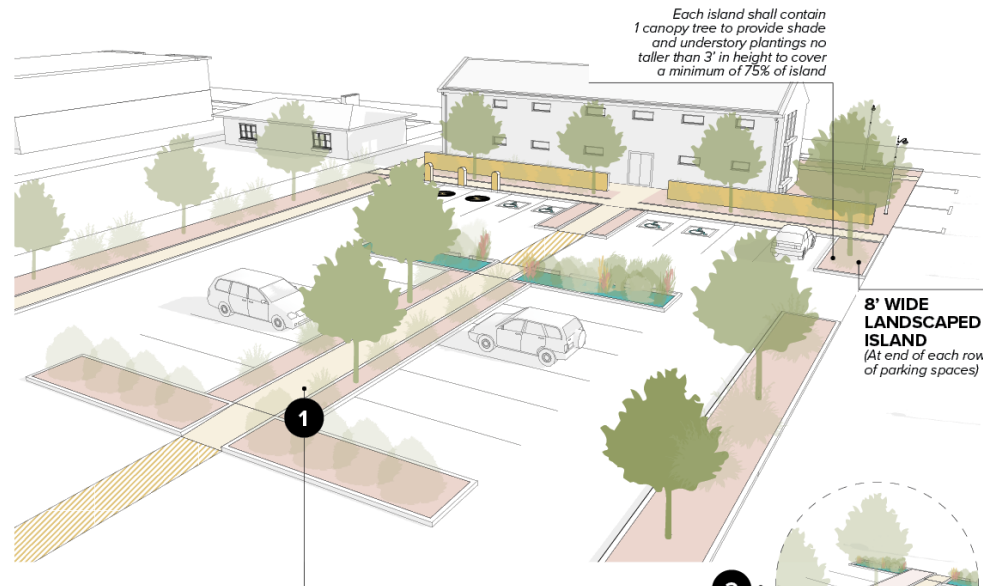


# STREETSCAPE STANDARDS



# PARKING LOT STANDARDS

## Interior Parking Lot Landscape



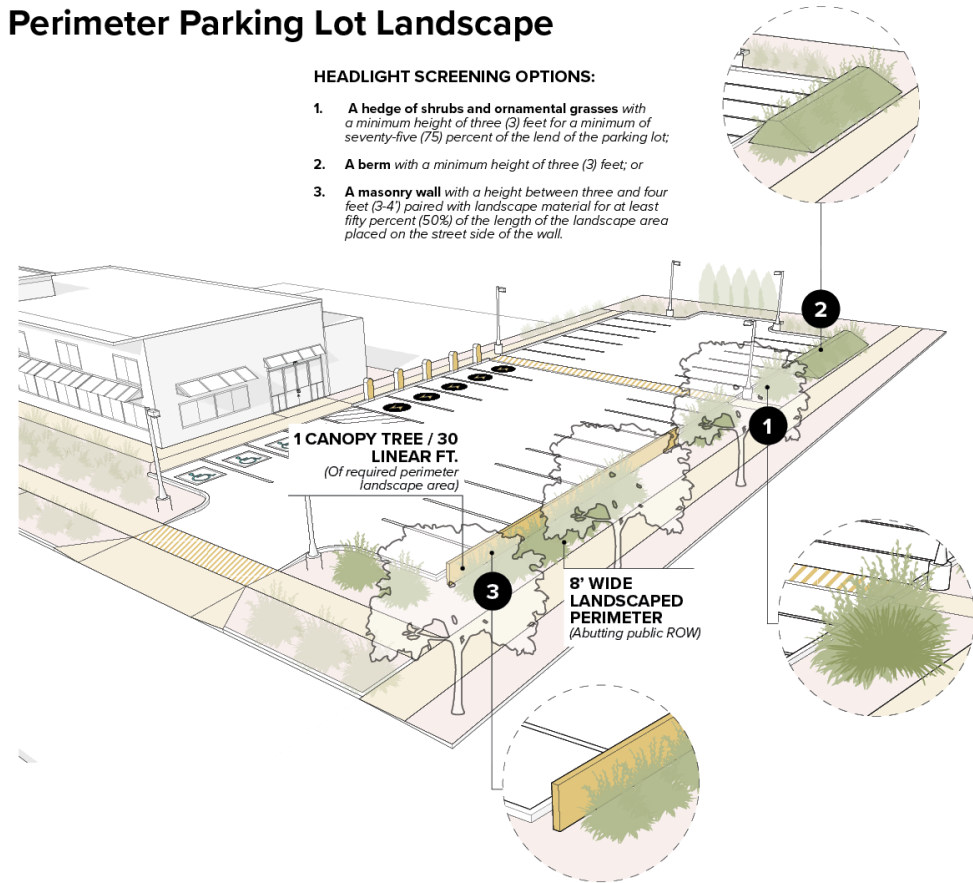
### DOUBLE ROW PARKING OPTIONS:

1. **Sidewalk down the middle.** The planting area shall be 5' wide on either side of the median with trees staggered on either side of the sidewalk.
2. **Sidewalk down one side.** The planting area shall be a minimum of 8' wide with 1 tree canopy tree to provide shade for every 3 parking spaces.

## Perimeter Parking Lot Landscape

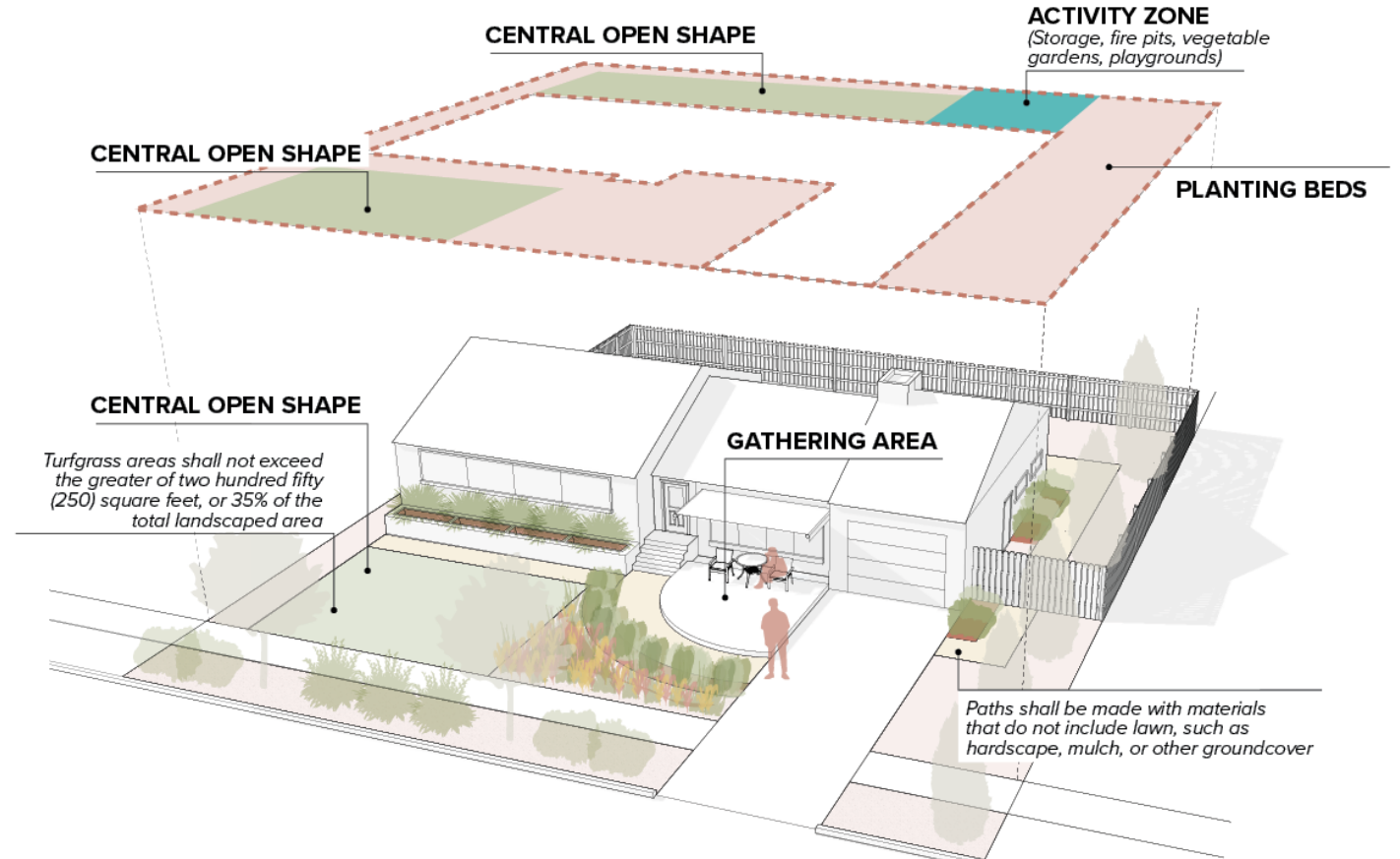
### HEADLIGHT SCREENING OPTIONS:

1. A hedge of shrubs and ornamental grasses with a minimum height of three (3) feet for a minimum of seventy-five (75) percent of the length of the parking lot;
2. A berm with a minimum height of three (3) feet; or
3. A masonry wall with a height between three and four feet (3-4') paired with landscape material for at least fifty percent (50%) of the length of the landscape area placed on the street side of the wall.



# RESIDENTIAL STANDARDS

- LocalScapes
- Turf limited to 35%
- Activity zones do not count to turf coverage
- Applies to new homes and modifications over 50%





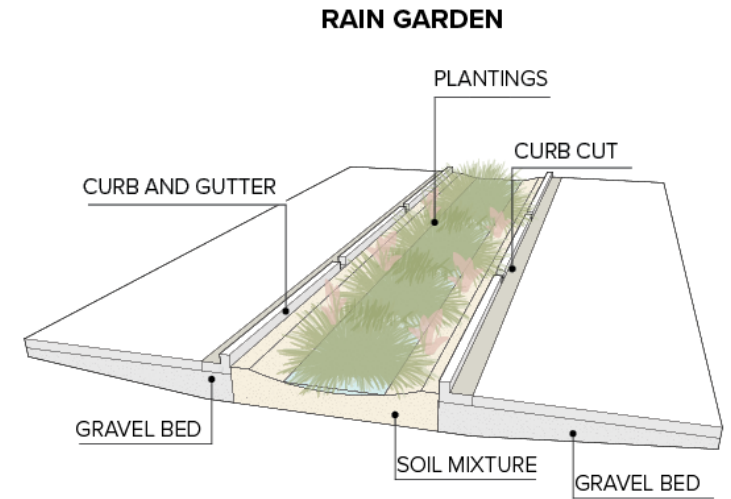
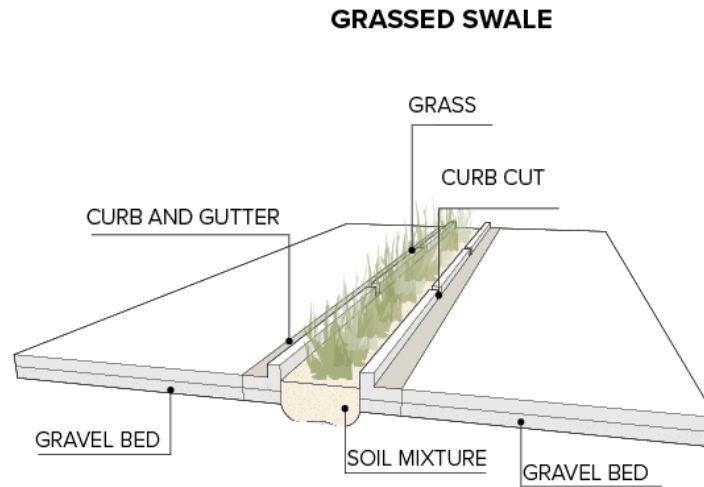
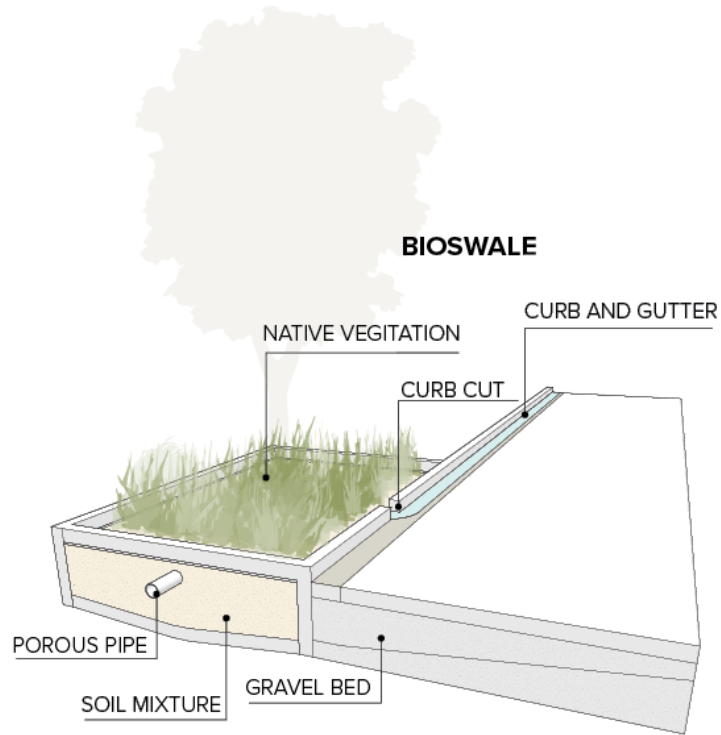
# RIPARIAN BUFFERS & TREE PRESERVATION

- Tree protection for healthy trees over 4" in caliper
- 1:1 credits for preserved trees
- Replacement per table
- Native plant requirements for areas within 50' of waterways
- Retention of existing vegetation

Table 19.77.4.1	
Tree to be removed	Replace with
4" to 12" caliper tree	Three trees as 2" caliper min. size
12" to 24" caliper tree	Six trees at 2" caliper min. size
24" or larger caliper tree	Eight trees at 2" caliper min. size



# LOW IMPACT DEVELOPMENT



# TITLE 19 PARKING & MOBILITY

## General Updates

- Some remaining features:
  - RV / Commercial parking rules in residential areas
  - Shared Parking and Valet Program
- Update language and standards
- New EV standards citywide
- Updated Parking Ratios with new affordable housing use
- Eliminates traffic study for parking reductions, but requires one for stacking spaces
- New layout standards including loading spaces for Multi-unit and townhomes

# TITLE 19 PARKING & MOBILITY

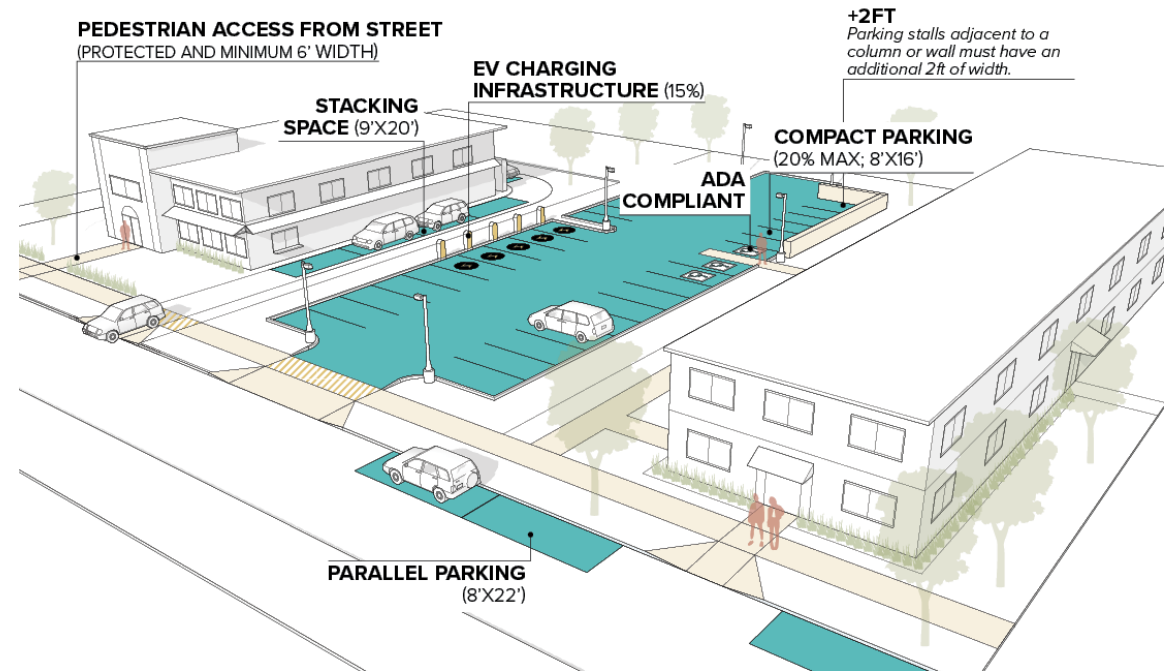
## Organization

1. General Provisions
2. Vehicle Parking Requirements
3. Off Street Loading Requirements
4. Bicycle Parking Requirements

# PARKING DESIGN STANDARDS

## General Updates

- Protected Pedestrian Routes
- Cross Access
- LID required
- May count 50% of striped street space in frontage, or 75% if street spaces were constructed for project.



# ELECTRIC VEHICLE STANDARDS

- Required infrastructure includes wiring, but not charger
- Non-residential: 15 % of spaces level 2 or 3
- Multiple-Dwelling with 8 or fewer units: at least one level 2, and one level 1 or 2 for each parking space dedicated to a single unit
- Multiple-Dwelling with 9 or more units: 20% level 2, and a level 1 or 2 for dedicated parking spaces
- Single-Dwelling units: one level 2

Level-1 is considered slow charging. Voltage including the range from 0 through 120.

Level-2 is considered medium charging. Voltage is greater than 120 and includes 240.

Level-3 is considered fast or rapid charging. Voltage is greater than 240.

# MINIMUM PARKING REQUIREMENTS

- Reorganized table grouped by types of use
- Updated uses
  - New Affordable Housing use
- Updated ratios
  - Reductions in line with national standards and Millcreek Studies

Table 19.80.1 Minimum Vehicle Parking Requirements		
Use	Minimum Requirement	Notes
<i>ENTERTAINMENT AND RECREATION USES</i>		
Amusement Center	1 space per 150 square feet	
Dance Halls, Concert Halls, Club Licensees	1 space for each 150 square feet	
Movie Theater	1 space per 10 seats	
Stadiums	1 space per 1,000 square feet of seating area	
Gym or Fitness Studio	1 per 250 square feet	
Soccer, Baseball, or Football field	20 spaces per field area	
Tennis, Pickleball Handball and Racquetball facility	1 space per court	
Swimming Pools (Commercial and Public)	1 space per 1,000 square feet of usable area	
<i>COMMERCIAL USES</i>		
Automobile Fueling Station	1 space per 300 square feet plus 2 stacking spaces per fueling pump	Fueling pumps may not be located within twenty-four (24) of a property line or street or thirty (30) of a residential zone boundary line. Stacking spaces may not infringe on vehicular access ways. Canopies over fuel pump islands shall be set back not less than ten (10) feet from any street property line and not less than ten (10) feet from any residential zone boundary.
Auto Repair or Service	2 spaces for each service bay	If towing service is provided, sufficient area shall be located on-site for temporary storage of vehicles and the tow truck.
Auto Sales	1 customer parking space per 400 square feet of gross floor area in the automobile sales area or 4	

# REDUCTIONS

## Transit proximity

- 20% within  $\frac{1}{4}$  mile of high frequency stations

## Valet Program:

- Existing Standards Maintained

## Shared Parking

- Existing Standards Maintained

## Community Parking Credits

- Existing Standards Maintained

## Enhancements

- Up to 15 % for enhancements in pedestrian or transit infrastructure

# STACKING STUDY

- Uses with drive through window required a stacking study
- Requirement may be reduced or increased based on projected demand
- Stacking spaces may not impede internal or external traffic circulation

ATM/ Bank  
3 stacking spaces

School Drop-offs:  
Vary by type of  
school

Restaurant Drive  
Through: 4 from  
point of order and  
4 from window

# LOADING AND BIKES

- Townhome and Multiple-Dwelling require loading for deliveries
- Enclosed bike storage for Multiple-Dwellings with more than 8 units

Table 19.80.2: Minimum Off Street Loading Requirements	
Use	Minimum Requirement
Multi-Household dwelling with 15 or more units	1 loading space per 150 units, maximum of 3
Commercial and industrial uses with no docking facility up to 10,000 gross square feet	1 space

Table 19.80.3: Bicycle Parking Requirements	
Use	Minimum Requirement
Residential, Multi-Household with 3-8 units	2 spaces per 4 dwelling units
Residential, Multi-Household more than 8 units	2 spaces per 4 dwelling units, 50% of which must be in an enclosed and secured bicycle storage room
Office	2 publicly available spaces per establishment or 1 space per 15,000 square feet, whichever is greater
Restaurant	4 publicly available spaces per establishment
Retail	2 publicly available spaces per establishment
Private Education Facilities	1 space per classroom



NEXT STEPS

## UPCOMING EVENTS

- Outreach at Millcreek Common
  - January 27
  - February 4
- Community Council Presentations
  - February 1, 2, 6, & 7
- Module 1 Planning Commission – February 15
- Module 2 Draft





THANK YOU



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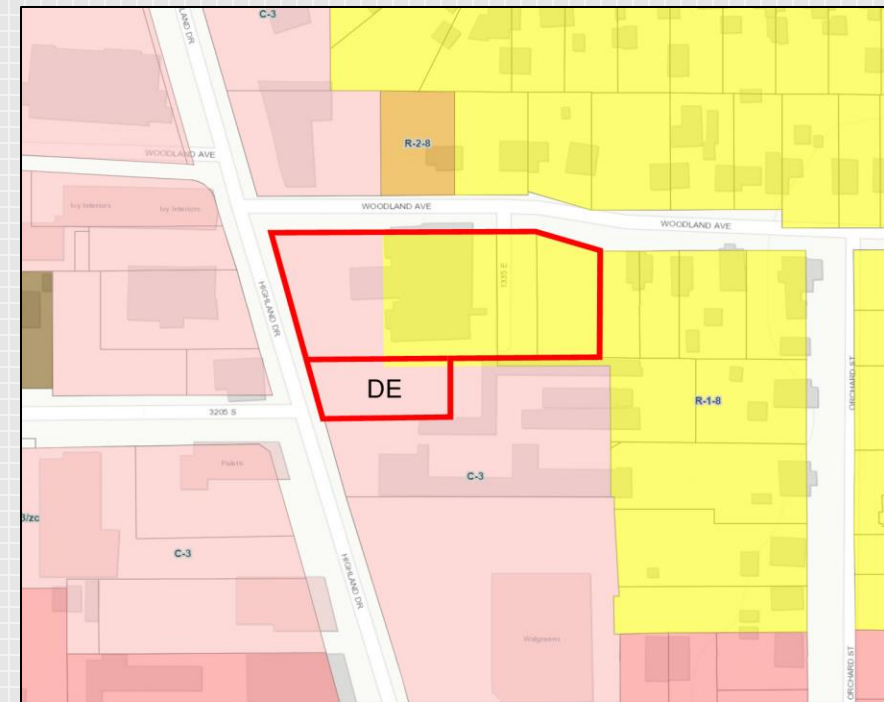
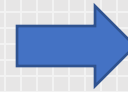
# WILFORD WARD PROPERTY



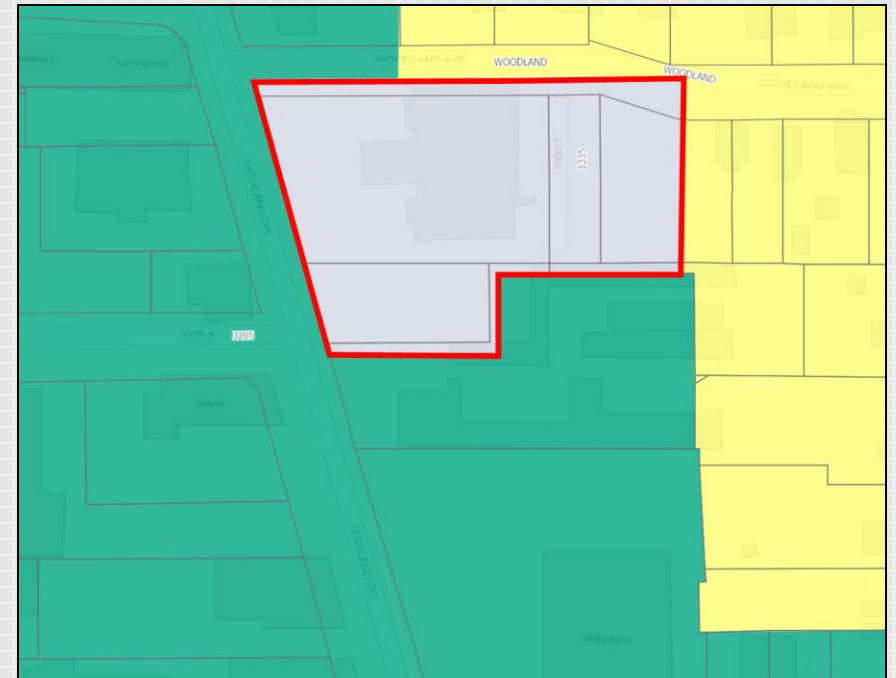
# CCOZ ADJUSTMENTS

# HOUSEKEEPING

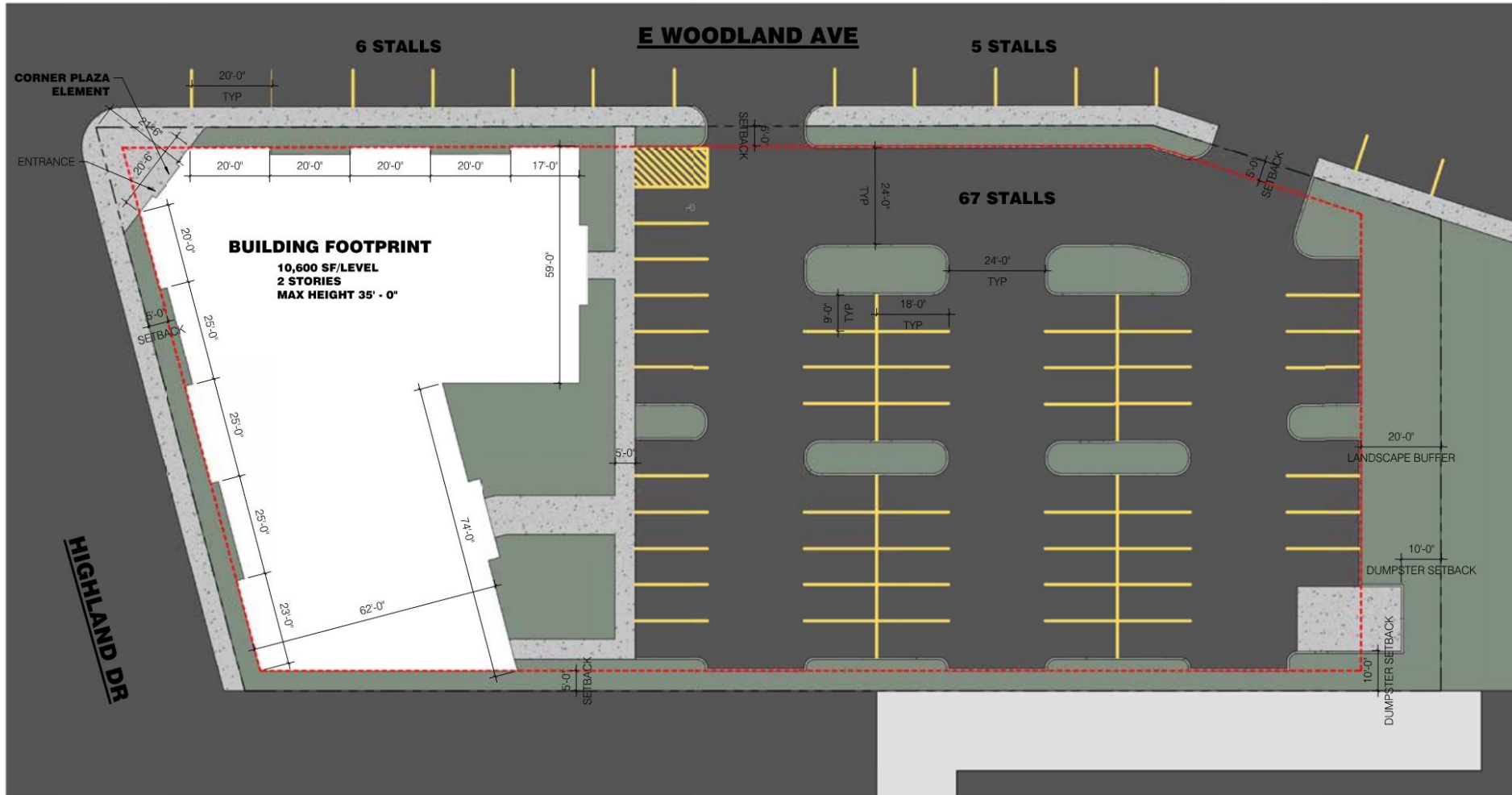
REZONE AREAS R-1 (YELLOW) TO C-2 (PINK) TO ALLOW FOR COMMERCIAL USES AND FOR CONSISTENCY



COMPLETE A GENERAL PLAN MAP AMENDMENT FROM QUASI PUBLIC (GREY) TO CITY CENTER (GREEN)



# A | SITE PLAN SCHEMATIC



## PROJECT INFORMATION

	REQUIRED	PROVIDED
MAX HEIGHT:	35'-0"	35'-0"
LOT COVERAGE:	80%	77.1%
LANDSCAPING:	20%	22.9%
DUMPSTER SETBACK:	10'-0" MINIMUM	10'-0"
PARKING:	3/1,000 SF	3.2/1,000 SF
TOTAL PARKING:		67 STALLS

# C | SIMILAR PROJECTS - AESTHETICS

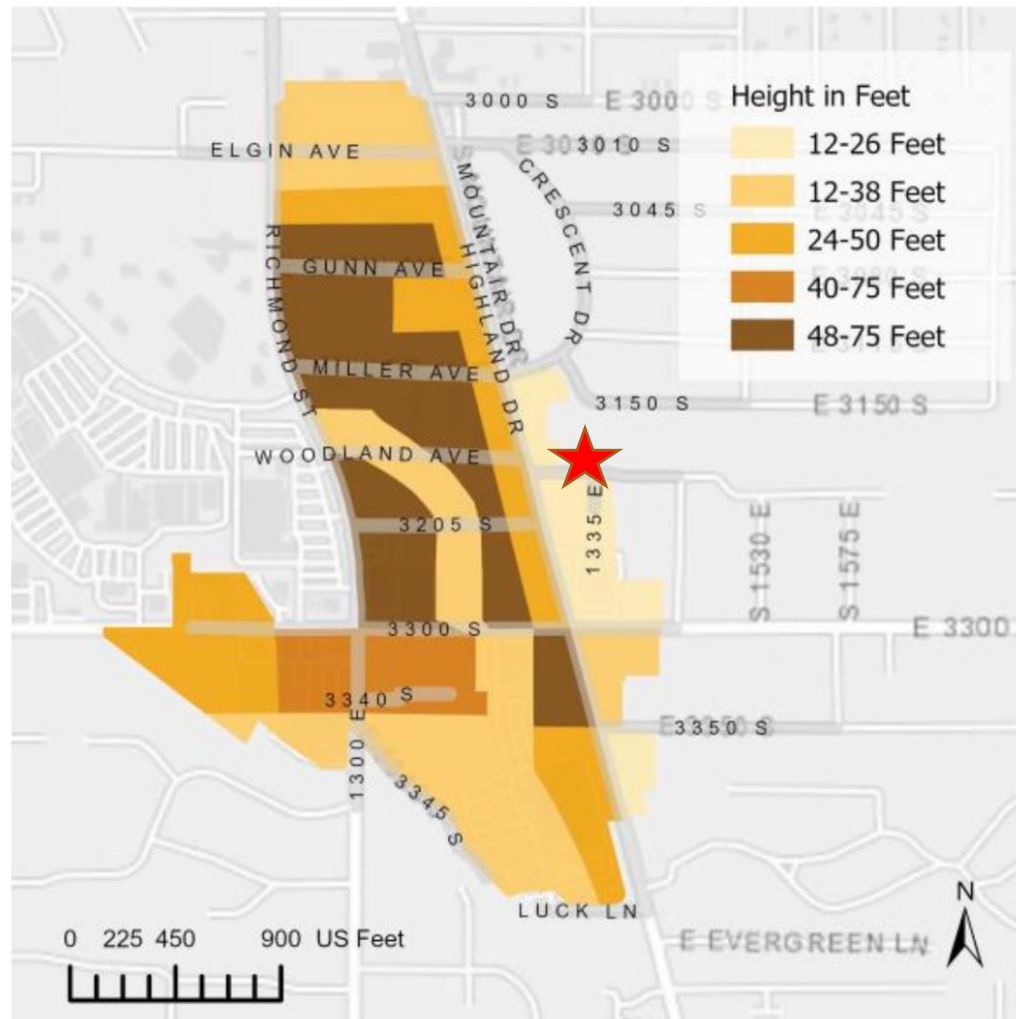


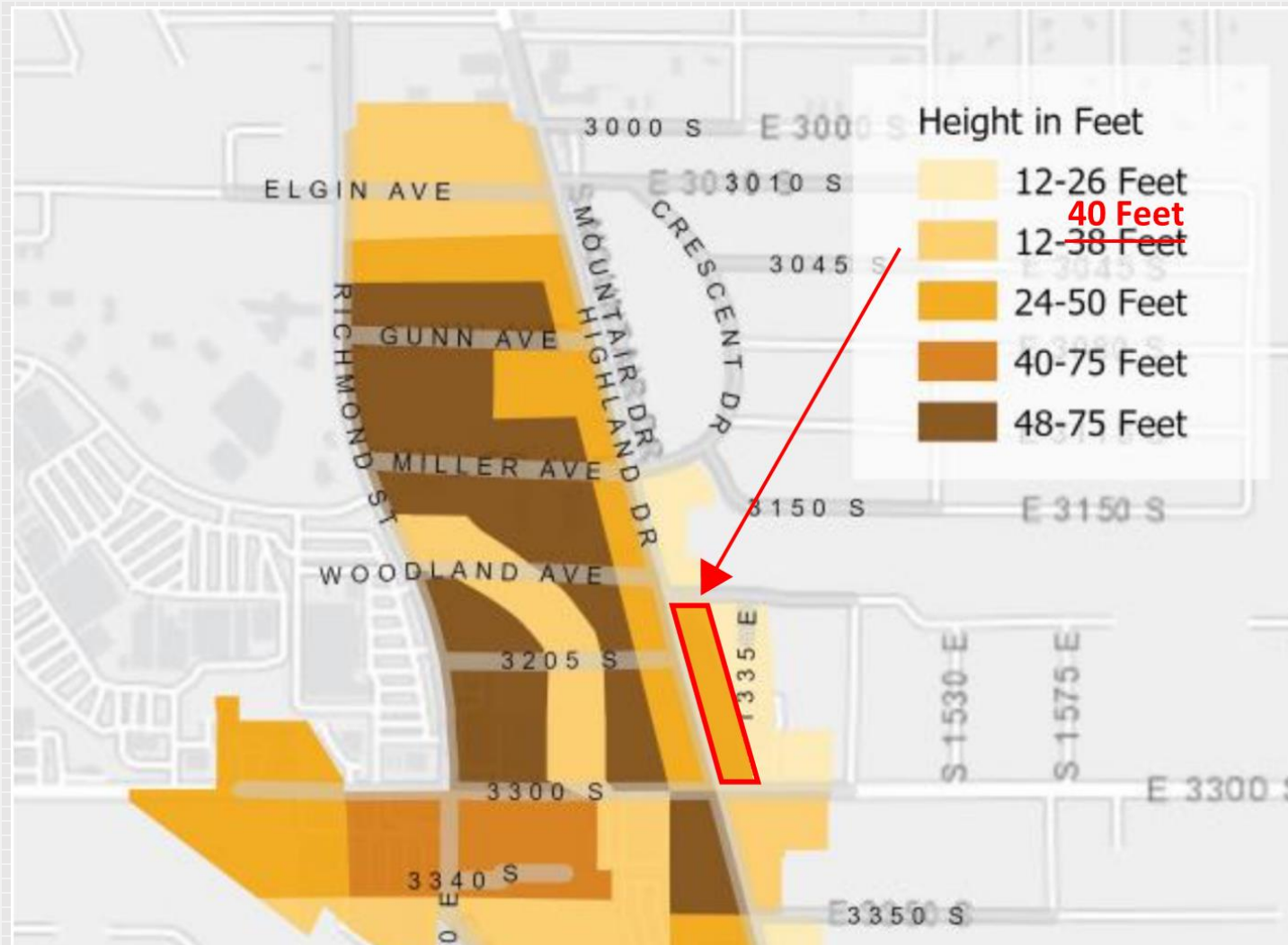


# ELEVATIONS

Table 19.73-3 – Height Requirements and Map 2

Height Requirements		Minimum	Maximum
East of Highland Drive, north of 3300 South	Tan area	12 feet	26 feet
North end of the Neighborhood District and south end of the Market Place	Yellow area	12 feet	38 feet
Various areas along Richmond, Highland near 3300 South, and along 3300 South. This area along Highland Drive is 75 feet wide, as measured from the west ROW line as of the adoption date of the ordinance.	Light Orange areas	24 feet	50 feet
Areas along Millcreek Common and on the north side of 3300 South	Dark Orange areas	40 feet	75 feet
South Side of 3300 South near the 1300 East Intersection	Dark Brown areas	48 feet	75 feet





**This area along Highland Drive is 100 feet wide, as measured from the west ROW line as of the adoption date of the ordinance.**

Height Requirements		Minimum	Maximum
East of Highland Drive, north of 3300 South	Tan area	12 feet	26 feet
North end of the Neighborhood District and south end of the Market Place. <i>This area along Highland Drive is 100 feet wide, as measured from the west ROW line as of the adoption date of the ordinance.</i>	Yellow area	12 feet	<del>38 feet</del> 40 feet
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# STEPBACKS



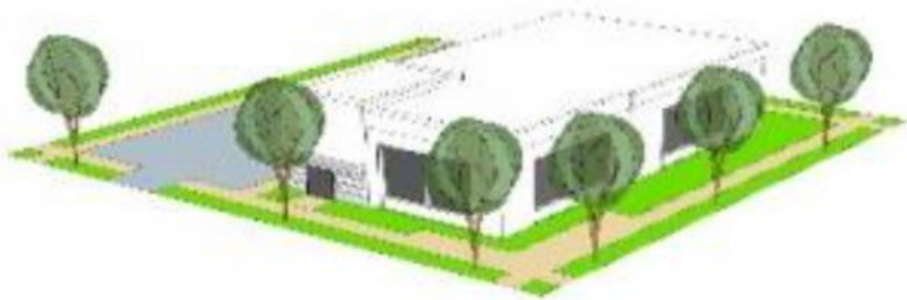
Stepbacks along Streets and Property Frontages: For any building over 40 feet in height or for any development on properties fronting on the Millcreek Common, 3300 South, Richmond and/or with frontage on Highland Drive, a twenty-foot stepback of the building façade, facing any street, is required between bottom of the first story and the top of the third story and upper stories...

# CONCEPT/COMPARISON



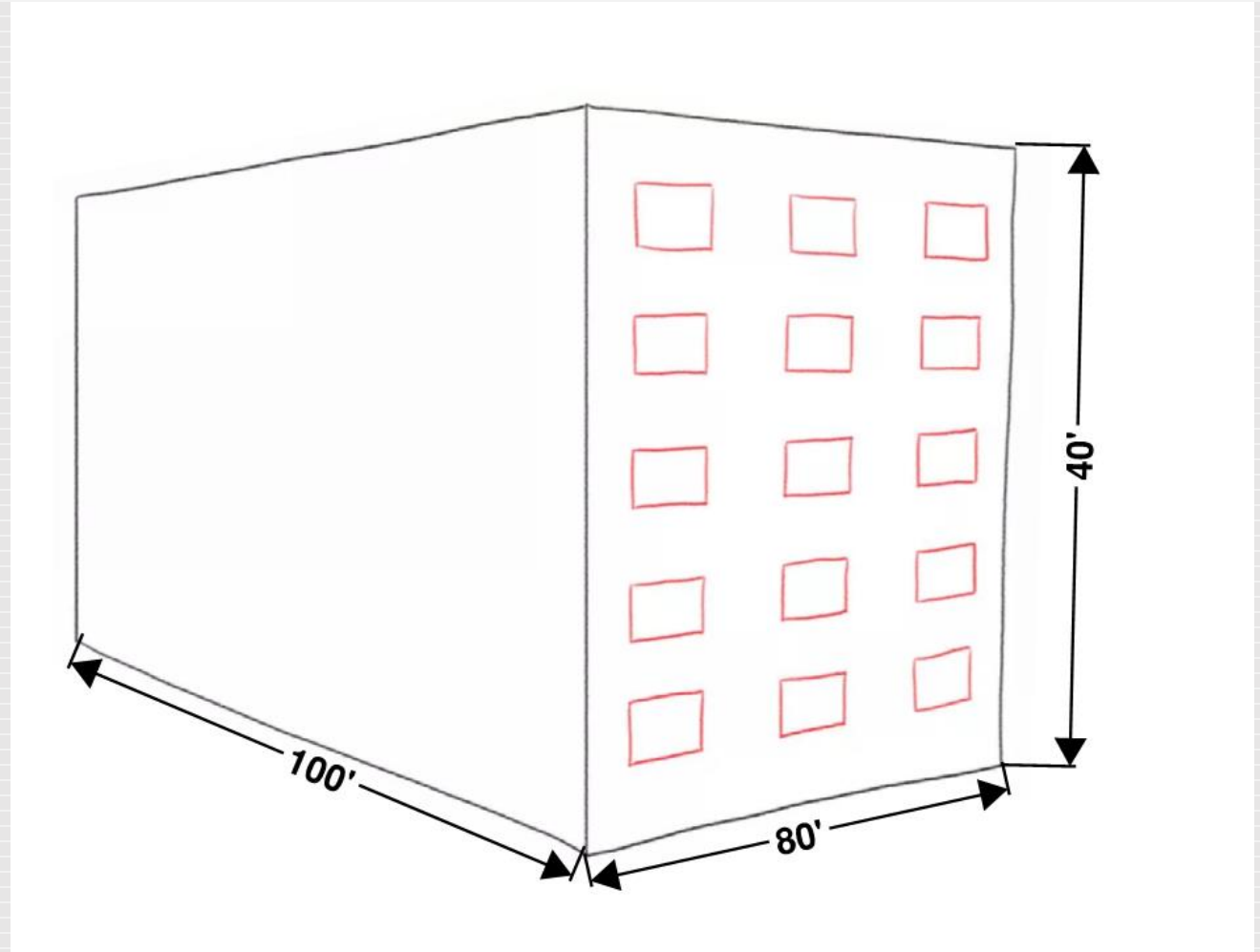
# OPTION A

## COMMERCIAL SINGLE PURPOSE



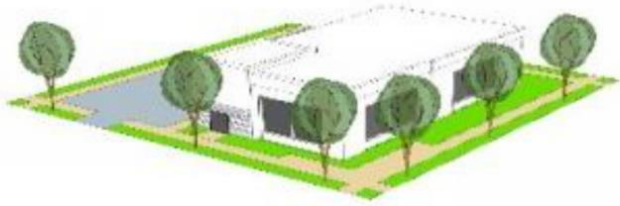
Commercial single-purpose buildings are exempt from including the required twenty-foot setback of the building façade so long as the proposed building is no greater in length than one-hundred feet, no greater in depth than eighty feet, has a ground floor footprint that is less than eight-thousand square feet, and is no greater than 40 feet in building height.

***Exemption of setbacks is limited to commercial single-purpose buildings only and must fit into the qualifying package dimensions. (100' x 80' x 40').***



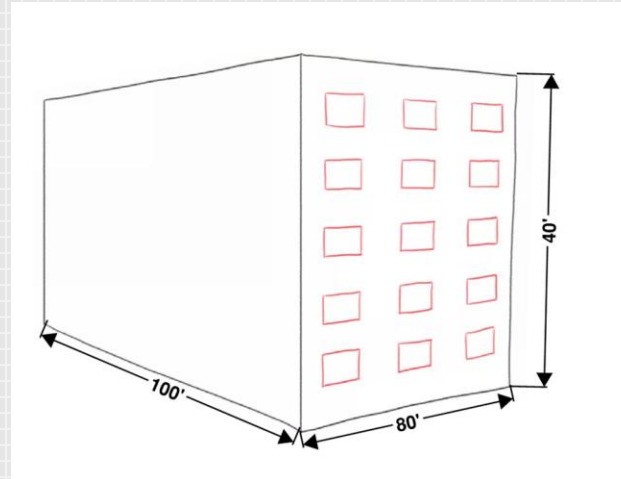
# OPTION B

## COMMERCIAL SINGLE PURPOSE



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1. Exterior materials used shall consist of a minimum 75% brick or stone material with an allowable materials such as a durable architectural timber for 25% of all street facing facades excluding the windows.
2. Windows shall constitute at least 60% of first floor street-facing facades, and 40 percent of all upper story facades. Windows shall be recessed at minimum within 2" of brick or stone massing.
3. 1st floor and ground stories shall be at least 12 feet in height.
4. Primary and secondary entry into building must face the public street. Entry locations are further articulated by a change in composition materials, color, texture or pattern.



- Brick, stone, ceramic tile, wood or concrete fiber composite siding
- Wood or concrete fiber composite
- Metal composite material like a longboard or Vesta siding



# CONCEPT COMPARISON

## OPTION A

### COMMERCIAL SINGLE PURPOSE



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## OPTION B

### COMMERCIAL SINGLE PURPOSE



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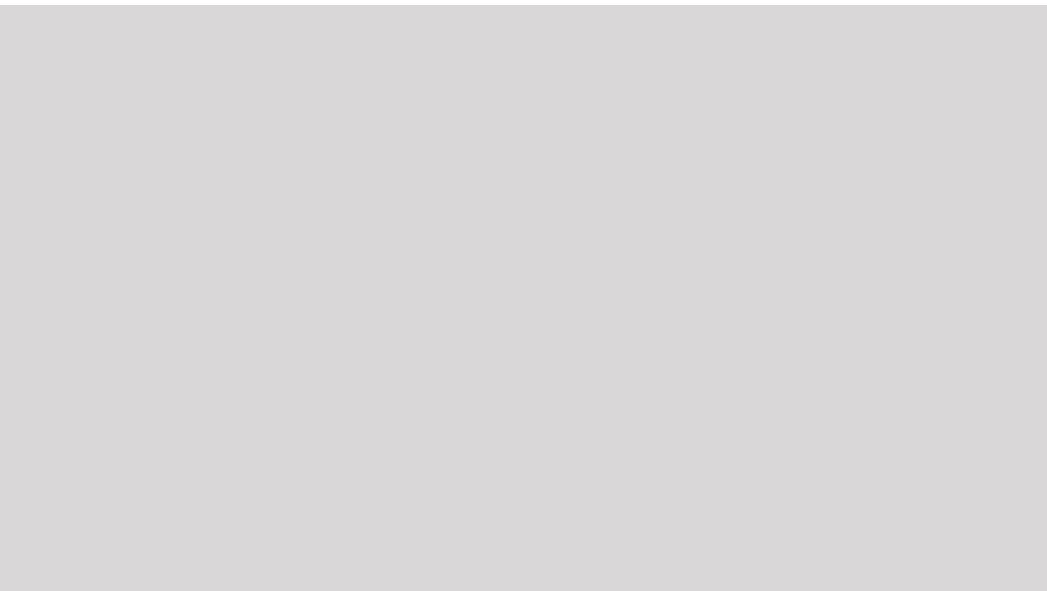
## OPTION C

### ALL BUILDING TYPES

- *Mixed Use*
- *Office/Commercial/Civic Mixed Use*
- *Multifamily*
- *Townhome*
- *Adaptive Reuse*
- *Commercial single purpose*

Buildings that are no greater in length than one-hundred feet, no greater in depth than eighty feet, has a ground floor footprint that is less than eight-thousand square feet, is no greater than 40 feet in building height may be exempt from including the required twenty-foot setback of the building façade so long as the, and must meet the following additional design standards:

1. Exterior materials used shall consist of a minimum 75% brick or stone material with an allowable materials such as a durable architectural timber for 25% of all street facing facades excluding the windows.
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Salt Lake City, U  
Medical Office

