



PLANNING COMMISSION STAFF REPORT

Meeting Date:	June 15, 2023
Request:	A petition to the Planning Commission to forward a positive recommendation to the South Salt Lake City Council for all or only portions of the ordinance amending multiple sections of Title 17 to correct technical errors, to amend certain general development and design standards, and to amend certain subdivision and platting standards.
Applicants:	South Salt Lake City Woodbury Corporation Bobby & Jenna Fenn and Andrus Builds
Type of item:	Legislative – Code Amendment

RECOMMENDATIONS:

Staff recommends the Planning Commission forward a recommendation of approval to the City Council for all or only portions of the ordinance amending multiple sections of Title 17 of the South Salt Lake City Municipal Code (“Title 17”) to correct technical errors, to amend certain general development and design standards, and to amend certain subdivision and platting standards.

SYNOPSIS:

City staff has found multiple technical errors within Title 17 that need to be amended to increase clarity and correct inconsistencies within the ordinance. City staff has also identified certain development and design standards, and subdivision and platting standards that City staff is proposing be amended to simplify the development code and make the land use and permitting process more user-friendly.

Separately, the Woodbury Corporation is seeking to reduce setbacks in the Downtown district to 5’ on the front and 0’ on the side and rear and amend the Downtown district Build-to zones to comply with the proposed setbacks. Lastly, Bobby and Jenna Fenn along with Andrus Builds have requested the removal of the requirement for single-family dwellings to have at least one of the two required stalls be located within an enclosed garage.

The Planning Commission is the recommending body for amendments to land use ordinances and the City Council is the land use authority for amendments to land use ordinances.

Staff has provided a summary of proposed amendments below. For the full amendment to Title 17, please see the attachments provided herein that include a full-redlined ordinance.

CODE SECTIONS	HIGHLIGHT OF CHANGES
<p>Amending Title 17.06 General Development Standards</p>	<ul style="list-style-type: none"> o <u>General Clean Up:</u> <ul style="list-style-type: none"> ✓ Fix typos throughout section. 17.06.120 <ul style="list-style-type: none"> ✓ Allow tandem parking in enclosed garages in the Townhome Overlay. This change will allow buildings to wrap a corner. 17.06.150 <ul style="list-style-type: none"> ✓ Clarify the frontage requirement tied to the number of drive approaches allowed.

- ✓ Add discretion to the drive approach width and location to the City Engineer based on site requirements and studies performed by a licensed Professional Engineer.

17.06.160

- ✓ Remove the requirement for single-family dwellings to have at least one of the two required stalls be located within an enclosed garage. This proposal will allow more residents to convert their attached garage without having to build a detached garage for a car. This may also create more parking issues because the livable space of the house will increase and there will not be a designated space for a car. It may also increase the amount of outdoor storage in the R1. Staff expects more cars to be parked in driveways and along the right of way.

- **Bobby & Jenna Fenn along with Andrus Builds applied for this code amendment.**

- ✓ Amend the formatting of the parking stall requirements
- ✓ Increase the amount of bike parking for restaurants from 1 per 25 stalls to 1 per 15 stalls.
- ✓ Clarify that outdoor dining seats do not count towards the total seat count for parking requirements.
- ✓ Update the parking stall dimension table and graphic to reduce the required parking depth from 20' to 18' and drive aisle width from 26' to 24'.
- ✓ Add language to modify the drive-thru lane stacking requirements based on a study by a licensed Professional Engineer
- ✓ Amend the parking requirements to allow up to 20% parking reductions if:
 - A project is in the TOD-Core, Downtown, or East Streetcar districts or within a ¼ mile radius of a TRAX / Streetcar Station.
 - If the project meets one of the above requirements, it is at the discretion of the City Engineer based on a study prepared by a licensed Professional Engineer, in addition to other documents such as a circulation plan, a parking plan, or transportation demand plan.
 - The maximum reduction for residential is 20% or 1:1 stall per unit ratio.
- ✓ Add eligibility for a parking reduction of up to 20% at the discretion of the City Engineer for manufacturing and storage warehouse uses in the Flex district, contingent on a traffic study completed by a licensed Professional Engineer.

17.06.170

- ✓ Clarify deliveries (package deliveries and third party food services) from loading areas.

17.06.200

- ✓ Remove overlays from the parking lot maintenance section. Overlays require a paving permit, which in the section it says it does not require a permit.

17.06.300

	<ul style="list-style-type: none"> ✓ Created Article III, which includes the landscaping section. This will make the code more user friendly, because it will be easier to find the landscape standards. ✓ Add Landscape Conversion Incentive Program Standards: <ul style="list-style-type: none"> ▪ Limit the amount of Turf Grass in the front and side yard areas to 35% for any new single-family residential development. ▪ Limit the amount of Turf Grass in the front and side yard areas to 20% for any new townhome, multi-family residential, commercial, or flex developments. ▪ Prohibit Turf Grass in Park Strips and in areas less than eight feet in width in new development. ▪ Remove Turf Grass from the park strip design table. ✓ Amend the interior landscaping requirements to be more flexible and less prescriptive, Including: <ul style="list-style-type: none"> ▪ Removing the requirements for interior parking lot landscaping between parking stalls (landscape islands) ▪ Keeping minimum overall lot percentage landscaping requirements. ▪ Included a graphic showing the landscaped buffer locations in a parking lot. ✓ Amend the perimeter landscaping for parking lots. They shall be a minimum 8', instead of 7'. This is consistent with the setbacks that we require in the Townhome Overlay. ✓ Amend the perimeter landscaping for commercial parking to have a 10' minimum along the areas that abut Single Family Residential Uses. This is consistent with the setbacks that we require in the Townhome Overlay.
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<p>Amending Title 17.07 Design Standards</p>	<ul style="list-style-type: none"> ○ General Clean Up: <ul style="list-style-type: none"> ✓ Fix typos throughout section 17.07.020 <ul style="list-style-type: none"> ✓ The Garden Style Multi-family Building form was removed in the last Title 17 update. This was an oversight and not removed at that time. 17.07.030 <ul style="list-style-type: none"> ✓ Amend the setback in the Downtown district to 5' on the front and 0' on the side and rear. This will allow for a more urban downtown. Currently, the setbacks are in the Downtown Form-Based Code and are based off the building form and sub-district. The majority of the setbacks currently are 5' for front, rear, and side. <ul style="list-style-type: none"> ▪ Woodbury Corporation applied for this code amendment. ✓ Remove the Nature Center Pilot Project from the setbacks table. It should have been removed when the Jordan River Nature Center zone was adopted. ✓ Add a square footage cap on the building footprint in the Flex district for Build-to Standards, which will allow buildings over 85,000 square feet to development outside of the Build-to Standards.
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	<ul style="list-style-type: none"> ✓ Amend the Downtown district Build-to zones to comply with the proposed setbacks. The proposed setbacks would contradict the existing the Build-to zones. Currently, the build-to zones are in the Downtown Form-Based Code and are based off the building form and sub-district. The majority of the build-to zone range from 5'-20' for the front and 0'-20' on the corner. <ul style="list-style-type: none"> ▪ Woodbury Corporation applied for this code amendment. <p>17.07.080</p> <ul style="list-style-type: none"> ✓ Amend the tandem parking requirements for townhome development, so it is consistent with proposed changes in Title 17.06. <p>17.07.110</p> <ul style="list-style-type: none"> ✓ Amend the parking requirements, so it is consistent with proposed changes in Title 17.06. ✓ Add composite fence (i.e. hardie board) as an allowed solid fencing material ✓ Amend the landscape buffer requirement for new development next to single-family uses (10') and non-single family uses (8'). This is consistent with the setbacks that we require in the Townhome Overlay. <p>17.07.160</p> <ul style="list-style-type: none"> ✓ Add an alternative window percentage for front facades of flex buildings that are setback at least 100 feet from the property, have upgraded landscaping, and additional architectural elements. The front façade percentage will be reduced from 40% to 15%.
<p>Amending Title 17.10 Subdivision and Platting</p>	<ul style="list-style-type: none"> ○ <u>General Clean Up:</u> 17.10.190 <ul style="list-style-type: none"> ✓ Amend the Public Utility Easement (PUE) language and requirements to be consistent with setbacks in each land use district.
<p>Amending Downtown Form Based Code 5.0 Building Types</p>	<ul style="list-style-type: none"> ○ <u>General Clean Up:</u> <ul style="list-style-type: none"> ✓ Remove the setbacks and build-to standards in all of the building forms, which will allow for a more urban Downtown District. If it were not changed, our code would be creating alleys along property lines. <ul style="list-style-type: none"> ▪ Woodbury Corporation applied for these code amendments.

STAFF RECOMMENDATION:

Staff recommends the Planning Commission forward a recommendation of approval to the City Council for all or only portions of the ordinance amending multiple sections of Title 17 of the South Salt Lake City Municipal Code to correct technical errors, to amend certain general development and design standards, and to amend certain subdivision and platting standards.

PLANNING COMMISSION AUTHORITY:

17.11.010. Establishment and Duties of Planning Commission.

K. Responsibilities.

- A. 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.

PLANNING COMMISSION REVIEW:

Utah Code Ann. § 10-9a-502. Preparation and adoption of land use regulation states:

- 1. A planning commission shall:
 - a. provide notice as required by Subsection 10-9a-205(1)(a) and, if applicable, Subsection 10-9a-205(4);
 - b. hold a public hearing on a proposed land use regulation;
 - c. if applicable, consider each written objection filed in accordance with Subsection 10-9a-205(4) prior to the public hearing; and
 - d.
 - i. review and recommend to the legislative body a proposed land use regulation that represents the planning commission's recommendation for regulating the use and development of land within all or any part of the area of the municipality; and
 - ii. forward to the legislative body all objections filed in accordance with Subsection 10-9a-205(4).

PLANNING COMMISSION OPTIONS:

Option 1: Approval

Move to forward a recommendation of approval of all or only portions to the City Council for an ordinance amending multiple sections of Title 17 of the South Salt Lake City Municipal Code to correct technical errors, to amend certain general development and design standards, and to amend certain subdivision and platting standards.

Option 2: Recommendation of Denial

Move to forward a recommendation of all or only portions to the City Council to deny an ordinance amending multiple sections of Title 17 of the South Salt Lake City Municipal Code to correct technical errors, to amend certain general development and design standards, and to amend certain subdivision and platting standards.

Option 3: Continuance

Move to table the recommendation to the City Council for an ordinance amending multiple sections of Title 17 of the South Salt Lake City Municipal Code to correct technical errors, to amend certain general development and design standards, and to amend certain subdivision and platting standards to a date certain to allow the Applicants and Staff time to respond to specific inquires or concerns raised by the Planning Commission, or to allow the Planning Commission more time to consider the proposal.

Attachments:

- 1. Woodbury Corporation Ordinance Amendment Application
- 2. Bobby & Jenna Fenn and Andrus Builds Ordinance Amendment Application
- 3. Redlined Ordinance Amendment

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.

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

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, **except for in an enclosed garage within the Townhome Overlay District.**

(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020; Ord. No. 2022-08 , § I(Exh. A), 4-13-2022)

17.06.130 Residential parking requirements and regulations.

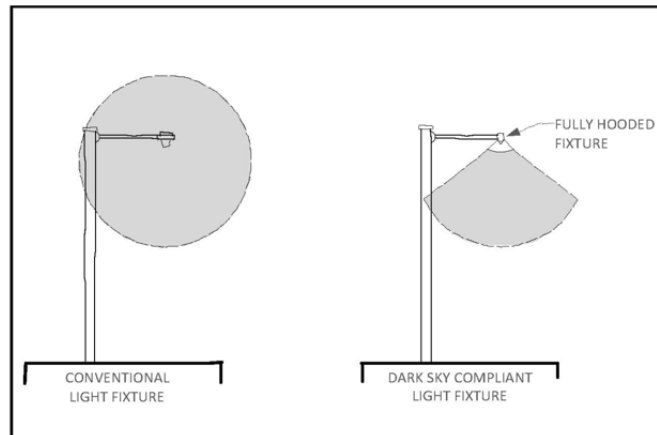
- A. Vehicles must be parked on a Hard Surface. All areas used for parking shall be paved with a Hard Surface of concrete or asphalt material.
- B. Trailer and recreational vehicle parking surface. All areas for parking trailers and recreational vehicles shall be accessed from an approved driveway, incorporated 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.

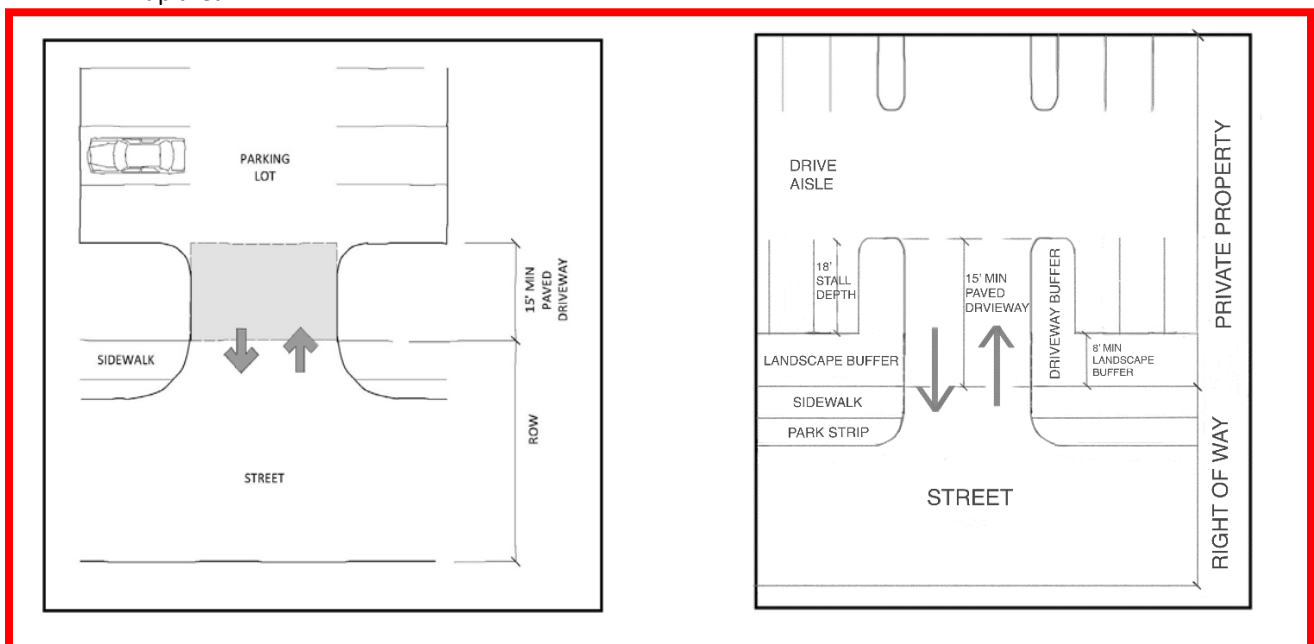


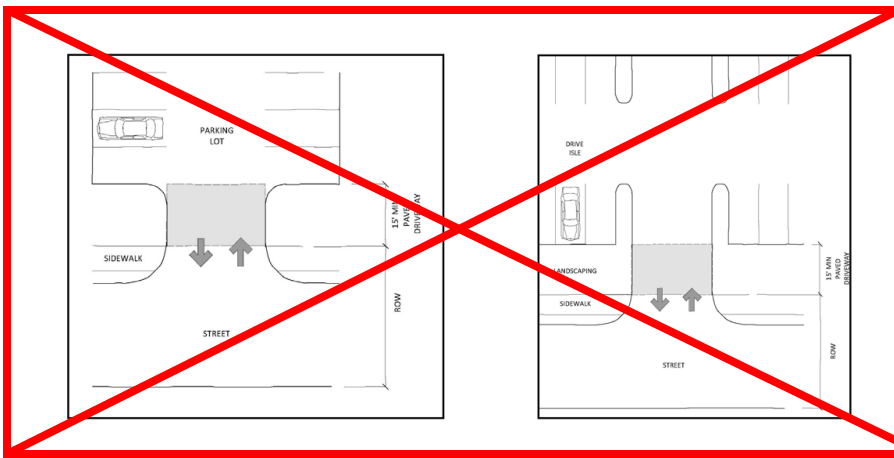
- E. Landscaping. Parking Lot Landscaping shall meet the requirements as found in Chapter 17.06.300.
- F. Drainage. Parking Lots shall be graded and drained to detain and dispose of all surface water as required by the City. The introduction of storm water into the storm sewer system shall meet minimum 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.

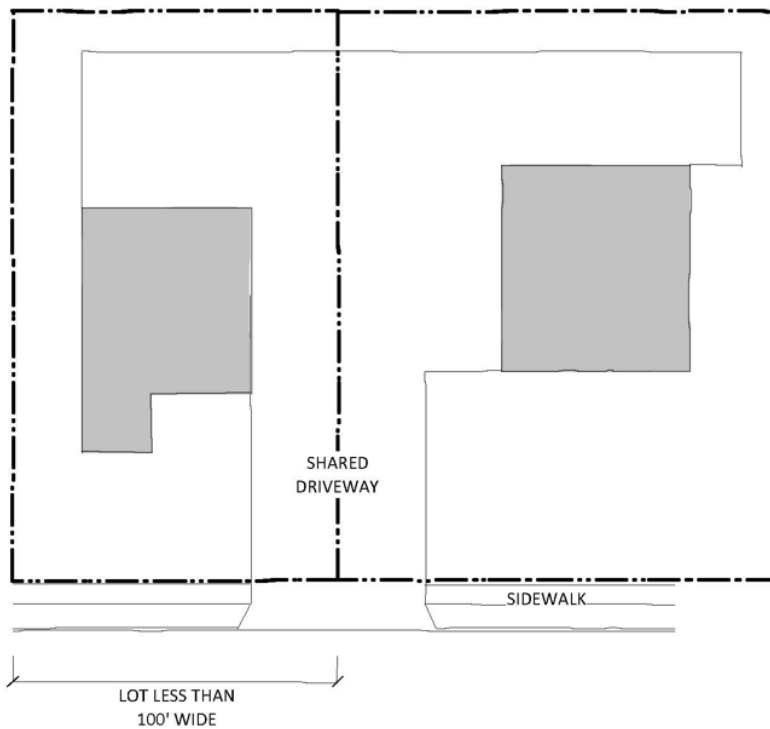
B. Ingress/Egress, Driveway Access and separation.

1. Residential driveways. Single Family Residential Driveways Located on Local Streets.

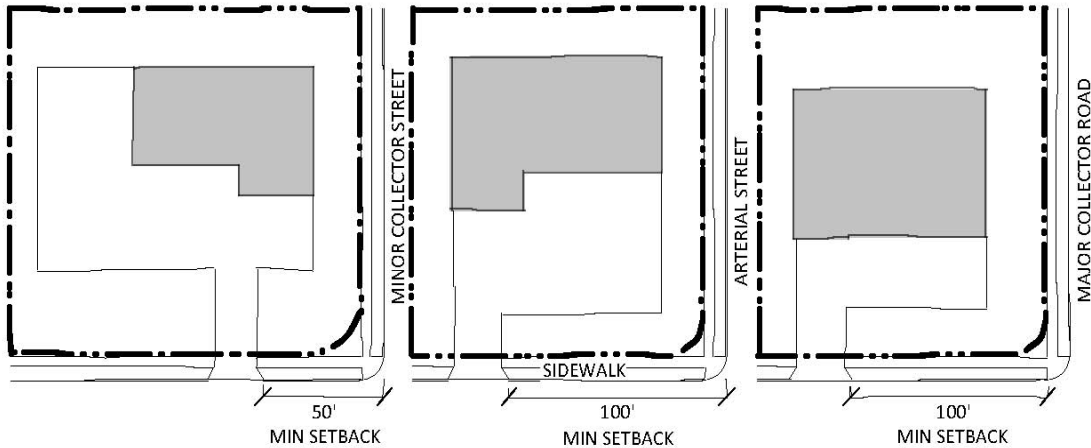
- a. Each Parcel shall have one permitted driveway with a maximum width of 20 feet as measured at the flare of the driveway. A second driveway may be allowed for a residence located on a Corner Lot to access a garage or Carport Parking Area in the rear yard.
- b. Circular driveways may be allowed in 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.



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- b. Lots that have Frontage greater than 100 feet may have one additional drive approach every ~~200~~ 100 feet. Drive approaches shall not be greater than 30 feet in width, as measured from the flares on each approach.
 - c. On Lots that have Frontage greater than 100 feet, the City Engineer or designee may approve an increase to a drive approach within the Flex, Downtown, or Master Plan Mixed Use Zones for driveways up to 50 feet in width, based upon a traffic or parking study performed by a licensed Professional Engineer 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.
 - v. Site circulation.
 - d. 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.
 - e. 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.
 - f. On Lots that have Frontage greater than 100 feet, the City Engineer or designee may approve a modification to the drive approach 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.
 - v. Site circulation.



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; Ord. No. 2022-08, § I(Exh. A), 4-13-2022)

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		N/A

External Accessory Dwelling Unit	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	
Internal Accessory Dwelling Unit		
Dwelling, Multi-Family	<p>.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.</p> <p>Downtown District—1 stall per studio/one-bedroom unit; 1.2 stalls per two/three-bedroom unit;</p> <p>East Streetcar District—1.5 stalls per unit</p> <p>TOD-C District: 1.2 stalls per unit plus 0.5 stalls guest parking per unit;</p> <p>Downtown District: 1 stall per studio/one bedroom unit; 1.2 stalls per two/three bedroom unit;</p> <p>East Streetcar District: 1.5 stalls per unit</p> <p>All other districts: 1.5 stalls per studio or one-bedroom unit; 2 stalls per two-bedroom unit; 2.5 stalls per three+ bedroom unit; plus 0.5 stalls guest parking per unit.</p> <p>One moving truck parking stall per 100 units - required in all districts</p>	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	.5 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	N/A
Automotive Restoration		
Automotive Service and Repair		

Automotive Service Station (Non-Mechanical)	500 square feet of shop area			
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.			
Auto, Light Truck, RV, Boat, Trailer Dealership (Sale, Lease, or Rent)	Off-Street customer and employee Parking Stalls shall be identified.			
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 Service / Office				
Animal Hospital / Veterinary Office (Small Animal)	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		N/A		

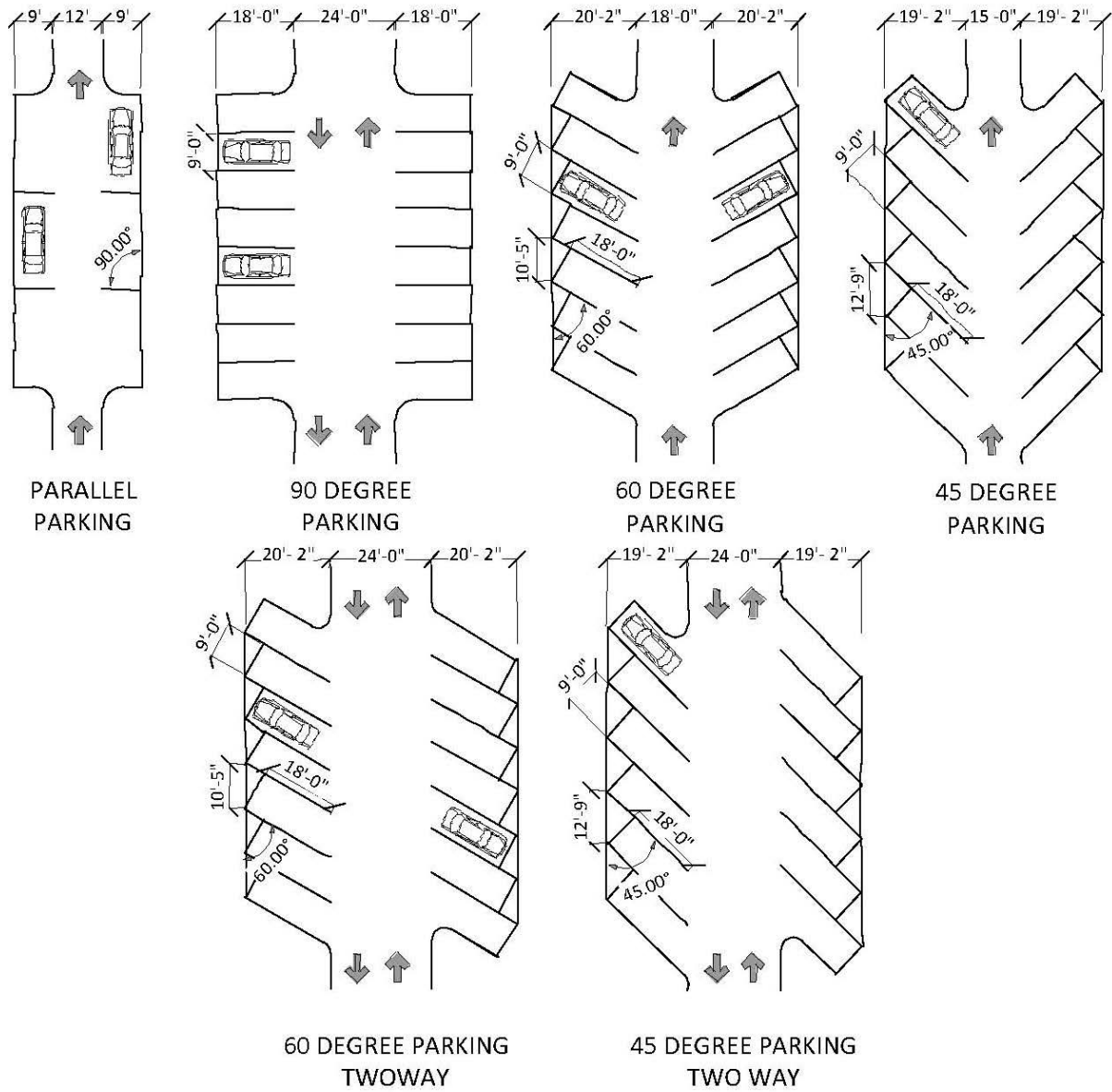
Funeral / Mortuary Home	1 stall per 100 square feet of assembly area plus one per employee	
Hotel	1 stall per unit plus 1 stall per 200 square feet of office, meeting, assembly, conference or banquet stall	1 per 50 stalls
Storage Facility, Indoor Climate Controlled	1 stall per employee, 3 stalls located 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 (outdoor dining seating shall not be counted towards the total number of seats)	1 per 15 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 middle schools or plus 1 additional stall for every 10 students for high schools	1 per 25 stalls
Education, Elementary or Secondary		
Education, Higher (Public)		
Education, Technical		
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.

Angle of Parking	Stall Width	Stall Depth	Curb Length Per Vehicle	Minimum Drive Aisle Width (One Way)	Minimum Drive Aisle Width (Two Way)
Parallel along the curb - 0 degree	9 ft.	26 23 ft.	26 23 ft.	12 ft.	24 ft.
45 degree	9 ft.	21 18 ft.	9 ft.	15 ft.	26 24 ft.
60 degree	9 ft.	22 18 ft.	9 ft.	18 ft.	26 24 ft.
90 degree	9 ft.	20 18 ft.	9 ft.	24 ft.	26 24 ft.

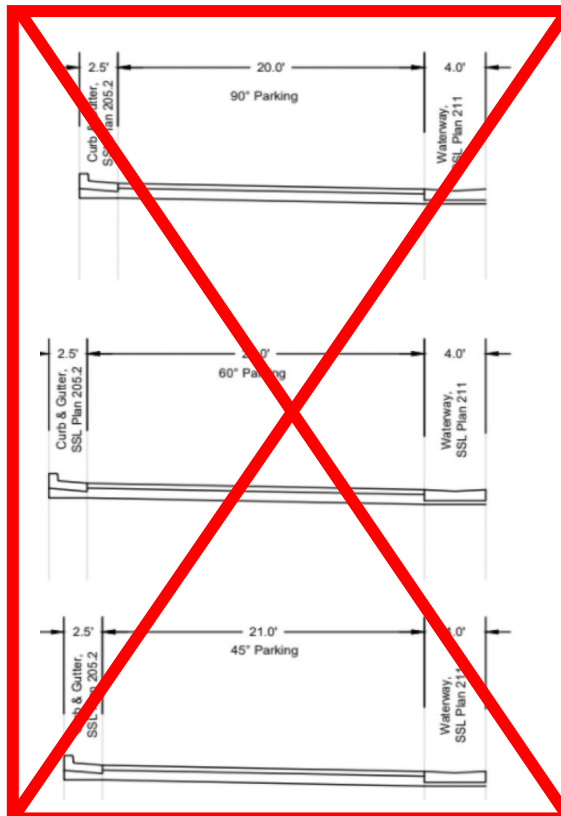
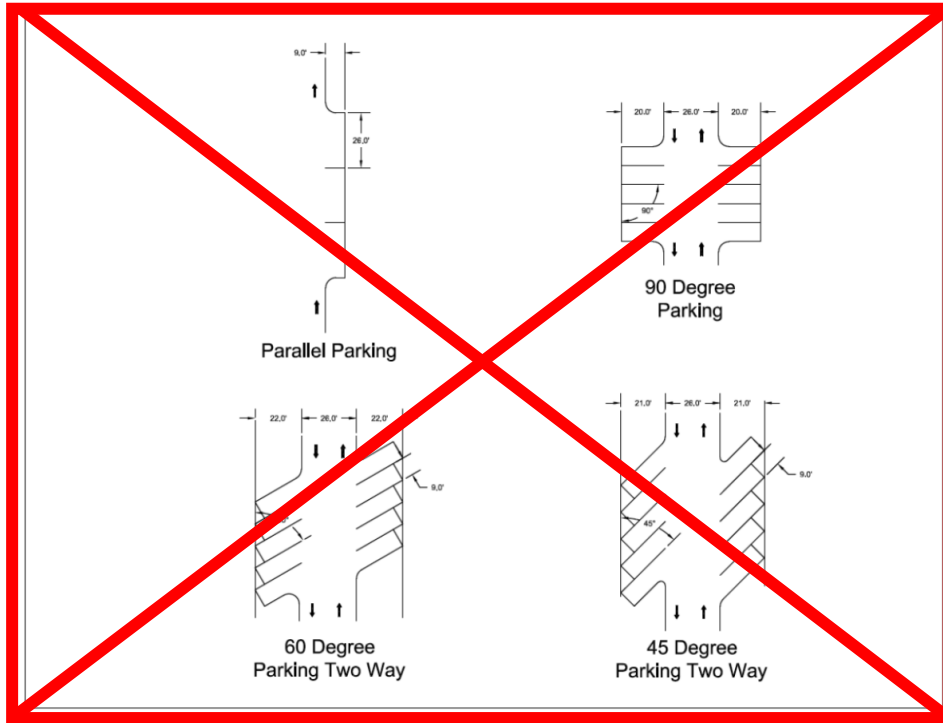
*Drive Aisle widths may be increased when required by the City Fire Marshal or City Engineer.



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

*More stacking may be required by the City Engineer, subject to a queue analysis completed by a licensed Professional Engineer with a background in transportation engineering or related field based on peak hour traffic.

D. ~~Transit Oriented Development Modification Plan~~ Parking Reduction Plan. The land use authority may approve a modification in the number of off-Street Parking Stalls required for a ~~Development 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. The Applicant must submit evidence that the proposed Development meets one (1) of the following below.
 - i. Located in Transit Oriented Development – Core (TOD-Core), Downtown, or East Streetcar district, or
 - ii. Located within a quarter (1/4) mile of a TRAX or Streetcar station.
- ~~b-a.~~ All Developments must submit a parking and traffic study performed by a licensed ~~transportation engineer Professional Engineer with a detailed description of the proposed Use, hours of operation, and anticipated parking demand.~~ Professional Engineer with a background in transportation engineering or related field. In addition, the Development shall submit a detailed description of the proposed, anticipated parking demand, proposed circulation plan, and describe any unique circumstances that would otherwise reduce the parking requirement.
- ~~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~~ All documentation shall be submitted to the Community Development Department and must comply with all applicable standards contained in this Chapter with the following exceptions:
 - i. The standard requirement for residential parking ~~is 1.5 stalls per unit in the district the development is located.~~
 - 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 ~~twenty percent (20%) or 1:1 stall per unit ratio.~~

- 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 for Developments that meet the requirements in 17.06.160(D): in the TOD-Core, Downtown, and East Streetcar districts:

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 twenty percent (20%) reduction in parking when located within the Transit Oriented Development-Core, Downtown, and East Streetcar districts. 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)~~ (G) 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. Manufacturing and Storage Warehouse Uses may receive up to a twenty percent (20%) reduction in parking when located within the Flex District. The applicant shall provide documentation supporting the proposed reduction. The parking reduction is at the discretion of the City Engineer based on the following standards.
 - a. All Developments must submit a parking and traffic study performed by a licensed transportation engineer or related field. In addition the Development shall submit a detailed description of the proposed Use (include the square footage), hours of operation, anticipated parking demand, proposed circulation plan, and describe any unique circumstances that would otherwise reduce the parking requirement.
 - b. Any Change of Use, expansion of use (employees, Use, Development), or transfer of property ownership would require the property owner to resubmit for consideration of any approved parking reduction.

- F. 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~~ **Professional Engineer with a background in transportation engineering or related field** when the request exceeds 20 stalls or an increase of ten percent (10%).
- G. 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; Ord. No. 2022-08, § I(Exh. A), 4-13-2022)

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.
This does not include deliveries such as package delivery and third party food services,

(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020; Ord. No. 2022-08, § I(Exh. A), 4-13-2022)

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)

ARTICLE III. LANDSCAPING

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 the City.
 - iii. No more than 35% of the front and side yard landscaped area in any new single-family residential development may be Turf Grass.
 - iv. No more than 20% of the front and side yard landscaped area in any new townhome, multi-family residential, commercial, or flex development may be Turf Grass.
 - v. No Turf Grass is permitted on Park Strips or areas less than eight feet in width in new development.
 - ~~iii-~~ vi. Turf Grass may be seeded on site, but the seeded area must be 100% covered with Turf Grass within one year.
 - ~~iv-~~ vii. Live Plant Material shall comprise at least 75% of the total Landscaped Area for all properties.
 - 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. 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~~ Turf Grass, 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. Turf Grass is not permitted in Park Strips.
 - e. 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*	50%	Street trees not allowed
	3' to 5'		Mulch, gravel, and stone	100	Groundcover Annual or perennial plants	50%	30' interval 2" caliper minimum
	More than 5'		Mulch, gravel, and stone	100	Groundcover Annual or perennial plants	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, street furniture)	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.
Other Residential	Less than 2'		Concrete, gravel, stone, and mulch	100%	Groundcover Annual or perennial plants Turf	50%	Street trees not encouraged.
	2' to 3'		Gravel, stone, and mulch	100%	Groundcover Annual or perennial plants Turf	50%	Street trees not encouraged.
	More than 3'		Gravel, stone, and mulch	100%	Groundcover Annual or perennial plants Turf	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	50%	Street trees not encouraged
	2' to 3'	Pavers - brick, stone, or concrete	Gravel, stone, and mulch	100%	Groundcover Annual or perennial plants	50%	Street trees not encouraged
	More than 3'		Gravel, stone, and mulch	100%	Groundcover Annual or perennial plants	50%	30' interval 2" caliper minimum tree grates or

					Tuff		tree wells with decorative gravel are required**
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* Hardy groundcover ~~may~~ may 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.

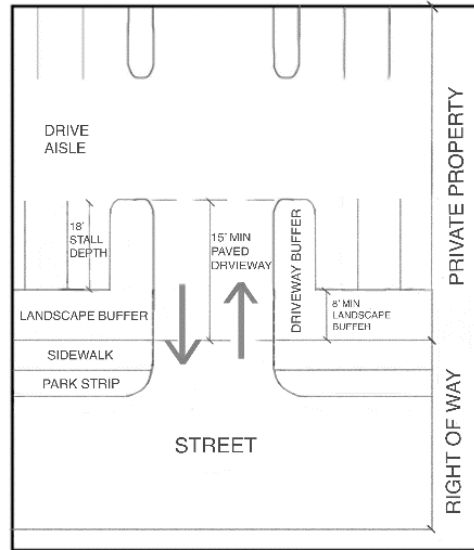
1. Applicability. The Landscaping standards in this Section shall be required for all properties with Frontage along State Street, 2100 South, 3300 South, 3900 South, 900 West, 300 West, 700 East, and Main Street.
2. Design Standards: 2100 South, 3300 South, 3900 South, 900 West, 300 West, 700 East, 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~~ 15 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~~ 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~~
- a) Driveway buffers shall be landscaped. The landscaping shall be a minimum of eight feet in width, as measured from back of curb to back of curb and shall run the length of the driveway.



- b) ~~Surface Parking Lots containing 60 or more customer stalls shall have landscaping islands every 15 stalls or median islands every two (2) rows.~~
- 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)~~ eight (8) feet in width, as measured from the back of the Parking Lot curb. ~~If a commercial Parking Lot abuts a Single Family Residential Use, the Perimeter Landscaping must be at least ten (10) feet in width.~~

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~~ 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. **No more than 35% of the front and side yard landscaped area in new single-family residential development may be Turf Grass.**
- ii. Each ~~front yard~~ 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. **No more than 20% of the front and side yard landscaped area in new multi-family residential development may be Turf Grass.**
- 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. **No more than 20% of the front and side yard landscaped area in new townhome residential development may be Turf Grass.**

- 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. **No more than 20% of the front and side yard landscaped area in new commercial and flex development may be Turf Grass.**
 - 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; Ord. No. 2022-08 , § I(Exh. A), 4-13-2022)

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
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
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; Ord. No. 2022-08 , § I(Exh. A), 4-13-2022)

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		
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	* 0'	* 5'	* 5'	* 10'	* 0'		
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	Flex (Building footprint <85K s.f.)	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	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	20	15	20	***	20	20	20	10	20	*	*	*	*-0'	*	0	10	**
Max—In Feet	25	20	20	15	30	20	25	30	20	25	***	30	25	N/A	15	40	*	*	*	± (25' to transit)	*	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; Ord. No. 2022-08, § I(Exh. A), 4-13-2022)

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.

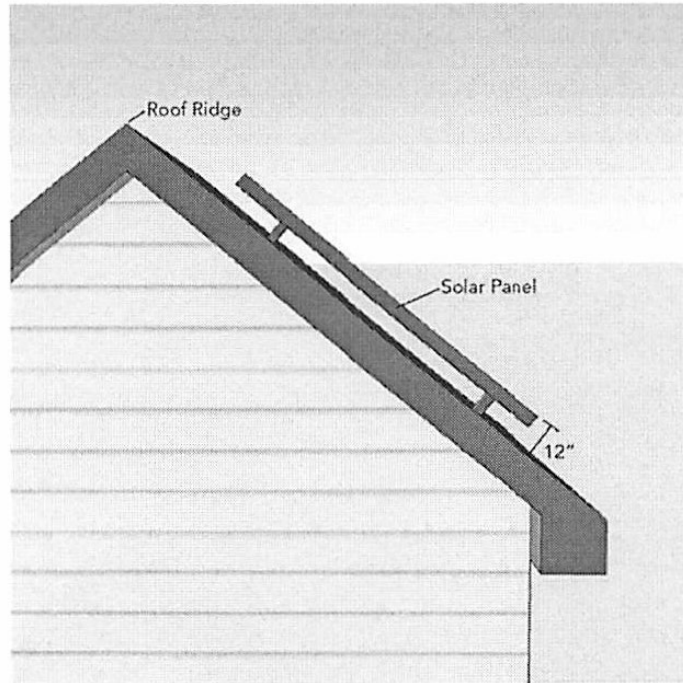
1. Fences.

- 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:

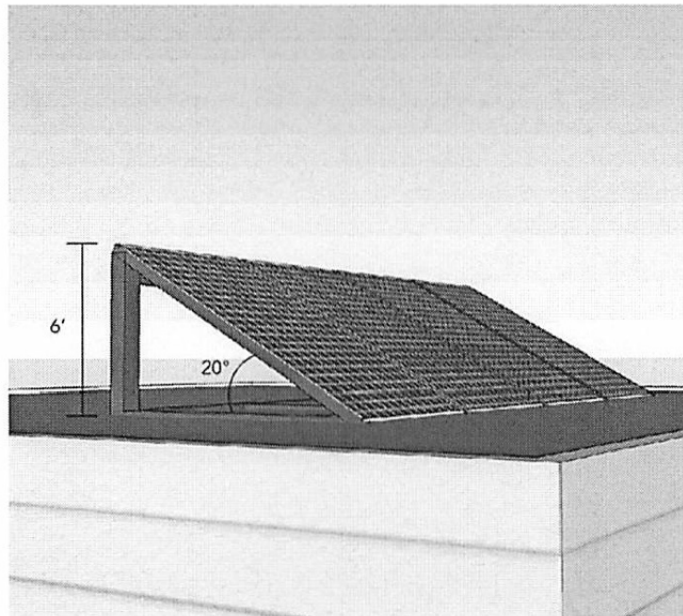
- a) They do not create a hazard, nuisance, or violation of other ordinances; and
 - b) The Applicant has submitted the signed approval of all property Owners whose property abuts the Applicant's property.
- 2. Clear View Regulations.
 - a. On Corner Lots, no obstruction to view will be permitted on 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 3/16th 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 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;

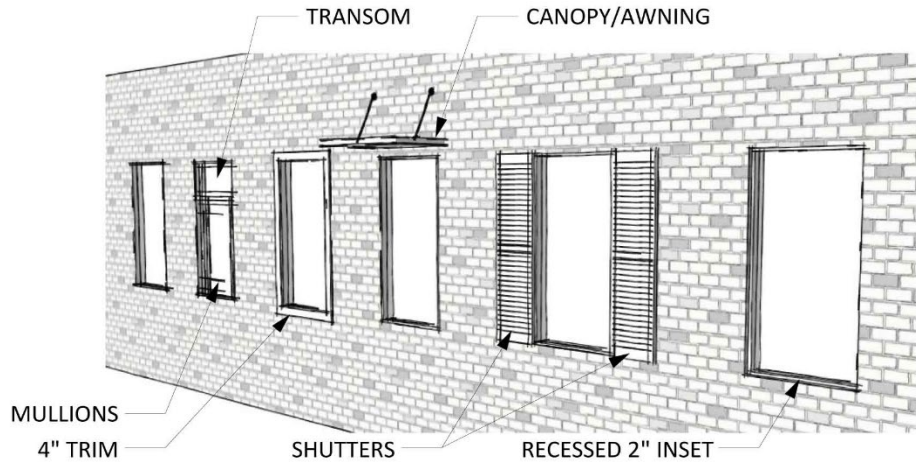
- ii. Setback from the roof edge; or
- iii. Architectural Elements attached to the Building.

(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.

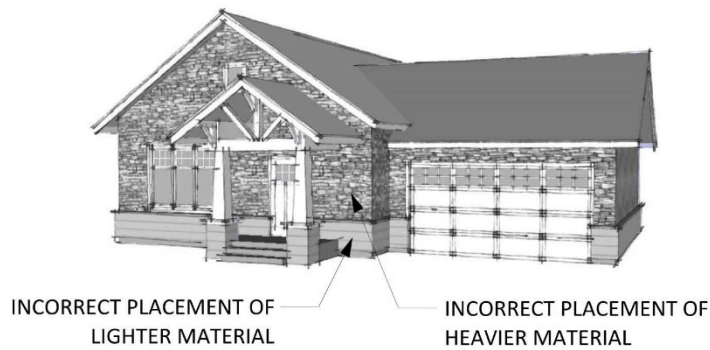
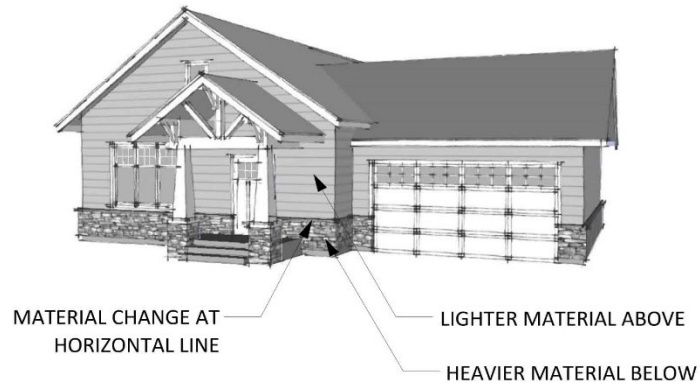
In addition to the general design standards contained in 17.07.050 the following design standards apply to all residential Building forms:

- 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").

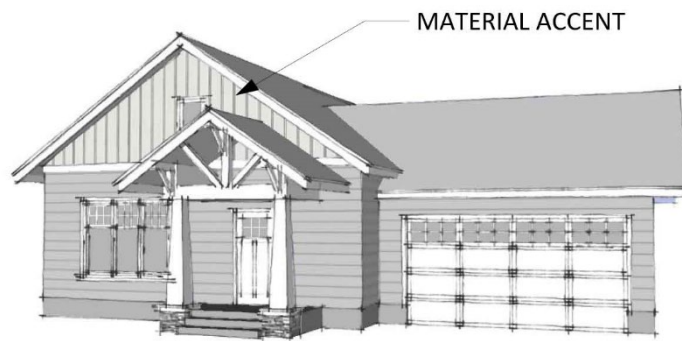


C. Materials.

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. Cementous fiber board; or
 - g. 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.



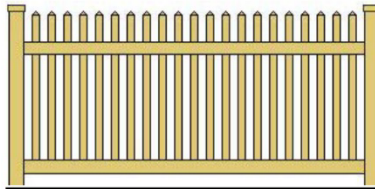
- c. Primary Façade materials and/or colors shall not change within two feet (2') of Building corners and shall continue along any Façade visible from a Street or pedestrian Right-of-Way. Materials may change where side or rear wings meet the main body of a Building. Primary Façade materials used on 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 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; Ord. No. 2022-08, § I(Exh. A), 4-13-2022)

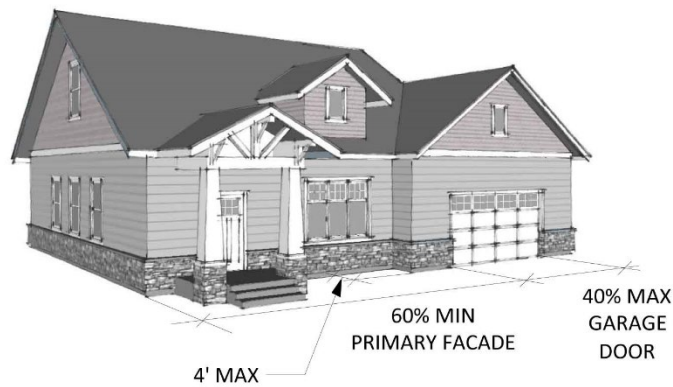
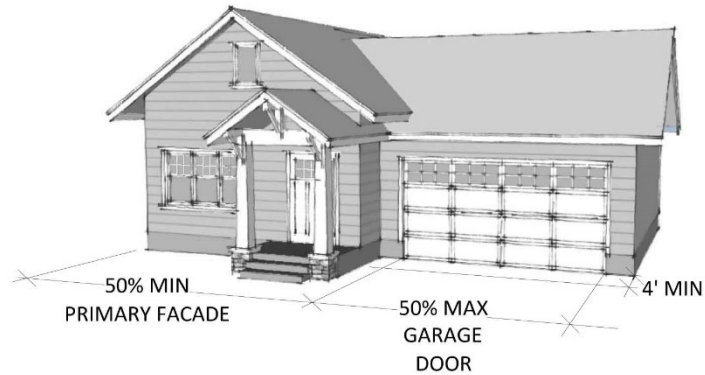
17.07.070 Single-Family Building Form.

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.

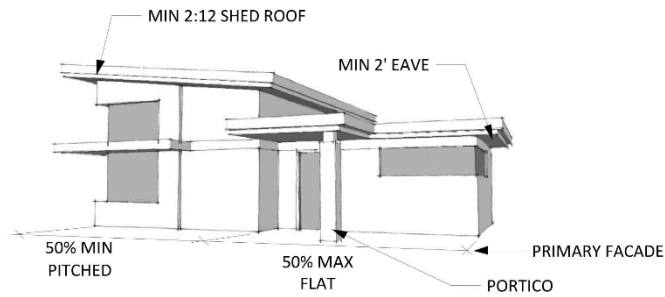
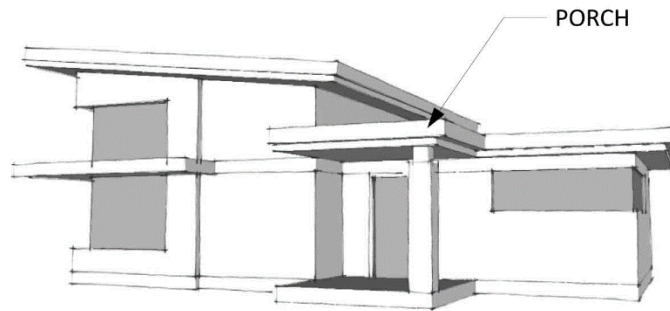
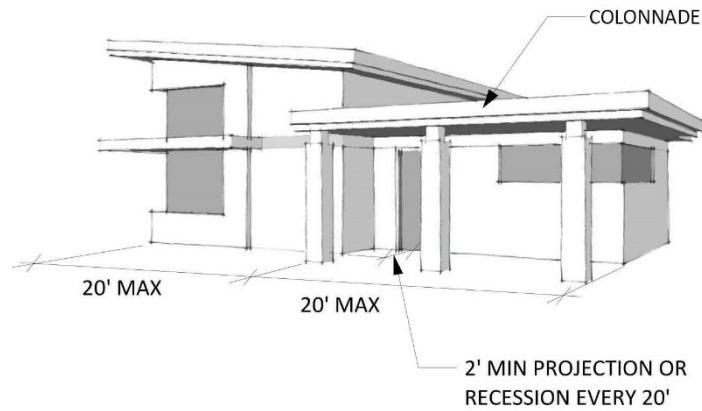
10. Carports are not permitted.



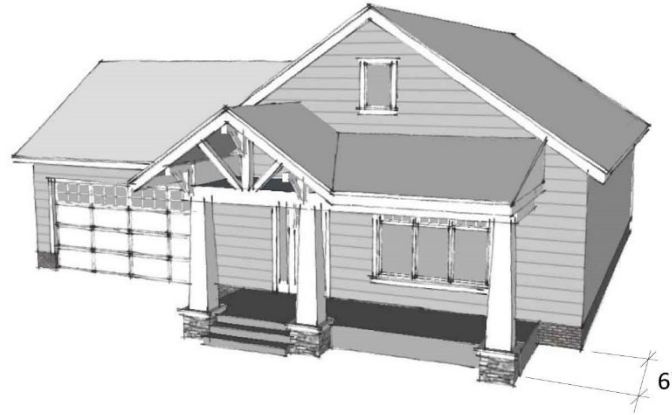
F. Roofs and Overhangs. Roofs and overhangs shall comply with the following standards:

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.

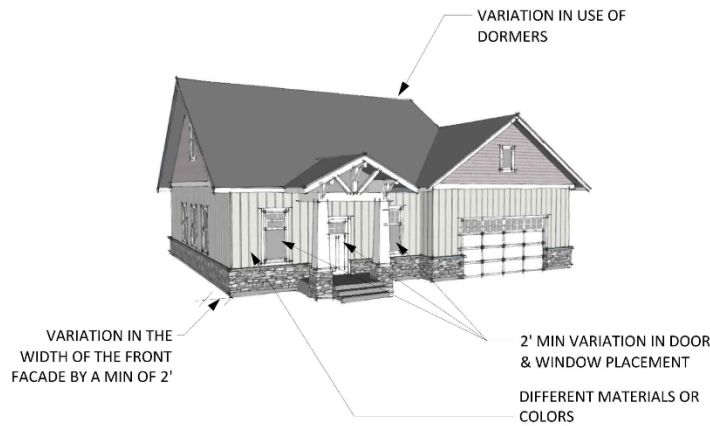
J. Architectural Variability.

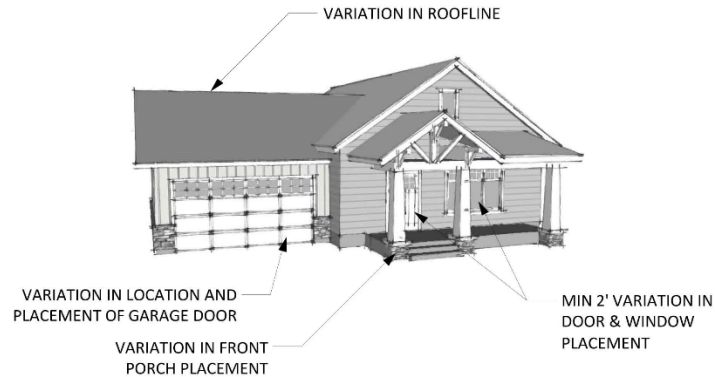
1. Developments with three to ten (3-10) units shall have a minimum of three (3) Distinctly Different Primary Façade variations.
2. Developments with greater than ten units shall add one additional Distinctly Different Primary Façade variation for each additional ten (10) units.
3. Mirror images of the 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.

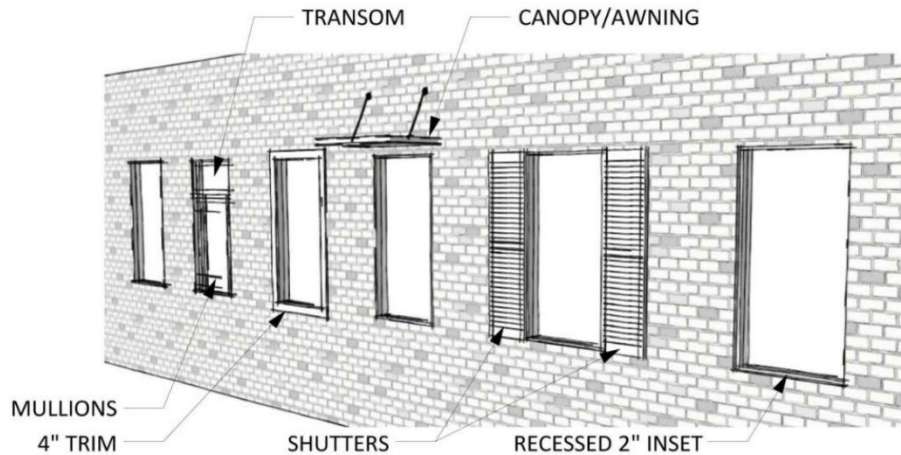
A. Frontage and Orientation.

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").



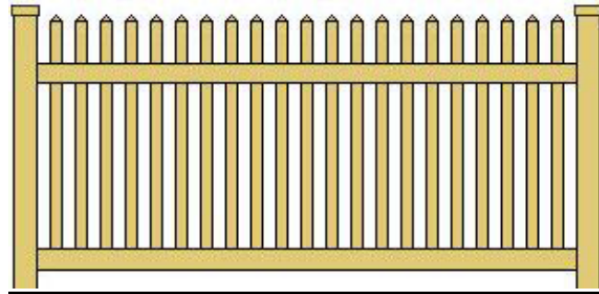
C. Building Materials.

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. 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; or
 - 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 garages ~~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.

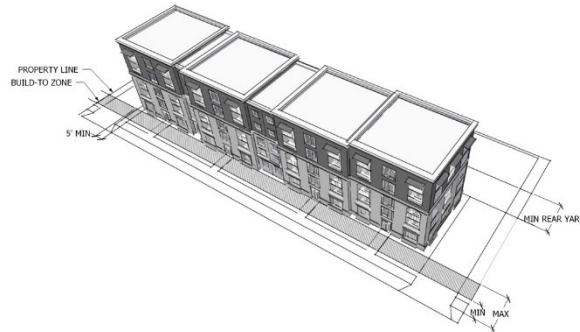


1. Building Requirements.
 - a. Unoccupied: The following standards apply to Accessory Structures that will not be occupied:
 - i. shall not exceed one Story and shall total no more than 700 square feet;
 - ii. shall be of similar architectural style, be clad in similar materials, and shall be a similar 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; Ord. No. 2022-08 , § I(Exh. A), 4-13-2022)

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; Ord. No. 2022-08 , § I(Exh. A), 4-13-2022)

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
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<p>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.:</p>	<p>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.:</p>	<p>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.:</p>	<p>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.:</p>
<p>Individual garages for at least fifty percent (50%) of all units</p> <p>Private Porches, patio, or balconies for every unit— at least 70 square feet each</p> <p>Upgraded floor coverings (hardwood, tile, concrete, or similar)</p> <p>Solid Doors throughout unit</p> <p>Smart Building Capabilities</p> <p>Trash Valet</p> <p>Walk-In Closets— minimum of 6ft x 6ft</p> <p>Dishwasher</p>	<p>Exterior Social Area—at least 1000 square feet</p> <p>Project Security— automated gate or guard</p> <p>Enclosed Parking Garage</p> <p>Secured, Enclosed Storage Units, at least 80 sq/ft in size, for each Dwelling Unit</p> <p>Public Transit Passes provided to each Dwelling Unit</p> <p>Permanent On-Site Social Activities</p> <p>Library, Office, or Meeting Facilities</p> <p>Secure Package Room/Package Lockers</p> <p>Freight elevator or loading area</p> <p>Polished concrete in Building hallways</p> <p>Rooftop patio/garden</p>	<p>Pool—at least 400 square feet</p> <p>Internal Fitness Facilities at least 1000 square feet in size</p> <p>Secured, programmed, children's playground (at least 1,000 sq/ft)</p> <p>Hot Tub</p> <p>Community Garden</p> <p>Perimeter Trail—a minimum ten-foot wide (10') sidewalk that extends along at least two sides of the Lot and connects to a public trail or Public Open Space</p> <p>Sport Court/Field</p> <p>Bike Storage, Repair and Washing Area</p> <p>Outdoor Dog Park— at least 1000 square feet in size</p> <p>Grilling Stations and Outdoor Pavilions</p> <p>Bike Share/Green Bike program</p>	<p>Compliance with ENERGY STAR New Homes Standard for Buildings three stories or fewer</p> <p>Compliance with ENERGY STAR Multi-Family High-Rise Program for Buildings four stories or greater</p> <p>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.</p> <p>Electric Vehicle Charging Stations</p> <p>Participation in a recycling program as part of a rental agreement or HOA</p> <p>Installation of tankless hot water systems.</p> <p>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</p>

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
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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.:
<p>Upgraded floor coverings (hardwood, tile, concrete, or similar)</p> <p>Solid Doors throughout unit</p> <p>Smart Building Capabilities</p> <p>Walk-In Closets—minimum of 6ft x 6ft</p> <p>Dishwasher</p> <p>220 Volt garage power for EV charging</p> <p>Hot Tub</p> <p>Fully amenitized rooftop garden/deck comprising at least 50% of the roof area</p> <p>Installation of tankless hot water systems</p> <p>Balcony on each unit (minimum 6 feet in depth, 70 square feet in area)</p>	<p>Secured, Enclosed Storage Units, at least 80 sq/ft in size, for each Dwelling Unit</p> <p>Clubhouse, Library, Office, or Meeting Facilities (min 1,000 square feet)</p> <p>Secure Package Room/Package Lockers</p> <p>Rooftop patio/garden</p>	<p>Pool—at least 400 square feet</p> <p>Internal Fitness Facilities at least 1000 square feet in size</p> <p>Secured, programmed, children's playground (at least 1,000 sq/ft)</p> <p>Community Garden</p> <p>Sport Court/Field</p> <p>Bike Storage, Repair, and Washing Area</p> <p>Outdoor Dog Park- at least 1000 square feet in size</p> <p>Grilling Stations and Outdoor Pavilions</p> <p>Bike Share/Green Bike program</p>	<p>Compliance with ENERGY STAR New Homes Standard for Buildings three stories or fewer</p> <p>Compliance with ENERGY STAR Program for Buildings four stories or greater</p> <p>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.</p> <p>Electric Vehicle Charging Stations</p> <p>Participation in a recycling program as part of a rental agreement or HOA</p> <p>Demonstrated compliance with any of the criteria listed in the Site Improvements, Water Conservation, or Energy Efficiency sections of the <i>2011 Enterprise Green Communities Criteria</i></p>

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

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:

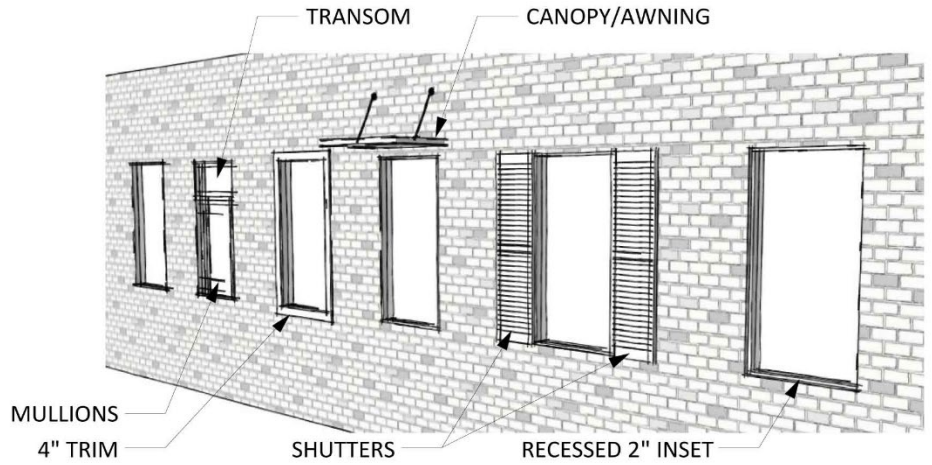
Building Form	Minimum Height	Maximum Height
Single-Story Commercial	20 feet	36 feet
Civic	28 feet	65 feet
Office	26 feet	65 feet
Large Format Commercial	26 feet	36 feet
Flex	30 feet	65 feet
Indoor Storage Climate Controlled	30 feet	Unlimited*

*Unlimited height applies to the Downtown District only, in the Commercial Corridor the maximum height is 65 feet.

D. Materials.

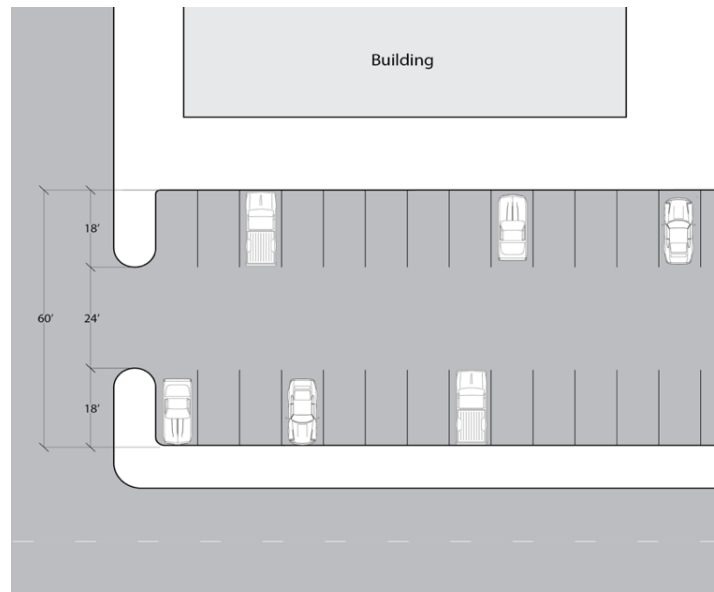
1. Primary Materials.
 - a. The following shall be additional permitted Primary Materials:
 - I. Cast concrete;
 - II. Brick; or
 - III. Stone.
 - b. All Buildings shall use low-reflectance, subtle, and neutral colored Primary Materials.
2. Secondary Materials.
 - a. The following shall be additional permitted Secondary Materials:
 - i. Cementitious fiber board; or
 - ii. Architectural metal paneling.

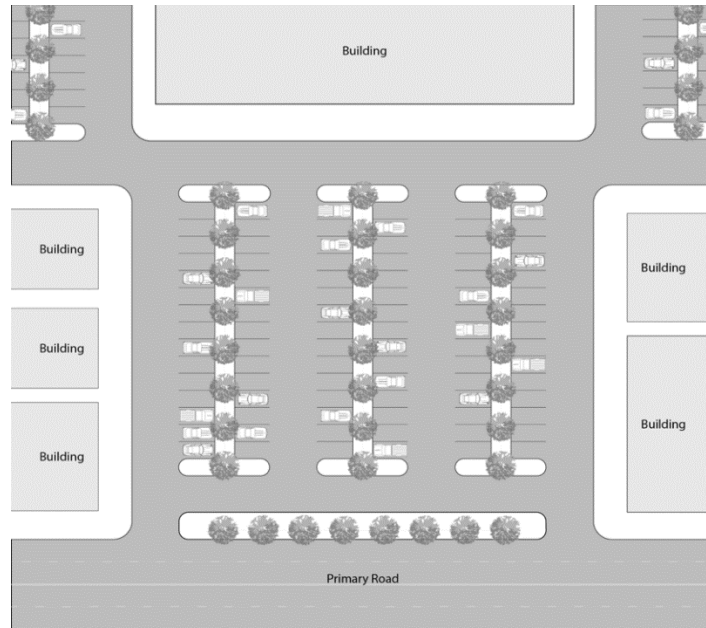
- b. Secondary Materials may feature brighter colors and need not be neutral in color.
 - 3. Prohibited Materials. No Building shall use the following materials on any Façade:
 - a. Stucco;
 - b. Vinyl siding; or
 - c. Aluminum siding.
 - 4. All Buildings shall use at least two (2) materials on each 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.



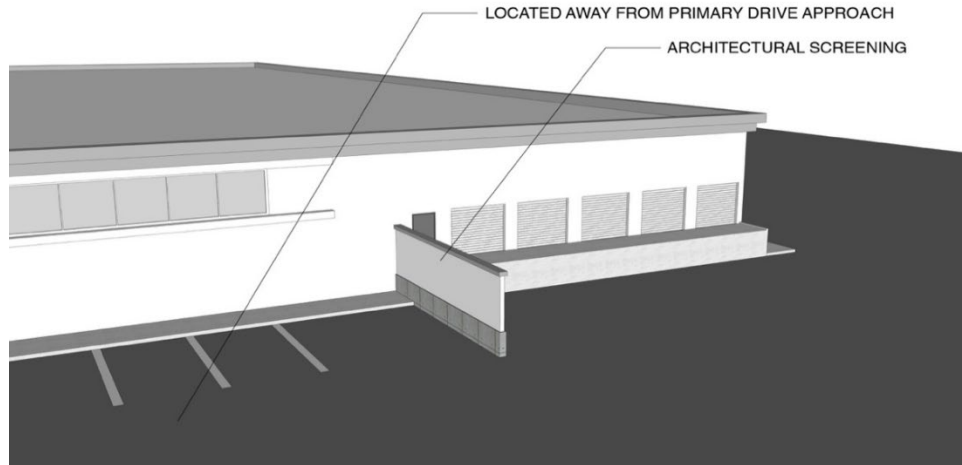
F. Off-Street Parking Areas. In addition to the parking and Landscaping requirements found elsewhere in this Title, the following requirements apply to all non-residential Buildings:

- ~~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.~~ 1. Multiple-Building Development. Buildings shall be arranged to frame and enclose at least three (3) sides of all Parking Areas.
- ~~3.~~ 2. Surface Parking Lots containing 100 or more stalls shall be organized into a series of parking bays surrounded by Buildings, Landscaping, pedestrian walkways, 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, **composite**, 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. 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 that abuts the Residential Use.

1. **A Single Family Use shall have a 10-foot (10') Buffer.**
2. **A Non-Single Family Use shall have an 8-foot (8') Buffer.**

- 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; Ord. No. 2022-08 , § I(Exh. A), 4-13-2022)

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. 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)

17.07.130 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.

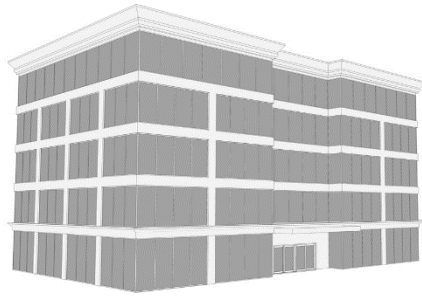


- A. Orientation. Accessory Buildings shall be located behind the Primary Façade of the Primary Building and shall be arranged to create secondary gathering space on the site.
- B. Materials.
 1. Primary Materials. Additional permitted Primary Materials shall include:
 - a. Integral color CMU; or
 - b. Marble.
 2. Secondary Materials. 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)

17.07.140 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. 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)

17.07.150 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. 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)

17.07.160 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. Each Façade that fronts on a Street may have a minimum of 15% windows if the following are met:
 - a. The building is setback 100 feet or more from the property line,
 - b. Landscaping is upgraded to screen the building, and
 - c. Additional architectural elements are added for visual relief.
 - 3. 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)

17.07.170 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.

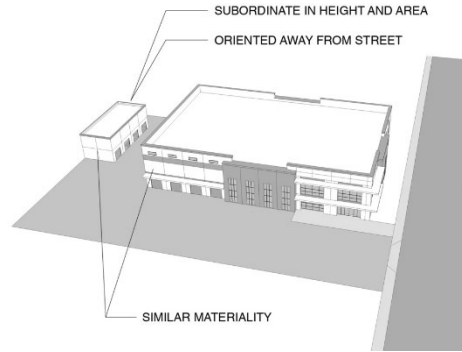
- A. Materials
- 1. Primary Materials. Additional Primary Materials shall include:
 - a. Natural or synthetic stone;
 - b. Integral color CMU;
 - c. High-quality pre-stressed concrete systems;
 - d. Finished and treated tilt-up concrete panels; or
 - e. Insulated metal panels

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 EIF'S.
- B. Façades.
1. All facades shall have the same level of architectural design and exterior materials.
 2. The Primary Façade 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-cutttable 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.

(Ord. No. 2022-08 , § I(Exh. A), 4-13-2022)

17.07.190 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; Ord. No. 2022-08 , § I(Exh. A), 4-13-2022)

Ord. No. 2022-08 , § I(Exh. A), adopted April 13, 2022, redesignated the former section 17.07.180 as section 17.07.190. The historical notation has been preserved for reference purposes.

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; Ord. No. 2022-08 , § I(Exh. A), 4-13-2022)

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, the 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, the 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; Ord. No. 2022-08 , § I(Exh. A), 4-13-2022)

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

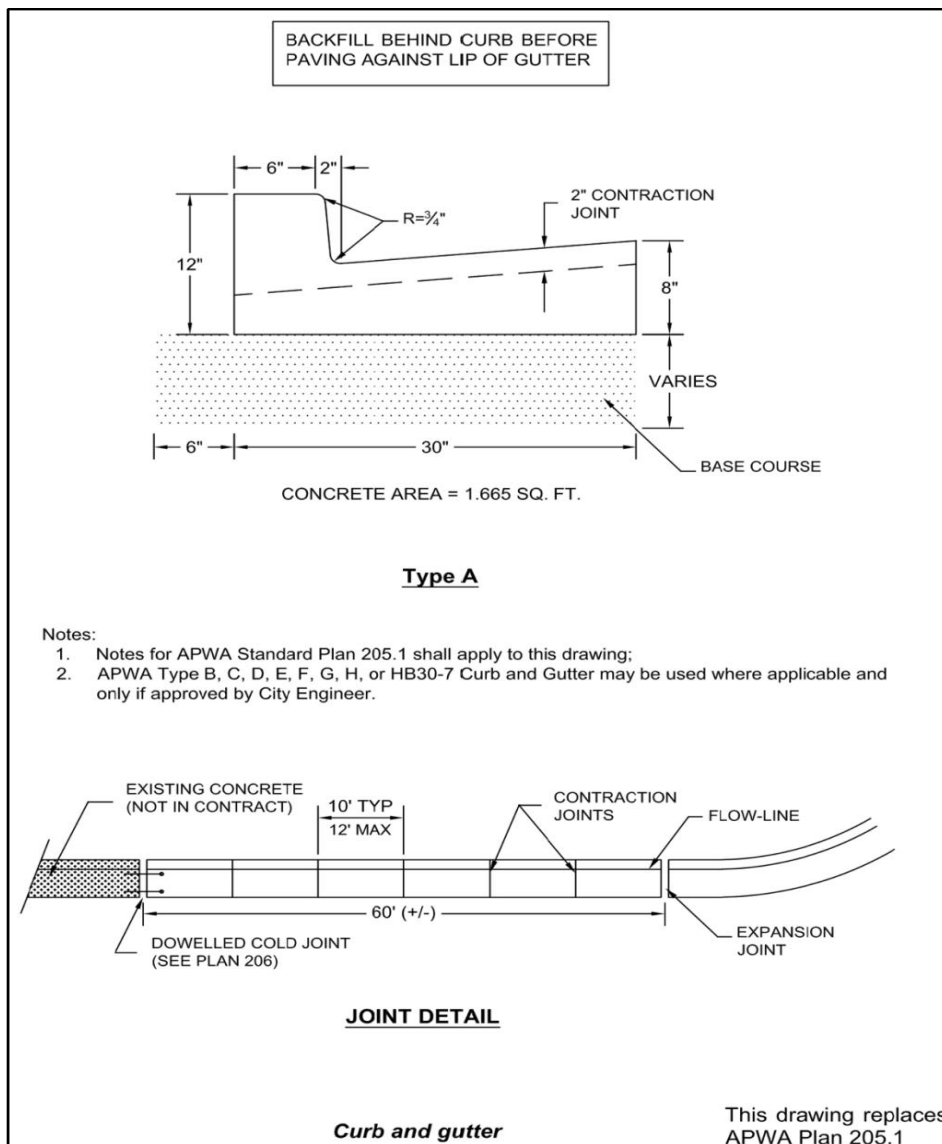
- b. If the municipality has inspected and accepted a portion of the Landscaping or Infrastructure Improvements, 100% of the incomplete or unaccepted Landscaping or Infrastructure Improvements.
 - 4. The Improvement Completion Assurance (and any performance Guaranty is made for the benefit of the public.)
 - 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)

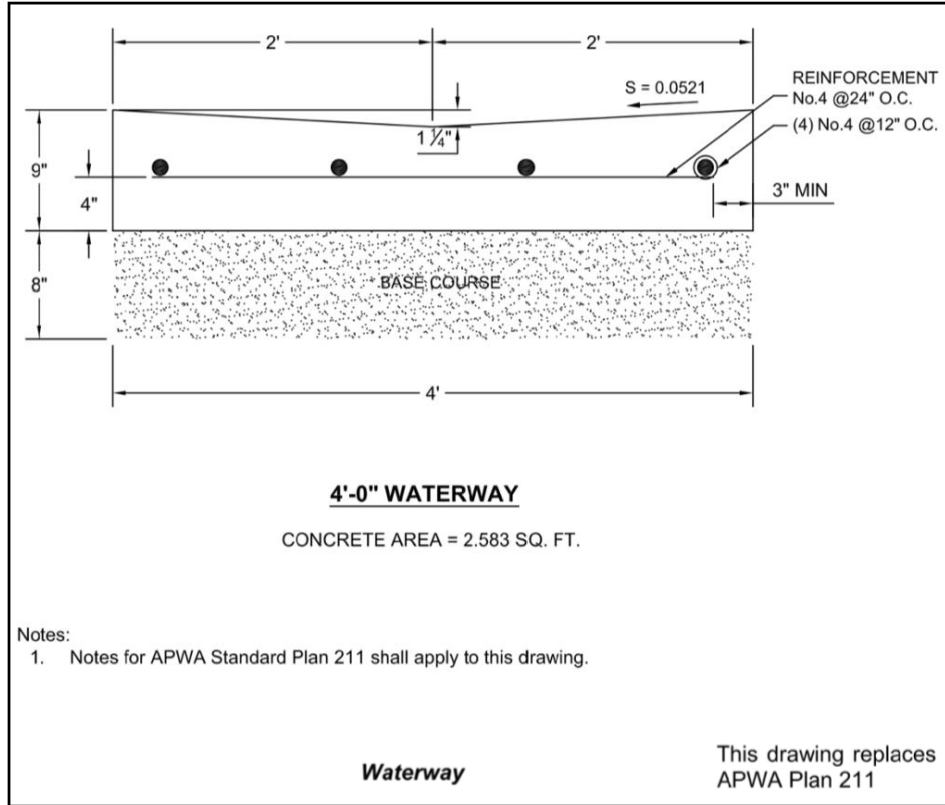
17.10.120 Requirements for Improvements and Design.

- 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.

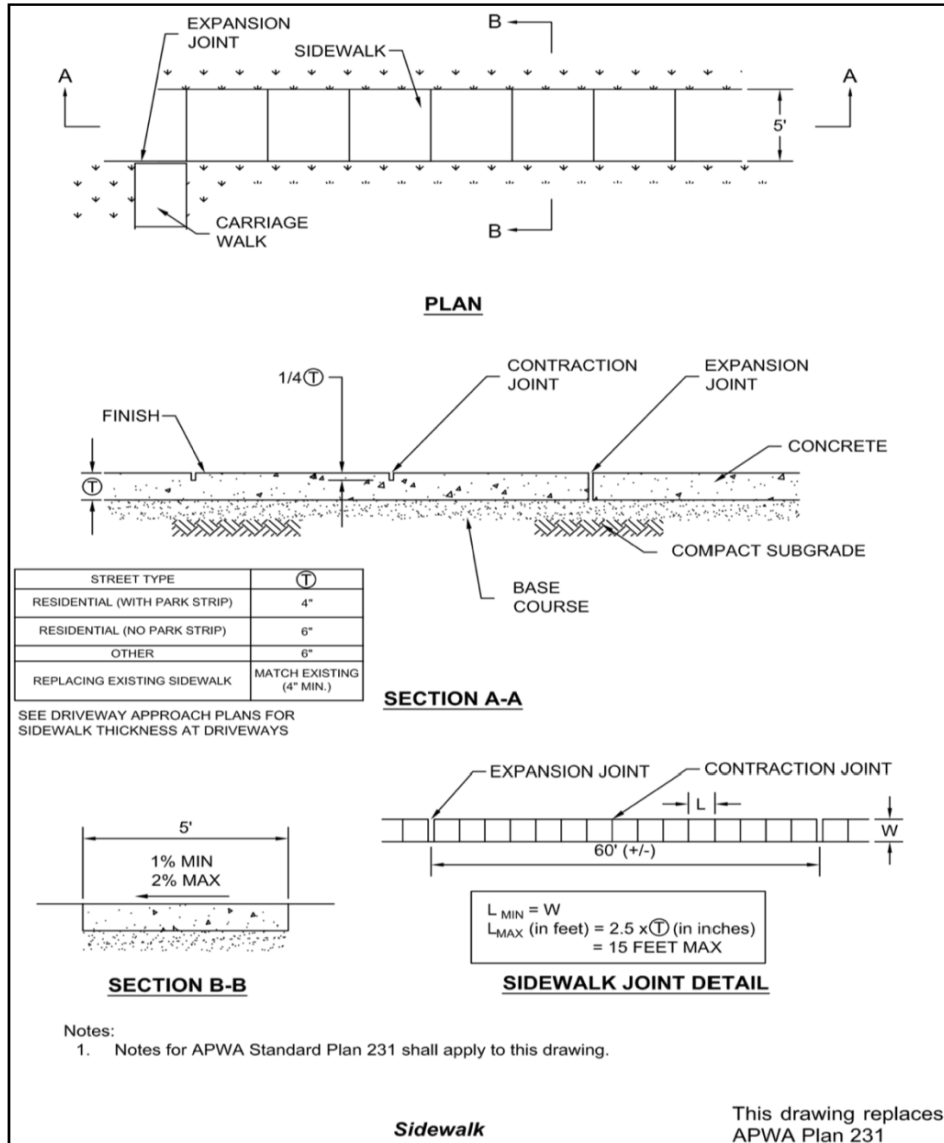
- i. Plan 205.1: Curb and gutter. The City's standard plan is depicted below and replaces APWA Plan 205.1.



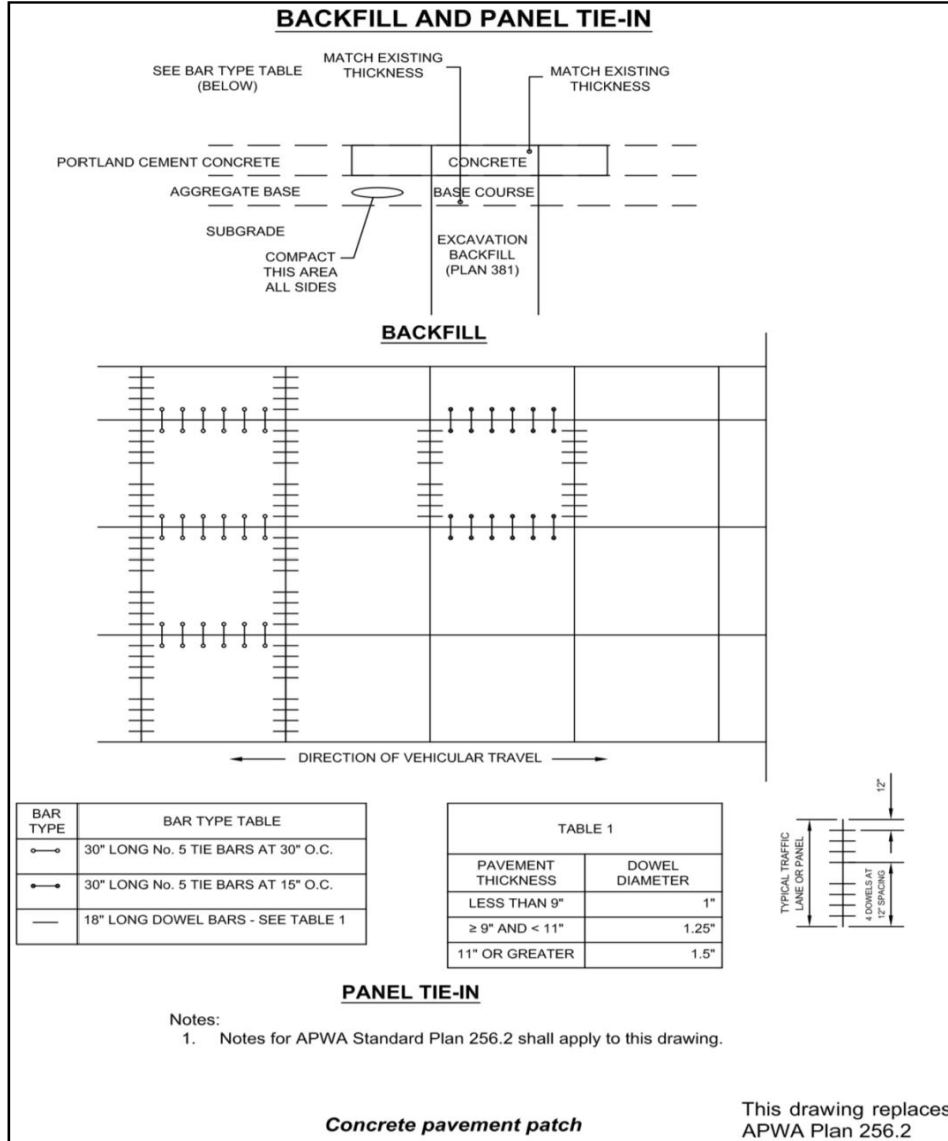
- ii. Plan 209: Curbs. No details from plan 209 are acceptable. The City of South Salt Lake standard is Type A, from plan 205.1.
- iii. Plan 211: Waterway. The City's standard plan is depicted below and replaces APWA Plan 211. The City of South Salt Lake standard shall be a four-foot (4') waterway. No other details are acceptable.



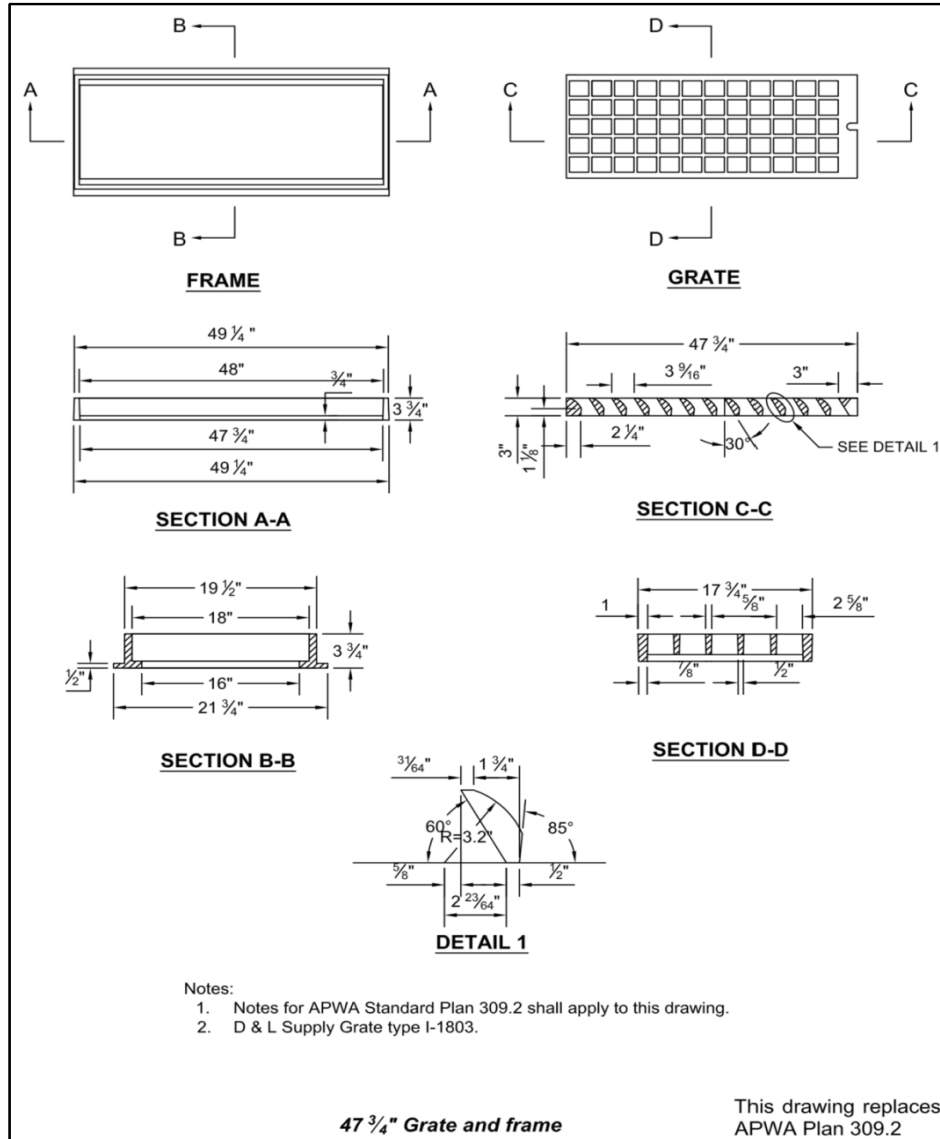
- iv. Plan 225: Open driveway approach. This plan is not acceptable and is deleted.
- v. Plan 229.1: Bridge driveway approach. This plan is not acceptable and is deleted.
- vi. Plan 229.2: Bridge driveway approach. This plan is not acceptable and is deleted.
- vii. Plan 231: Sidewalk. The City's standard plan is depicted below and replaces APWA Plan 231. The City of South Salt Lake only accepts sidewalk widths of five feet (5').



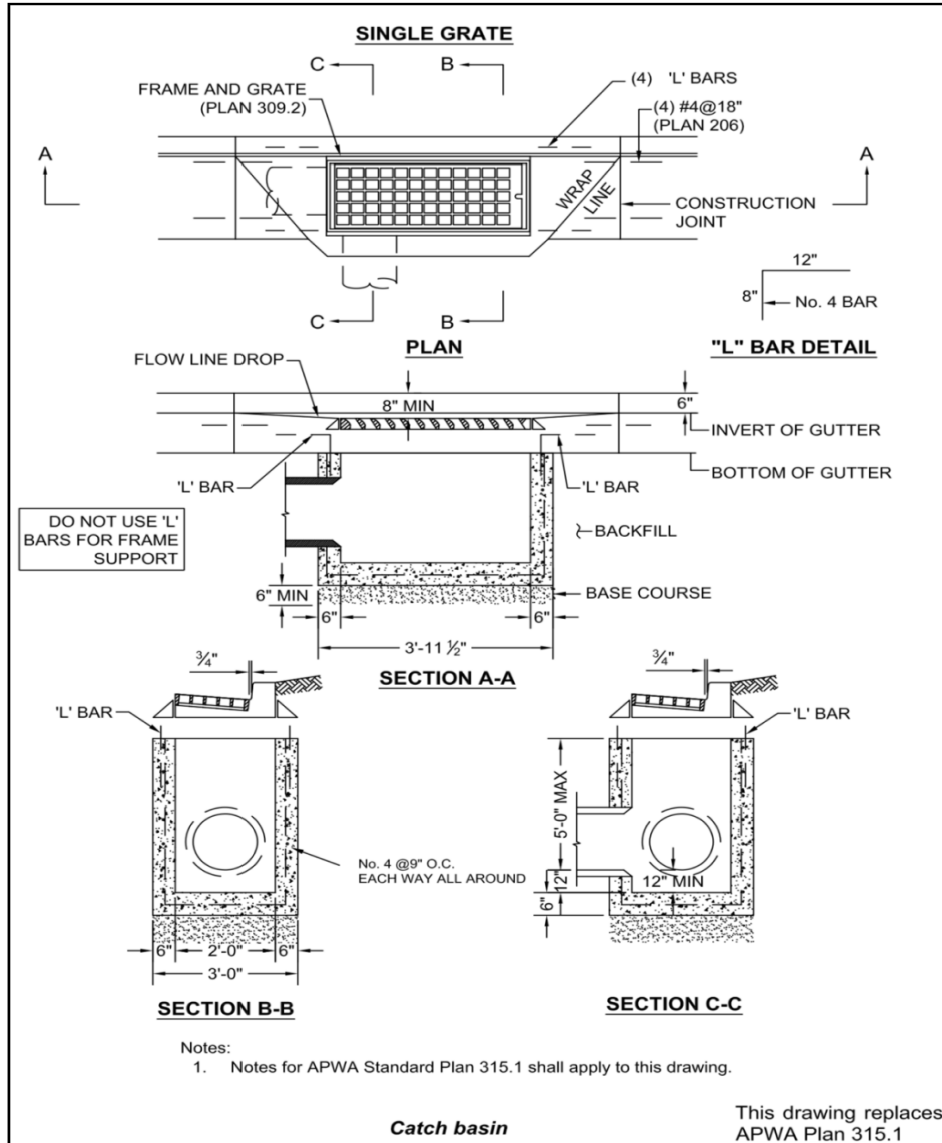
- viii. Plan 235.1: Corner curb cut assembly. The City of South Salt Lake standard is Example B. Example A may be acceptable, at the City Engineer's sole discretion, if Example B is not feasible for the particular project.
- ix. Plan 235.2: Corner curb cut assembly. This plan is not acceptable and is 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.



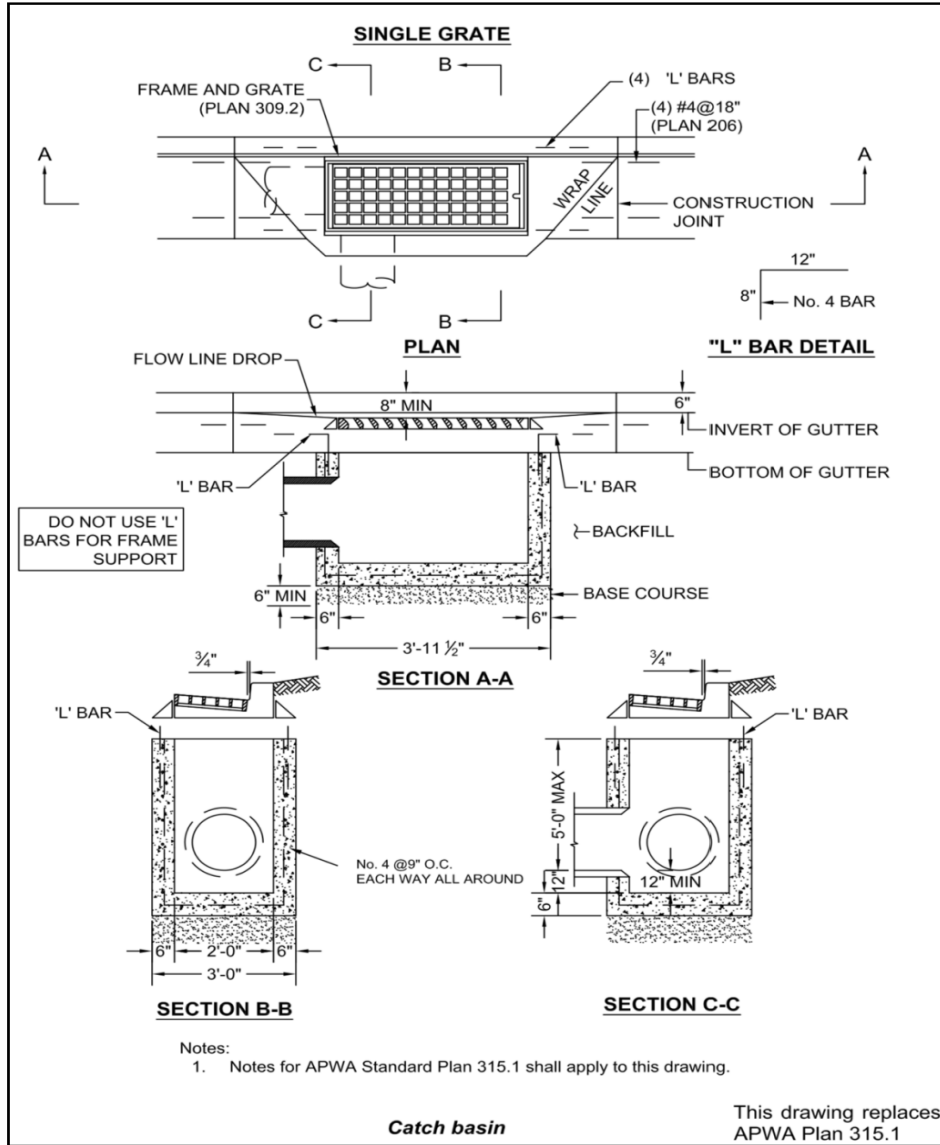
- b. Drainage catch basins, inlets, outlets, and hardware standards.
- i. Plan 303: 44" Frame and cover. This plan is not acceptable and is deleted.
 - ii. Plan 304: 48" Cover and frame. This plan is not acceptable and is deleted.
 - iii. Plan 305.1: 51" Cover and frame. This plan is not acceptable and 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.



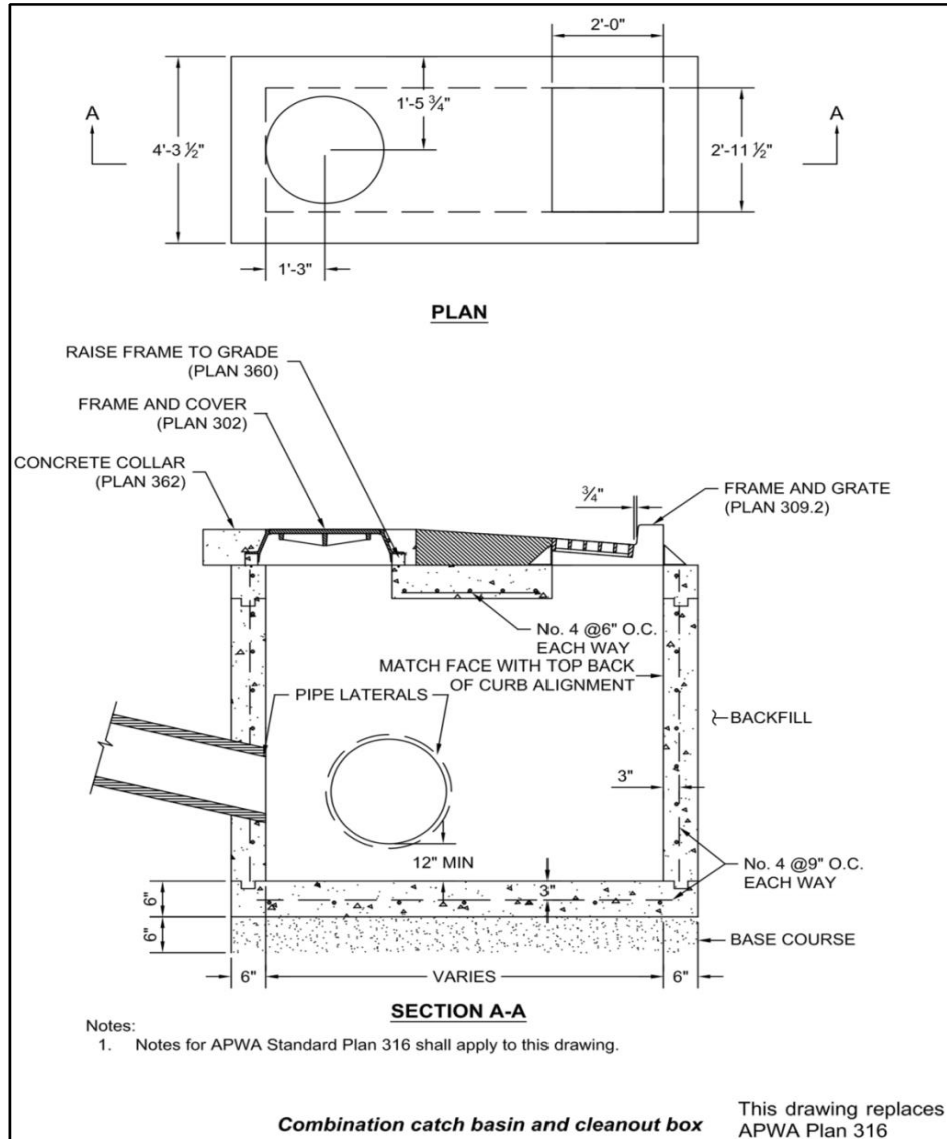
- viii. Plan 310: 48" Grate and frame. This plan is not acceptable and is deleted.
- ix. Plan 315.1: Catch basin. The City's standard plan is depicted below and replaces APWA Plan 315.1. Curb hoods are not allowed.



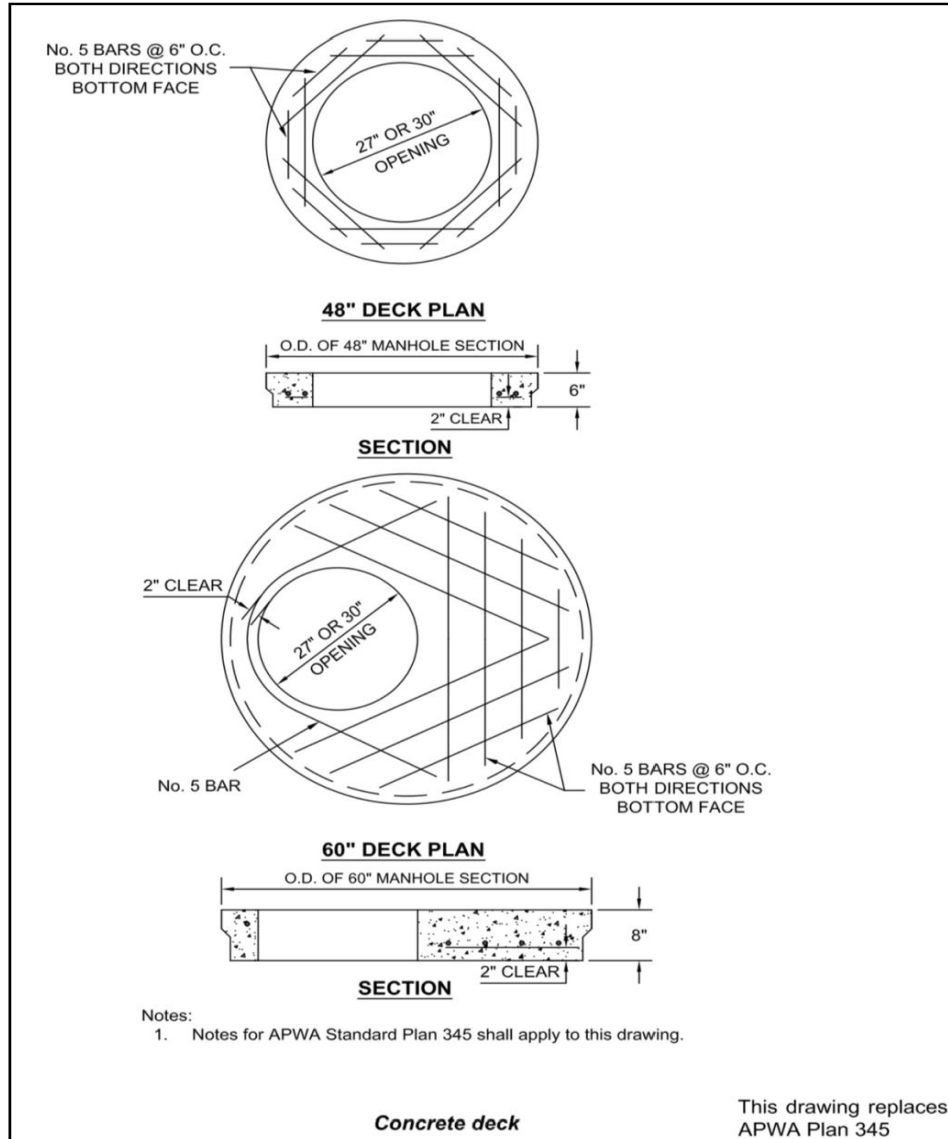
- x. Plan 315.2: Catch basin. The City's standard plan is depicted below and replaces APWA Plan 315.2. Curb hoods are not allowed.



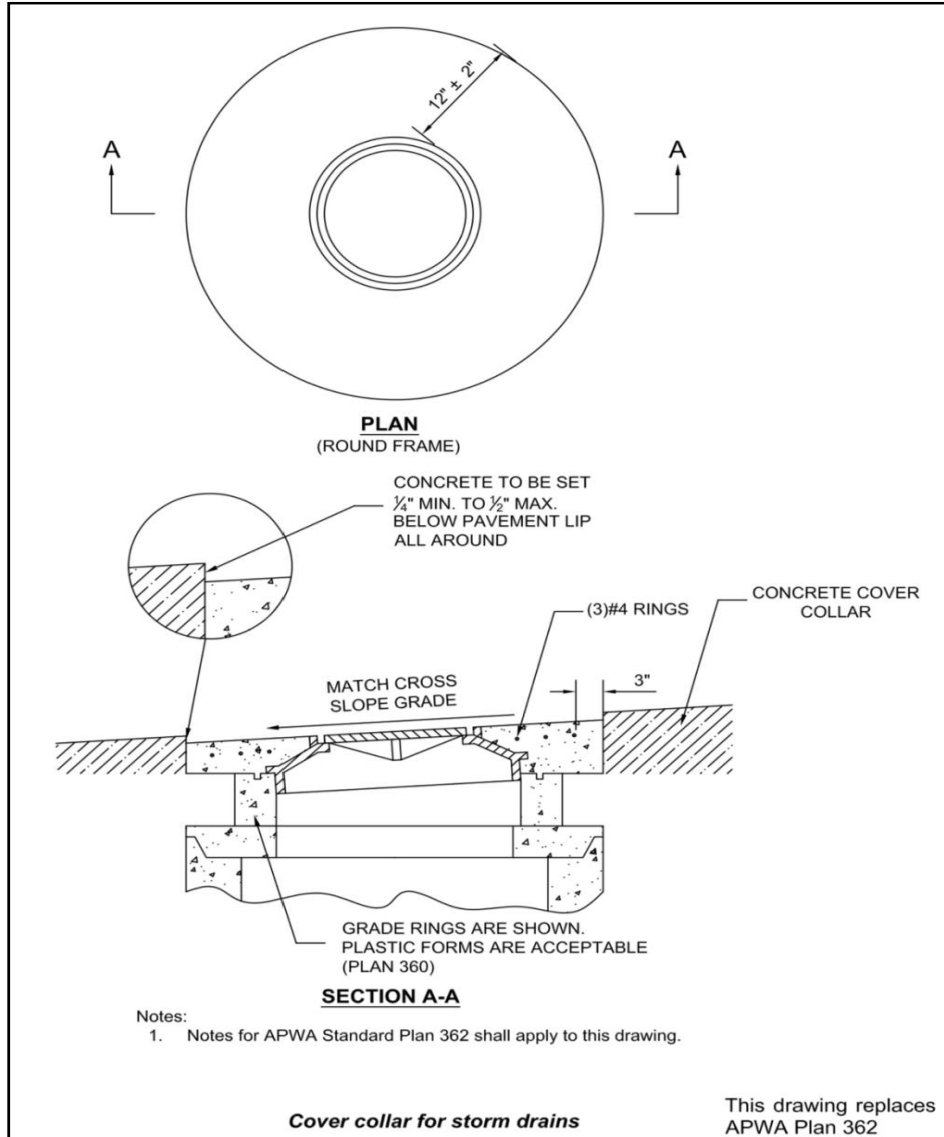
- xi. Plan 316: Combination catch basin and cleanout box. The City's standard plan is depicted below and replaces APWA Plan 316. Curb hoods are not allowed.



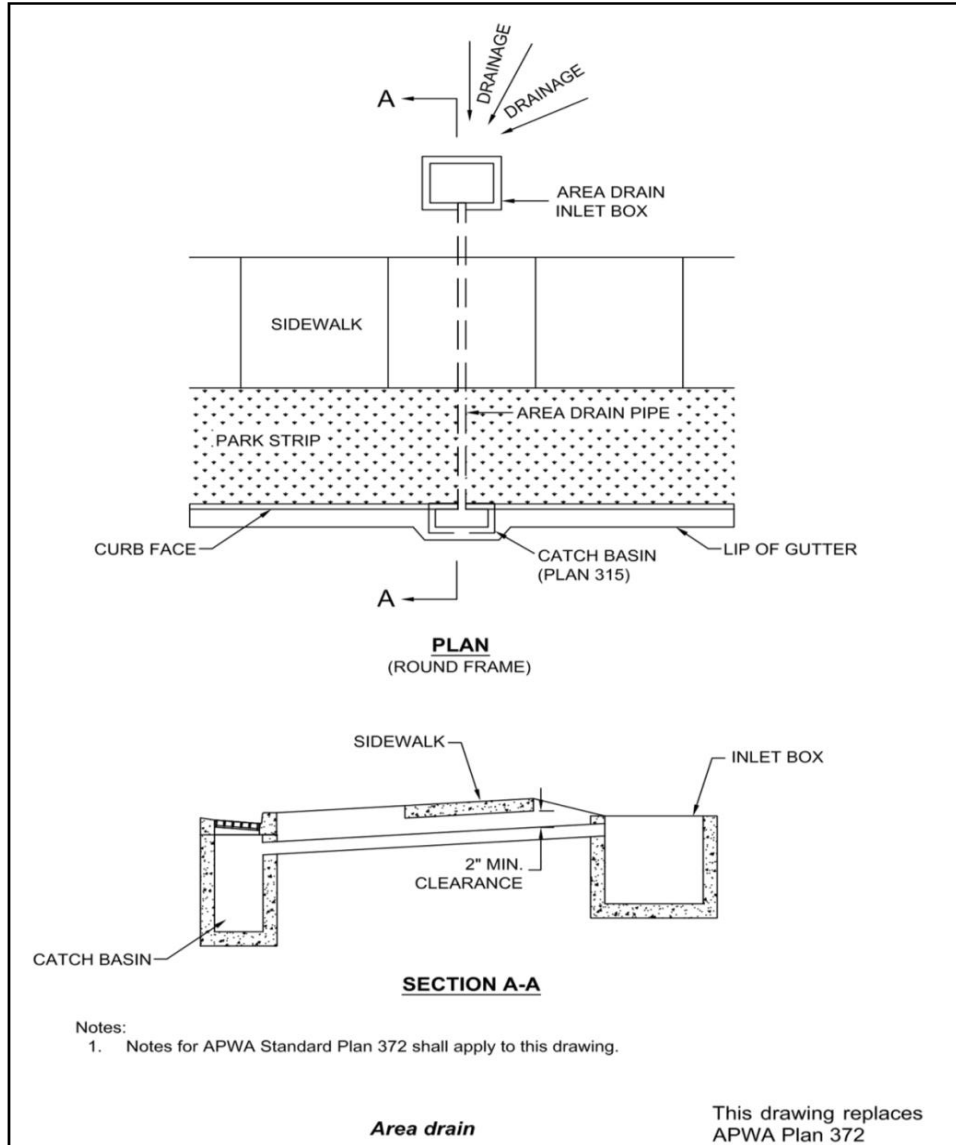
- xii. Plan 317: Curb face and inlet box. This plan is not acceptable and is deleted.
- xiii. Plan 322: Curb face outlet box. This plan is not acceptable and is deleted.
- xiv. Plan 331.1: Cleanout box. This plan is not acceptable and is deleted.
- xv. Plan 331.3: Cleanout box. This plan is not acceptable 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.



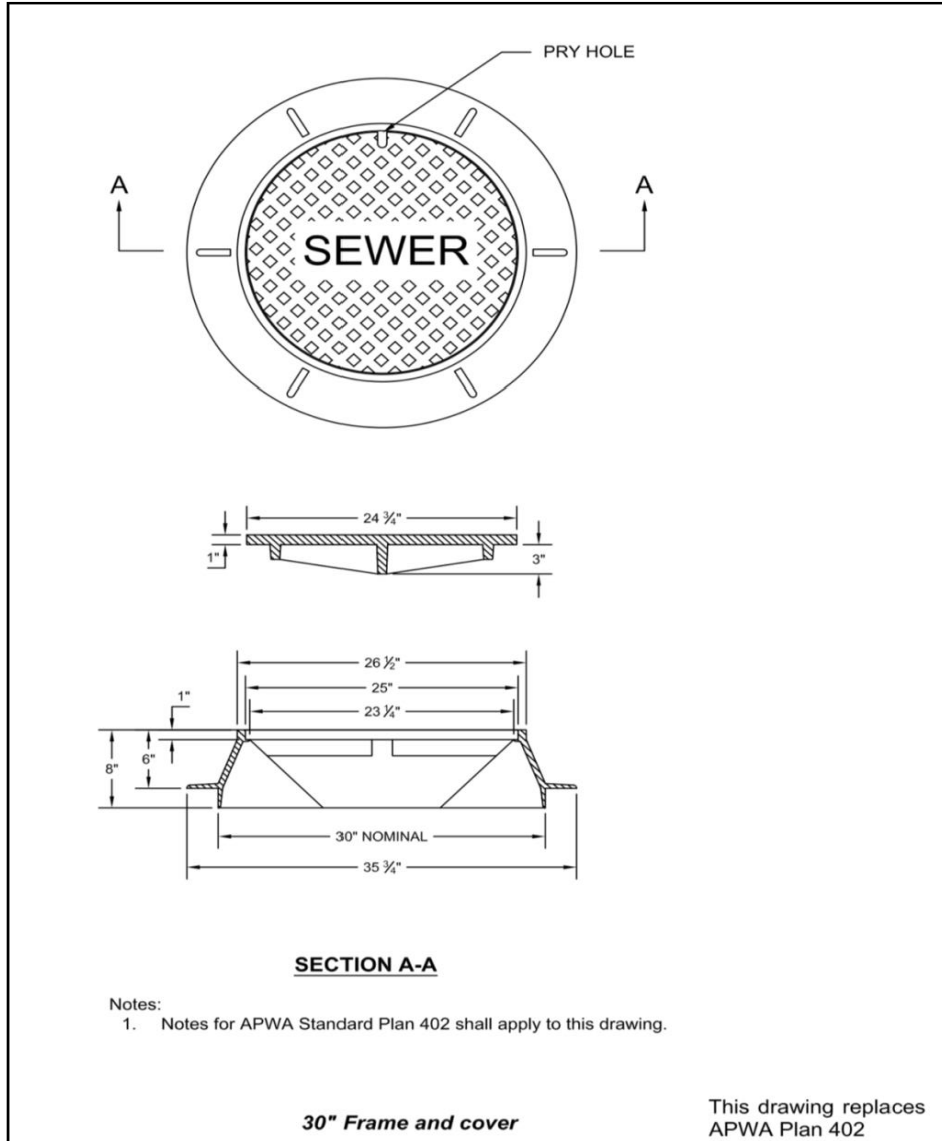
xvii. Plan 362: Cover collar for storm drains. The City's standard plan is depicted below and replaces APWA Plan 362. The only acceptable detail is in Section A-A.



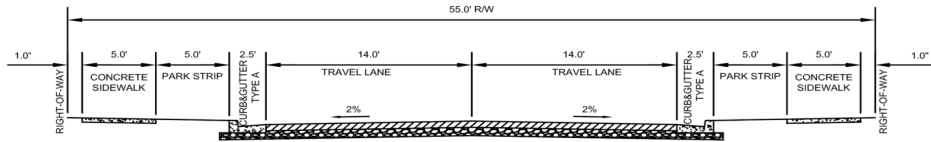
xviii. Plan 372: Area drain. The City's standard plan is depicted below and replaces APWA Plan 372. Curb hoods are not allowed.



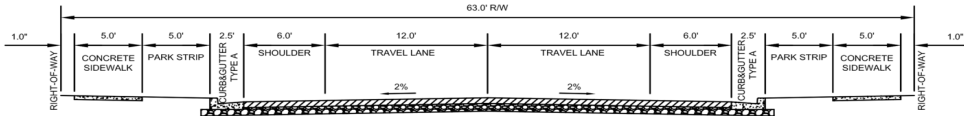
- xix. Plan 402: 30" Frame and cover. The City's standard plan is depicted below and replaces APWA Plan 402. The standard requires solid sewer covers. Sewer covers with holes are not acceptable.



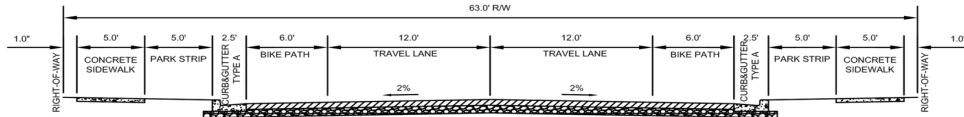
6. Standard Road Profiles. Each Subdivision or Condominium Plat shall Dedicate Public Streets according to the Roadways and Functional Classifications in the General Plan that meet the following applicable minimum road profiles:



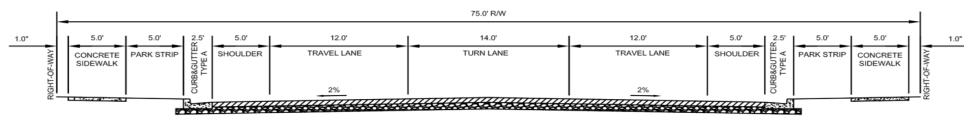
LOCAL
(RESIDENTIAL, NO ON STREET PARKING)



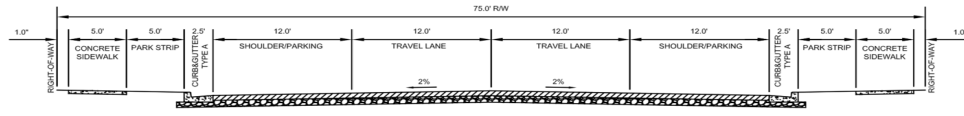
LOCAL
(RESIDENTIAL, ON STREET PARKING)



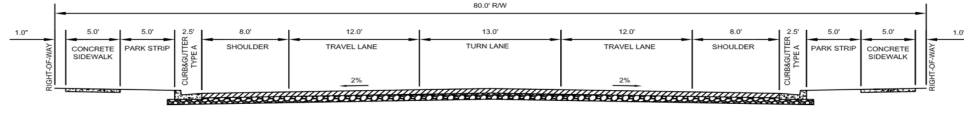
MINOR COLLECTOR - 2 L CONFIGURATION



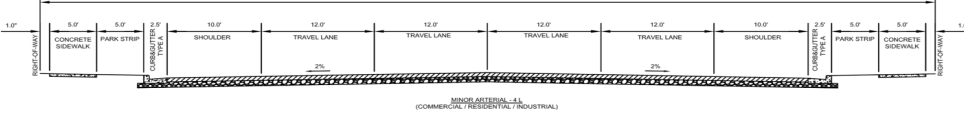
MAJOR COLLECTOR - 3 L CONFIGURATION



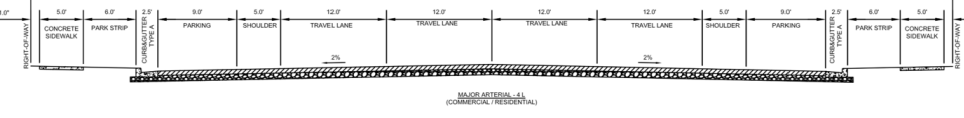
MINOR ARTERIAL - 2 L
(COMMERCIAL / RESIDENTIAL / INDUSTRIAL)



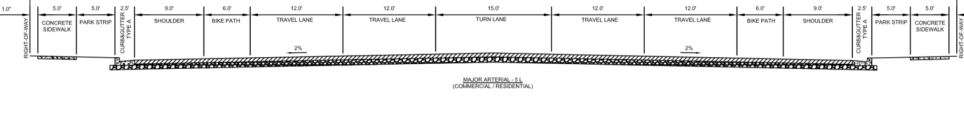
MINOR ARTERIAL - 3 L
(COMMERCIAL / RESIDENTIAL / INDUSTRIAL)



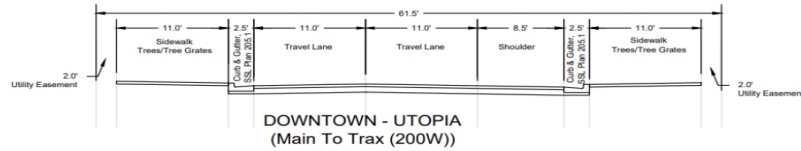
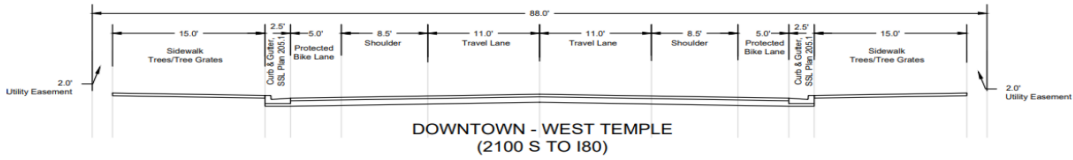
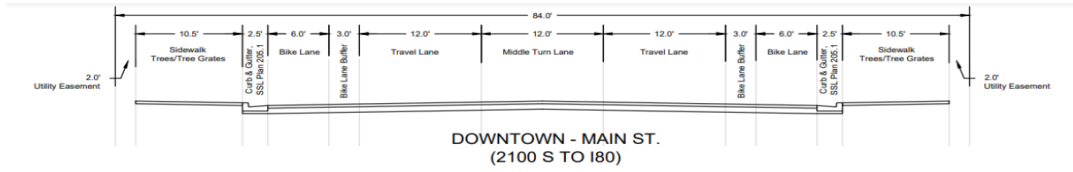
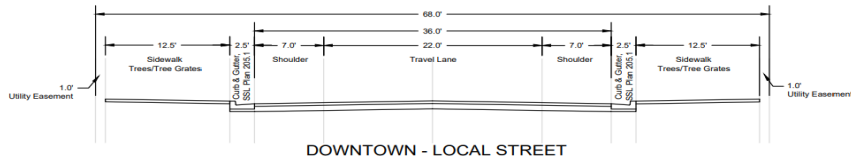
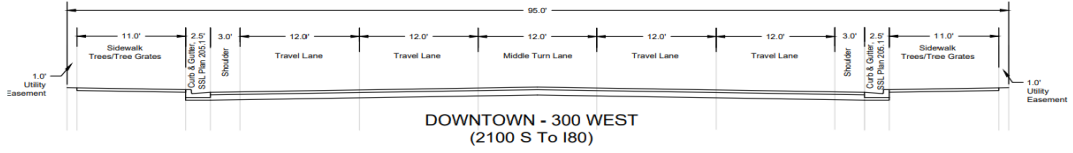
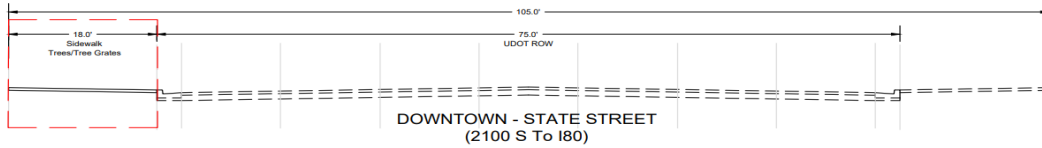
MINOR ARTERIAL - 4 L
(COMMERCIAL / RESIDENTIAL / INDUSTRIAL)

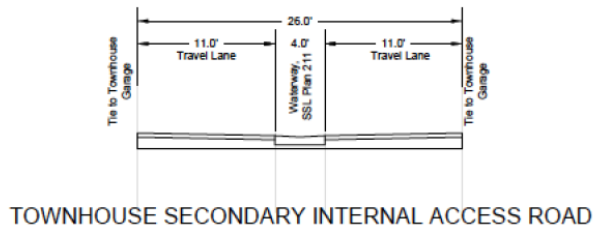
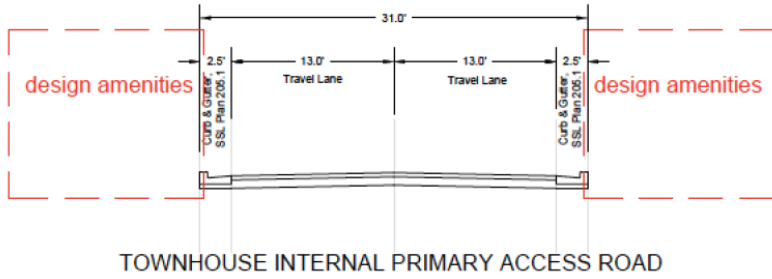


MAJOR ARTERIAL - 4 L
(COMMERCIAL / RESIDENTIAL)

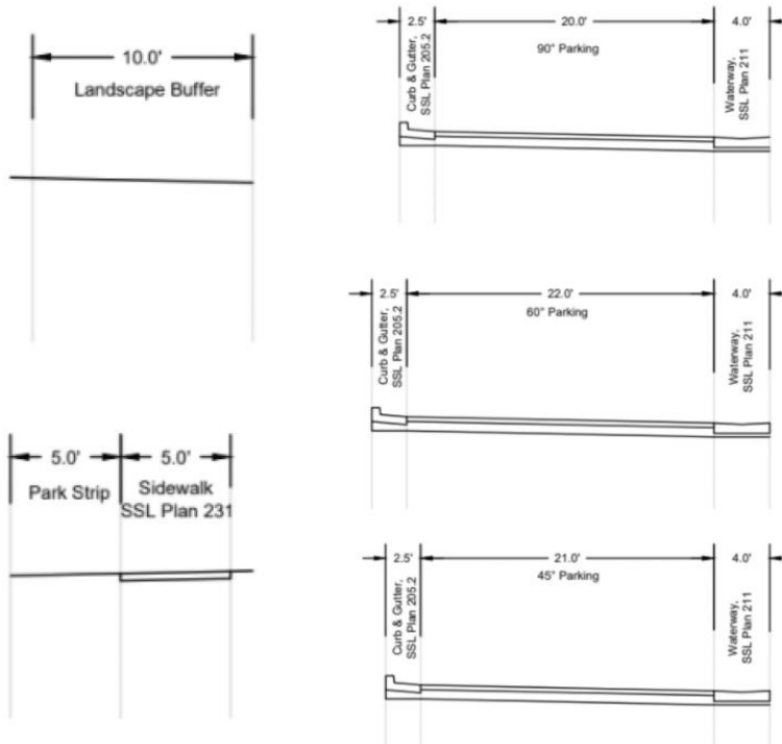


MAJOR ARTERIAL - 5 L
(COMMERCIAL / RESIDENTIAL)



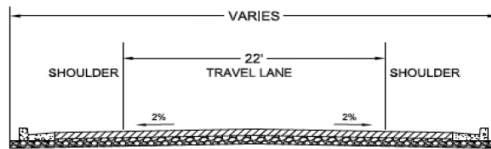


7. Required Townhome Internal Primary Access Road Right-of-Way Amenities. From public Street to public Street, each Townhome Development shall include provide one or more of the following design amenities on each side of the internal primary access road:

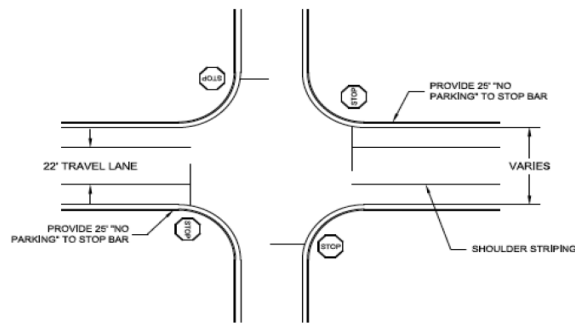


8. Standard Local Road Intersection Profile. The intersection of local roads in each Subdivision or Condominium Plat shall be configured as follows:

LOCAL ROAD ONLY



SECTION

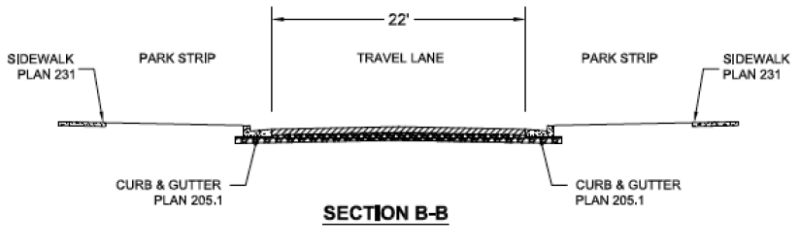
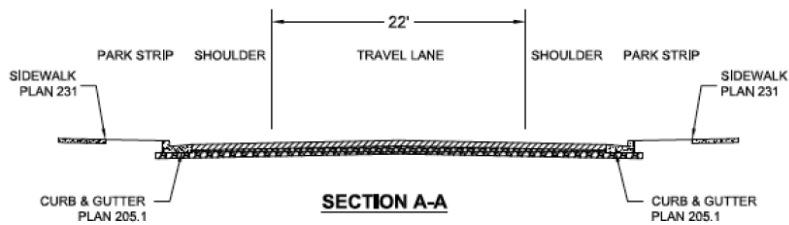
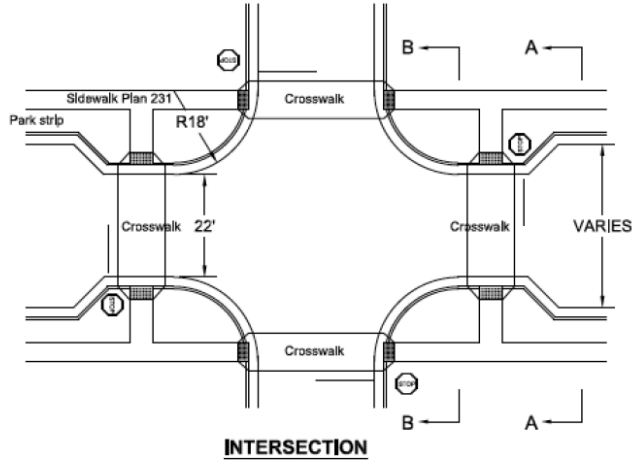


INTERSECTION

Narrow travel lane

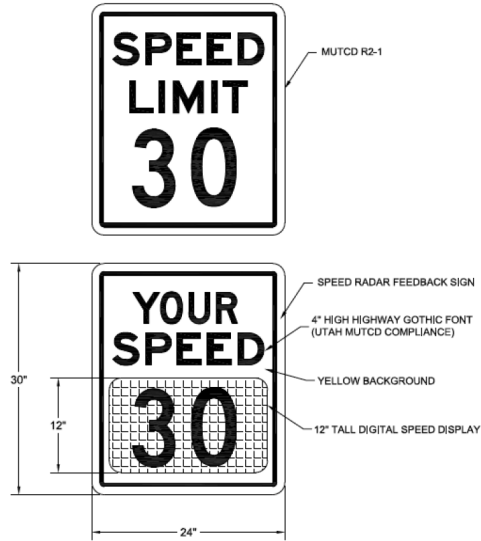
1. GENERAL
 - A. The drawing is a typical arrangement. Construction varies according to the architectural and engineering design.
2. PRODUCTS
 - A. Pavement Markings: Paint. APWA Section 32 17 23.
3. EXECUTION
 - A. Pavement Markings: Follow APWA Section 32 17 23.

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:



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; Ord. No. 2022-08 , § I(Exh. A), 4-13-2022)

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; Ord. No. 2022-08, § I(Exh. A), 4-13-2022)

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 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; Ord. No. 2022-16 , § 1(Exh. A), 9-14-2022)

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.~~
 - 1. Easements shall be provided for private and municipal utilities, such Easements shall be at least 10-feet wide along the front, side, and rear lot lines, when it does not negatively affect the location of the Development. The Easements shall not include those spaces occupied by an existing Building.
 - 2. The width may be reduced when new Development occurs. The provided Easements shall comply with the location and width and as shown on the table below. The Easements shall not include those spaces occupied by an existing Building.

	Front	Side	Rear	Project Perimeter
Commercial Corridor	10'	0'	0'	
Commercial Neighborhood	10'	5'	0'	
Commercial General	10'	0'	0'	
TOD & TOD-Core	5'	0'	0'	
Mixed-Use	5'	5'	20'	
Business Park	10'	0'	0'	
Flex	10'	0'	0'	
Historic and Landmark	10'	10'	10'	
Jordan River	10'	10'	10'	
School	10'	10'	10'	
City Facility	10'	0'	0'	
R1	10'	5'	10'	
Townhome Overlay	10'	0'	0'	8'
Residential Multiple	10'	5'	10'	
Riverfront MPMU - Flex/Office	10'	5'	10'	
Riverfront MPMU - R1	10'	5'	10'	
Riverfront MPMU - RM1	10'	10'	10'	
Riverfront MPMU - School	10'	10'	10'	
Crossing MPMU - Anchor Tenant	*	*	*	
Crossing MPMU - 2100 S./State St.	*	*	*	
Crossing MPMU - Transit	*	*	*	
Downtown	0'	5'	0'	
East Streetcar	0'	5'	0'	
Granite Lofts Townhome Units 1-5,8-11,14-15,20-23	8'	0	10'	
Granite Lofts Townhome Units 6,7,12,13,18,19,24,25	8'	8'	0	
Granite MPMU - Library	*	*	*	
Granite MPMU - Townhome	*	*	*	

* See Approved MPMU or Overlay District

~~3.-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. Proper coordination shall be established by the Applicant between the applicable utility companies for the establishment of utility facilities and easements to adjoining Properties.

~~4.-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 ft²), 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 ft²), 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)

DOWNTOWN SOUTH SALT LAKE

ZONING ORDINANCE & DESIGN STANDARDS



South Salt Lake City, Utah

Adopted April 12, 2016
Amended August 14, 2019
Amended January 13, 2021
Amended April 13, 2022



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1.0 DOWNTOWN SOUTH SALT LAKE

1.1 The Downtown South Salt Lake Area



1. Description and Intent.

South Salt Lake is building a downtown city center. This could be the most significant action in South Salt Lake's 75-year history, and likely the next century. This reflects the desires of residents, businesses and community partners calling

for a "heart of the community" that they could call their own.

The Downtown Form Based Code is the culmination of over a decade of discussion, planning and design that started with visioning for a new mode of transit to serve the South Salt Lake downtown, to support a growing neighborhood and to connect to Sugar House. With the new S-Line streetcar as an impetus, a plan was developed to promote transit-oriented development, as well as a walkable, urban neighborhood. This code builds upon the community input and decisions from the 2011 Downtown planning effort, the 2012 Streetcar visioning process, 2014 East Streetcar Form Based Code and the Downtown Master Plan, which was adopted by the South Salt Lake City Council on December 2, 2015.

The center takes advantage of an unparalleled transportation network, including light rail, streetcar, bus service, interstates I-15 and I-80, major

local arterials, the regional Parley's Trail and a strong existing street grid. The intent is to bolster this network and create "complete streets" to support all modes of travel and increase use of transit and active transportation. The intent is also to use streets as public space and the street grid to appeal to redevelopment.

The Downtown is an urban center encompassing nearly 200 acres in the heart of the Salt Lake Valley. The city anticipates no less than 2,500 multi-family housing units, 1 million square feet of retail and 3 million square feet of office/commercial space, plus parks, Parley's Trail and greenway, and cultural/social attractions. This should include a wide range of building intensities and building uses. It should also include a wide mix of employers and jobs, thoughtfully cultivated to change the future of the city.

Today, this area is a complement to and a hinge between downtown Salt Lake City and Sugar House, but it will soon become an urban center in its own right. The regionally prominent location, premier transit, and significant redevelopment options make this not just a local and regional opportunity, but one that should attract national attention as well.

It will take decades to fully redevelop this neighborhood, but the area is well on its way. There is a vibrant scene of creative, entrepreneurial people and businesses that have started this transformation. Transitional and temporary uses are supported as tools to help facilitate new uses and energy, while keeping an eye to the long-term master plan.



Figure 1.1(1). Map of the Downtown South Salt Lake Area.

1.0 DOWNTOWN SOUTH SALT LAKE

2. Vision.

This will be a vibrant, walkable neighborhood with a wide selection of homes for current and future residents of South Salt Lake. Its character, amenities and strong connections to both Downtown South Salt Lake and to Sugar House will make it one of the most desirable neighborhoods on the Wasatch Front.

(1) This plan strives to create:

- (a) An icon for South Salt Lake's identity as a city and a destination
- (b) A hot-spot for urban living
- (c) A legacy of beautiful civic and public places
- (d) Unmatched access and mobility for all travelers
- (e) Unprecedented and sustained economic growth
- (f) A new business landscape and job opportunities

This area will support the city's vision as a City on the Move—a place where you can create your own opportunities, move up and progress. This should also support the city's promise to be a clean, safe a beautiful community. It should have energy saving and resource conscious design and construction.

3. History.

South Salt Lake City is a classic American, post-war suburb with a significant business and industrial base. The new Downtown neighborhood is being built on a foundation of significant industrial, warehouse and craftsman businesses plus large format retail. The viability of this neighborhood as an industrial center has waned in recent years and interest in the area as an urban center has grown. The area has been designated a redevelopment area to encourage this transition.

This area is still perceived as an industrial/warehouse zone, although new uses have moved in to take advantage of this architecture, including art spaces, design and home remodeling, a brewery and restaurants, small start-up spaces and craftsman industries. The architecture is generally modern and modest and is often suited for many uses. Many of the buildings are aging but some of the more interesting architecture has been adapted for reuse.

Transportation routes also add to the character of the neighborhood. The block adjacent to State Street has a long commercial history, having grown up along "Utah's Main Street." The S-Line streetcar route is a remnant of our industrial history. The "Sugar House spur" rails where the S-Line now travels originally served a booming base of warehouse and industrial businesses all along the line. This railway helped South Salt Lake become "A City of Industry" in the mid-20th century. Local businesses such as Burton Lumber and Granite Mill helped build this neighborhood, literally and figuratively. Lumber, stone, building supplies, and furniture were loaded into and out of businesses on this spur line.

The area has changed with the first streetcar in modern Salt Lake City (in 2013) and includes the regional Parley's Trail and dreams for a continuous greenway to serve as a community connection and recreation destination. This industrial history theme was reflected in the S-Line logo, in the artwork that re-uses historic building and rail materials, and in the adaptive reuse of historic buildings. The new "Commonwealth District" name for the neighborhood arts district also reflects the creativity and shared work that have built this industrious neighborhood.

4. Character.

While this neighborhood is considered historic, it also has a history of being thoroughly modern and on the cutting edge of industry. Several words to describe the industrial history are honest, timeless, and tough. These characteristics are at play in this neighborhood and should be considered touchstones for development today.



Figure 1.1(2). S-Line Greenway in Sugar House.

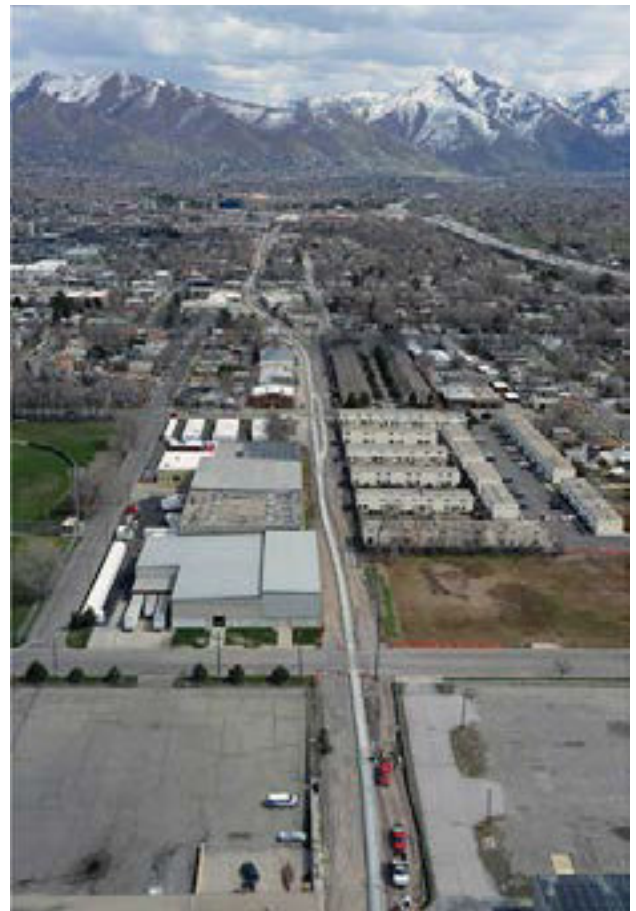


Figure 1.1(3). The S-Line Corridor, shown during construction, connecting the neighborhood.

1.0 DOWNTOWN SOUTH SALT LAKE



Figures 1.1 (4-7). Neighborhood Character
From top:
125 W. 2100 South
150-190 W 2100 South
2180 S Richards Street
2150 S Main Street

Figures 1.1 (8-11). Neighborhood Character
From top:
2312 S. State
2200 S. Main Street (Utopia facade)
2301 S. Main Street
2345 S. Main Street



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2.0 See Title 17.10



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3.0 SUBDISTRICTS

3.1 Introduction.

The following subdistricts are hereby created to regulate the location of distinct mixes of building forms and uses permitted within Downtown South Salt Lake.

The subdistricts are organized into four categories. Each subdistrict consists of a series of uses and building types at different heights.

1. Station.

This subdistrict supports transit-oriented economic development in downtown by focusing on uses that are most closely tied to transit – housing and jobs. The Station subdistrict makes the most of the significant investment in this infrastructure at the two stations in Downtown South Salt Lake – Central Pointe and South Salt Lake City Center. Transit makes these projects more affordable and sustainable while boosting transit ridership and reducing congestion. It also optimizes an opportunity found nowhere else in the valley – the convergence of streetcar and all three TRAX lines.

These areas are regionally important for economic development. They should attract new employers, businesses and residents. Design of buildings adjacent to transit stations is critical for creating 24-7 activity. These buildings should have active retail storefronts on the main floor, and a good mix of housing and office space. These areas need to emphasize walking, bike and transit use while placing second priority on automobile circulation. Final-mile solutions to help people get to transit and feel comfortable using it are recommended in the *Downtown Station Area Master Plan*.

New development in the station subdistrict located between State and Main Streets surrounding the Downtown South Salt Lake streetcar stop

shall consist primarily of non-residential uses. Residential uses in this subdistrict shall only be approved through a development agreement.

2. Greenway.

This subdistrict surrounds the S-Line corridor and proposed green space adjacent to it. This is the social, civic and green heart of downtown. This corridor makes a clear connection between the transit stations and to the residential neighborhoods to the east and to Sugar House another mile beyond. Land should be acquired to allow development of a linear park and greenway through this district. Additional green spaces, such as parks, plazas, civic places and outdoor performance space should be clustered on the greenway. Parley’s Trail is part of the corridor where possible. Precedents for this space include New York’s High Line, Atlanta’s Beltline and San Antonio’s Riverwalk.

The greenway will be the attraction for businesses, an amenity for residents and a destination for visitors. Buildings and public spaces and outdoor spaces should front onto this green corridor. Pedestrians and bikes are emphasized over the car. This spine will also be the shopping, dining and nightlife destination for the neighborhood. Land uses adjacent to this corridor should articulate public space and community life. Ground floor uses should activate the space.

3. Mixed-Use.

This subdistrict emphasizes the conversion to a diverse, mixed-use neighborhood supporting a high density of jobs, housing and people. Uses may be mixed vertically or horizontally.

This subdistrict takes advantage of major arterial frontage to make a strong first impression, while focusing attention toward the interior of the neighborhood. Major gateways, iconic signs and strong architecture draw attention to the downtown and point people into the neighborhood.

3. Retail Destination.

This subdistrict preserves existing destination retailers and supports additional shopping that serves a city-wide need. This makes the most of the location, visibility and access to attract businesses and shoppers. Large-format stores complement smaller, local businesses that occupy mixed use buildings and older, repurposed buildings to create a complete shopping destination.

These areas have easy access from two highways and two major arterials that are shopping destinations. Local road access needs



Figure 3.1 (1) Mixed Use District precedent.



Figure 3.1 (2) Retail Destination precedent.



Figure 3.1 (3) Greenway precedent.

3.0 SUBDISTRICTS

improvement in some cases. Surface parking lots are used today, but in the future, parking structures should be added to maximize land values. Circulation within large parking lots is designed as a complete street to allow future conversion to a street grid. Community amenities in this subdistrict include retail plazas, active frontages, landscaping, shopping and special event space.

3.2 Zoning Map.

1. Mapped Districts.

The areas and boundaries of the subdistricts listed in 3.1 above are established as shown on the map entitled "Subdistricts". The precise boundaries of subdistricts established in Figure 3.2 are subject to the rules established in the South Salt Lake Municipal Code.

3.3 Catalysts.

A number of catalytic projects and programs are being developed to build on the assets and unique qualities of this neighborhood. These projects may span one or more subdistricts. Their needs may establish priorities or requirements in the surrounding blocks.

- (1) Destination Downtown. Downtown should have a mix of buildings, uses and places that create a lively and walkable neighborhood. "Third places" where people go outside their work or home are also a critical ingredient for success.

- (2) Innovation Cluster. An "innovation district" is an area where leading-edge anchor institutions and companies cluster and connect with start-ups, business incubators and accelerators." There is a regional need and Downtown South Salt Lake is an ideal location.
- (3) Creative and Cultural Hub. The "Commonwealth District" has been used to brand this neighborhood as a place that artists, designers, inventors, culinary and creative industries call home. Catalytic projects and events are being planned to establish this as a place to enjoy and participate in the arts and creative activities.
- (4) Retail Destination. Downtown should become a destination for all types of shopping trips by mixing different sizes and formats of shopping, while encouraging local, independent and unique businesses.
- (5) New Ideas in Old Buildings. There will be a long transition to a fully urban character. Adaptive reuse, transitional strategies, and creative redevelopment are permitted to help energize blighted properties, support small business and foster redevelopment.
- (6) Regional Transit Hub. Central Pointe station needs major improvements to be highly functional and to support transit-oriented development. A new station area plan and investments, coupled with transit-oriented development are priorities.
- (7) State Street Revitalization. State Street should be renewed as the historic main street between the communities of the Salt Lake Valley. Recommendations from the "Life on State" project should guide new land uses and transportation decisions that make State Street a true gateway to the city and a more attractive, livable place.

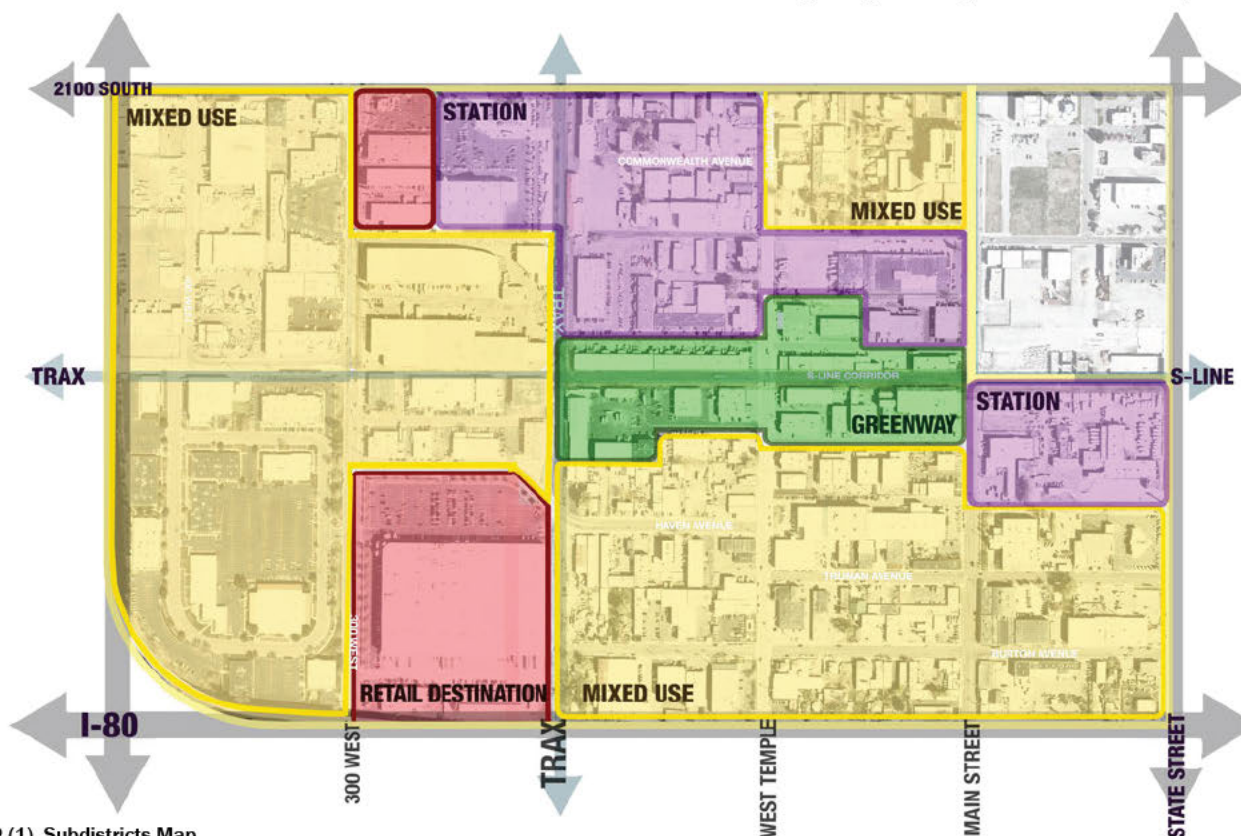


Figure 3.2 (1). Subdistricts Map.

4.0 See Title 17

4.0 See Title 17



4.0 See Title 17

4.0 See Title 17



5.0 BUILDING TYPES

5.1 Introduction.

1. Intent.

To facilitate urban form, human scale, resident comfort, sustainability, and a vibrant 24-7 neighborhood.

2. General Requirements.

The Building Types detailed in 5.0 Building Types outline the required building forms for new construction and renovated structures within the Downtown South Salt Lake Area.

All Building Types must meet the following requirements.

- (1) Subdistricts. Each Building Type shall be constructed only within its designated subdistricts. Refer to Table 5.1 Allowed Building Types by Subdistrict.
- (2) Uses. Each Building Type can house a variety of uses depending on the subdistrict in which it is located. Refer to 4.0 Uses for uses permitted per subdistrict. Some Building Types have additional limitations on permitted uses.
- (3) No Other Building Types. All buildings constructed must meet the requirements of one of the Building Types permitted within the subdistrict district of the lot.
- (4) Permanent Structures. All buildings constructed shall be permanent construction without a chassis, hitch, or wheels, or other features that would make the structure mobile, unless otherwise noted in Transitional Retail 4.2.3 (3).
- (5) Accessory Structures.
 - (a) Attached accessory structures are considered part of the principal structure.
 - (b) Detached accessory structures are permitted per each Building Type and shall comply with all setbacks except the following:
 - (i) Detached accessory structures are not permitted in the front yard.
 - (ii) Detached accessory structures shall be located behind the principal structure in the rear yard.
 - (iii) Detached accessory structures shall not exceed the height of the principal structure.
 - (c) Accessory structures shall be built in a manner compatible with the primary building and shall use the same or similar quality materials as the primary building.
- (6) Building Length. Buildings shall not exceed 400' feet in maximum length along any frontage.
- (7) Areas within a facade articulation zone that are between the building wall and the right-of-way must be landscaped with at least 50% live plant material at maturity.
- (8) Grade Separation. Ground floor residential units are recommended to be separated up to 4' above or below the street for privacy.
- (9) Theme and Unity. The architectural design within a single multi-building development of structures shall be organized around a consistent architectural theme in terms of the character, materials,

5.1 Building Types by Subdistrict

	Station District	Greenway	Mixed Use	Retail Destination
Storefront	A	A	A	A
Urban Style	A	A	A	A
Townhome		A	A	
Civic	A	A	A	A
Parking Structure	A	A	A	A
Adaptive Reuse	A	A	A	A

KEY

A: Allowed

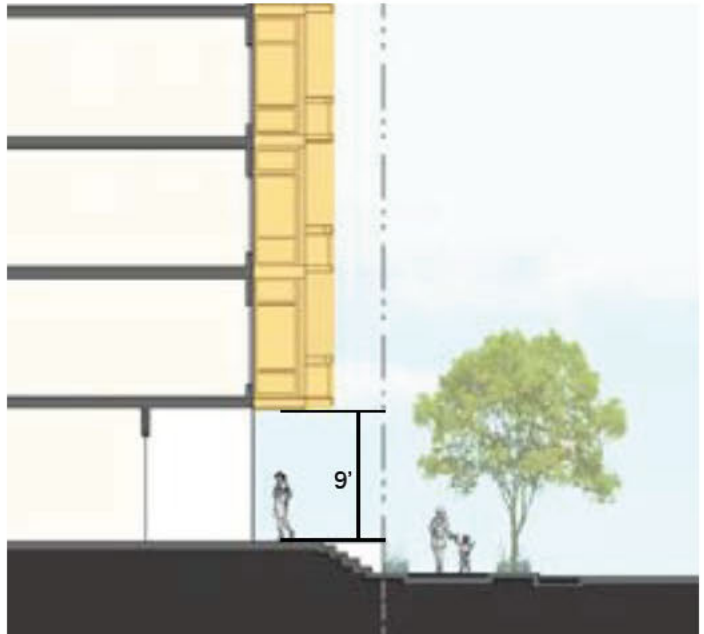


Figure 5.1 (1). Projection Clearance.

texture, color, and scale of buildings. Themed restaurants, retail chains, and other franchise-style structures shall adjust their standard architectural model to be consistent with a developer's architectural character.

- (10) Projections. A projection is that portion of a building that projects beyond the main building face. All projections shall have a minimum clearance to the sidewalk of 9 ft. high. See Figure 5.1 (1).
- (11) Active Streetscape. Variation in architecture is encouraged to create a more appealing streetscape. Variety can be achieved through: porches, terraces, stoops, awnings, galleries, arcades.

5.0 BUILDING TYPES

An active streetscape that meets the requirements of section 6.9 may be counted as part of the required open space in applicable subdistricts.

- (12) Rail. Transit lines should be considered a “front door” amenity. Buildings should include entries, facades, and occupied spaces facing these lines. Building setbacks on transit corridors are designed to facilitate trails and greenways along the public ROWS.

5.2 Explanation of Building Type Table Standards.

The following explains and further defines the standards outlined in tables 5.3 through 5.7 for each building type. Refer to each table for specific requirements for each type. For all building types, the street type cross-section in Chapter 2 takes precedence over the build to zone. A range is shown for each building type to accommodate for varying street ROWs.

1. Building Siting.

- (1) Multiple Principal Structures. The allowance of more than one principal structure on a lot.
- (2) Front Property Line Coverage. Refer to Figure 5.2 (1). Measuring Front Property Line Coverage. Measurement defining the minimum percentage of street wall or building facade required along the street. The width of the principal structure(s) (as measured within the front build-to zone) shall be divided by the maximum width of the front build-to zone.
 - (a) Certain buildings have this number set to also allow the development of a courtyard along the front property line.
 - (b) Some building types allow side yard parking to be exempted from the front lot line coverage calculation. If such an exemption is permitted, the width of up to one double loaded aisle of parking, located with the drive perpendicular to the street and including adjacent sidewalks and landscaping, may be exempted, to a maximum of 65 feet. All surface parking on a site must be contiguous and arranged to facilitate future redevelopment.
- (3) Occupation of Corner. Occupying the intersection of the front and corner build-to zones with a principal structure.
- (4) Front Build-to Zone. The build-to zone or setback parallel to the front or side property line on a public frontage. Building components, such as awnings or signage, are permitted to encroach into the build-to zone.
 - (a) All build-to zone and setback areas not covered by building must contain either landscape, patio space, or sidewalk space.
- (5) Corner Build-to Zone. The build-to zone or setback parallel to the side property line.
 - (a) All build-to zone and setback areas not covered by building must contain either landscape, patio space, or sidewalk space.
- (6) Minimum Side Yard Setback. The minimum required setback along a side property line with no street frontage.

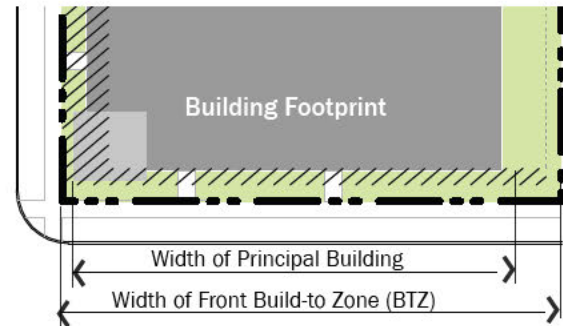


Figure 5.2 (1). Measuring Front Property Line Coverage.



Figure 5.2 (2). Corner Building.

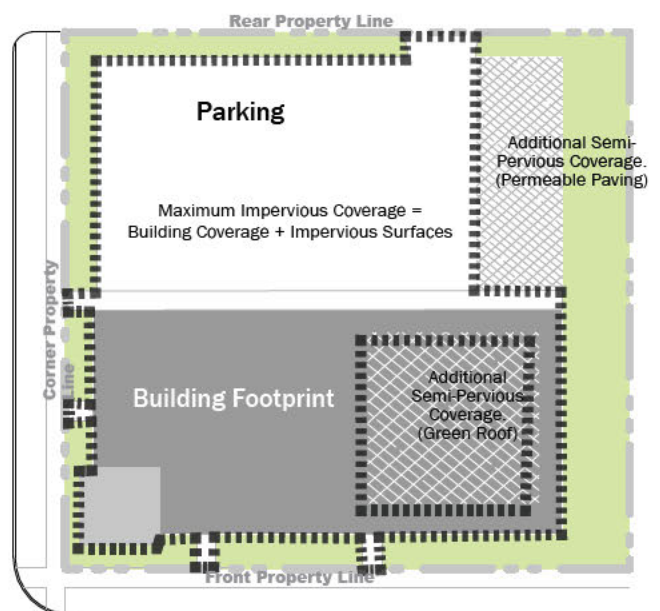


Figure 5.2 (3). Maximum Impervious & Additional Semi-Pervious Coverage.

5.0 BUILDING TYPES

- (7) **Minimum Rear Yard Setback.** The minimum required setback along a rear property line.
- (8) **Minimum & Maximum Lot or Building Width.** Depending on the Building Type, either the minimum or maximum building or unit width will be noted or the minimum and maximum width of a lot, all measured at or parallel to the front property line.
- (9) **Maximum Impervious Coverage.** (Refer to Figure 5.2(3)), Maximum Impervious & Semi-Pervious Coverage). The maximum percentage of a lot permitted to be covered by principal structures, accessory structures, pavement, and other impervious surfaces.
- (10) **Additional Semi-Pervious Coverage.** The additional percentage of a lot beyond the Maximum Impervious Coverage may be surfaced in a semi-pervious material, including a green roof or pavers.
- (11) **Parking & Loading Location.** The yard in which a surface parking lot, detached garage, attached garage door access, loading and unloading, and associated drive is permitted.
- (12) **Vehicular Access.** The permitted means of vehicular ingress and egress to the lot.
 - (a) Lanes, parking grids, and parking connectors shall always be the primary means of access when present.
 - (b) When lanes are not present, a driveway may be permitted per Building Type and, if an alternative is available, shall not be located off a primary thoroughfare.

2. Building Massing.

- (1) **Minimum Overall Height.** The minimum overall height for the building shall be located within the build-to zone; stories above the required minimum height may be stepped back from the facade.
- (2) **Maximum Overall Height.** The sum of a building's total height.
 - (a) Half stories are located dormer style completely within the roof structure with street-facing windows or in a visible basement exposed a maximum of one half story above ground. That portion which is visible above ground level shall be included in the overall height.
- (3) **Ground Story and Upper Story, Minimum and Maximum Height.** Each frontage type includes a permitted range of height in feet for each story. Refer to Figure 5.2 (4). Additional information is as follows:
 - (a) Floor height is measured in feet between the floor of a story to the floor of the story above it.
 - (b) Floor height requirements apply only to street facing facades.
 - (c) For single story buildings and the uppermost story of a multiple story building, floor to floor height shall be measured from the floor of the story to the tallest point of the ceiling.
- (4) **Open Space Requirements.** Projects must meet minimum open space requirements in table 6.1 (1). Only spaces represent types described in Chapter 6.0 Open Space Types may be counted.

3. Uses.

In addition to this section, refer to Section 4.0 Uses for uses permitted within each Zoning District. The requirements in this section of the Building Type Tables may limit those uses within a specific Building Type.

- (1) **Ground and Upper Story.** The uses or category of uses which may occupy the ground and/or upper story of a building.
- (2) **Parking Within Building.** The area(s) of a building in which parking is permitted within the structure.
- (3) **Required Occupied Space.** The area(s) of a building that shall be designed as occupied space, defined as interior building space regularly occupied by the building users. It does not include storage areas, utility space, or parking.
- (4) **Main Floor Mixed-Use.** In Station and Greenway districts, the ground floor must contain a non-residential use for a specified percentage.

4. Primary Facade.

Street Facade requirements apply only to facades facing a public or private right-of-way, including a Transit Corridor. All buildings must meet the public frontage requirements identified in 2.0 Street Types. The rear or interior side yard facades (except when facing a courtyard) are not required to meet these standards unless otherwise stated.

- (1) **Minimum Ground Story and Upper Floor Transparency.** (Refer to Figure 5.2 (5), Measuring Transparency per Facade). The minimum amount of transparency required on street facades with street frontage.
 - (a) Transparency is any glass in windows and/or doors, including any mullions, that is highly transparent with low reflectance.
 - (b) Ground Story Transparency, when defined separately from the overall minimum transparency, shall be measured between two feet and eight feet from the average grade at the base of the front facade.
 - (c) A general Minimum Transparency requirement shall be measured from floor to floor of each story.

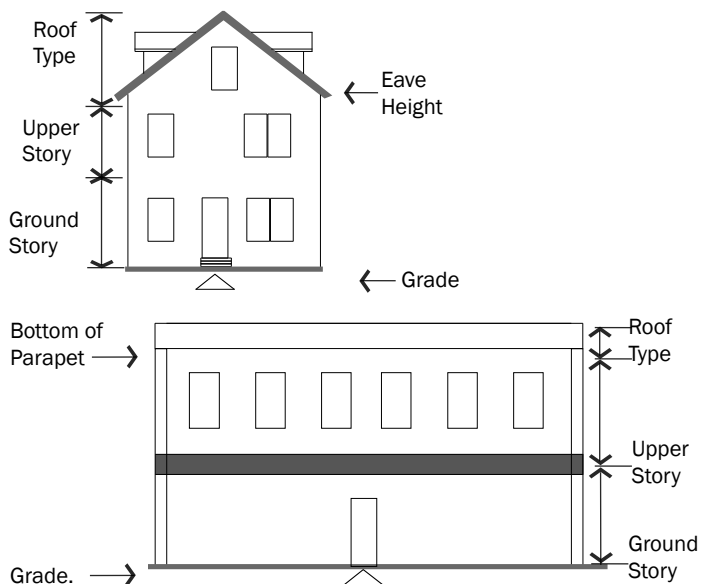


Figure 5.2 (4). Measuring Height.

5.0 BUILDING TYPES

- (2) Blank Wall Limitations. A restriction of the amount of windowless area permitted on a facade with street frontage. If required, the following shall both be met for each story:
 - (a) No rectangular area greater than 30% of a story's facade, as measured from floor to floor, may be windowless. On non-primary street facades, if landscaping is added that meets the requirements of 7.6 Screening of Buildings, up to 50% of the facade may be windowless.
 - (b) No horizontal segment of a story's facade greater than 15 feet in width may be windowless.
 - (c) Parking structures facing a street or transit frontage must enclose openings to create a window-like pattern that meets these requirements.
- (3) Front Facade Entrance Type. The Entrance Type(s) permitted for the entrance(s) of a given Building Type. A mix of permitted Entrance Types may be utilized. Refer to 5.9 Entrance Types for definition of and additional requirements for each Entrance Type.
- (4) Principal Entrance Location. The facade on which the primary building entrance is to be located.
- (5) Number of Street Entrances. The minimum required number of and maximum spacing between entrances on the ground floor building facade with street frontages.
- (6) Vertical Facade Divisions. The use of a vertically oriented expression line or form to divide the facade into increments no greater than the dimension shown, as measured along the base of the facade. Elements may include a column, pilaster, facade setbacks, or other continuous vertical ornamentation a minimum of one and a half inch depth.
- (7) Horizontal Facade Divisions. The use of a horizontally oriented expression line or form to divide portions of the facade into horizontal divisions. Elements may include a cornice, belt course, molding, string courses, or other continuous horizontal ornamentation a minimum of one and a half inch depth.
- (8) Facade Depth Variation. The first two stories of any structure shall incorporate projection or recess from the primary plane of the wall. Projections or recesses shall be a minimum of two feet.

5. Roof Type.

- (1) Permitted Roof Type. The roof type(s) permitted for a given Building Type. Refer to 5.10. Roof Types for more specific requirements.
- (2) Tower. A vertical building extension that may be permitted in conjunction with another roof type on certain Building Types and located on street intersection. Refer to 5.10. Roof Types.

6. Loading, Mechanical, Equipment, and Meters.

- (1) Off-street loading spaces are not required for residential and retail buildings. If off-street loading spaces are supplied, they shall be a minimum length of 35 ft., minimum width of 12 ft., and minimum height of 14 ft. Where off-street loading spaces are not supplied, on-street curb management practices must be utilized, meaning there shall be no disruption to transit operations or auto traffic at

peak travel times or on critical routes.

- (2) Curb Cuts. The maximum width of a curb cut shall be 24 ft. Curb cuts shall be a minimum of 30 ft. from the end of a street corner radius.
- (3) Screening. Loading areas, trash storage and mechanical equipment and meters shall be enclosed within structures and hidden from view of the public realm. See Figure 5.2 (6).

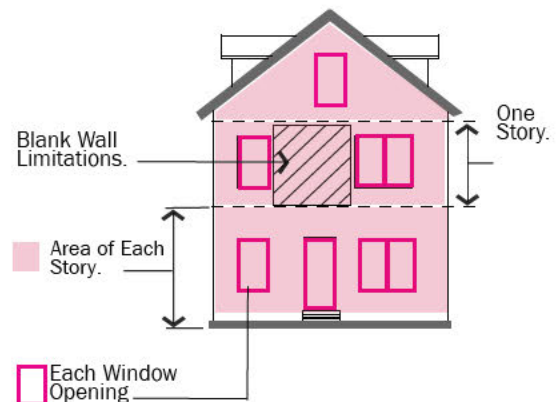


Figure 5.2 (5). Measuring Transparency.



Figure 5.2 (6). Screened loading area.

5.0 BUILDING TYPES

5.3 Storefront.

1. Description & Intent.

The Storefront building is intended for use as a mixed use building located close to the front property line with parking typically to the rear or side. This building type may support office, hotel or hospitality, or vertical mixed use.

The key facade element of this Building Type is the storefront required on the ground floor front facade, with large amounts of glass and frequent entrances. This building type is encouraged near the street intersections. Parking should be accommodated primarily within a structure, away from street frontages.

2. Regulations.

Buildings shall be constructed, through the use of materials, design elements or architectural details, to emphasize a vertical facade division.

- (a) Structures using the Storefront Building type shall have an identifiable break between the ground floor or second floor and upper floors. This break may consist of a change in material, a change in color, or architectural details integrated into the building.
- (b) Structures using the Storefront Building type shall incorporate a facade treatment along the top story and the roof. Treatments may include three-dimensional cornice treatments incorporating integrated materials and architectural details, sloping roofs, stepped parapets, or aligned openings and articulations.

Upper stories above the third story on any building facade with Greenway frontage shall have a step back from the lower stories that is a minimum of six feet for greater sun access.

Regulations for the Storefront Building Type are defined in the adjacent table. Storefront buildings are also subject to the building amenities requirements of Section 5.12.1.



Figure 5.3 (1). Sample Storefront Building.

5.3 Storefront Building Requirements	Permitted Districts			
	Station	Greenway	Mixed-Use	Retail
(1) Building Siting				
Multiple Principal Buildings	A	A	A	A
Front Property Line Coverage	80%	90%	70%	70%
Occupation of Corner ¹	A	A	A	A
Front Build-to Zone on Frontage Front Build to Zone on Transit	0-10' 25'	15-20' 25'	0-10' 25'	0-10' 25'
Corner Build-to Zone	5-10'	5-10'	5-10'	5-10'
Minimum Side Yard Setback	5'	5'	5'	5'
Minimum Rear Yard Setback ¹	5'	5'	5'	5'
Parking & Loading Location	Rear Yard or Alley loaded			Rear, Side, or Alley
Vehicular Access	Alley or one driveway off non-primary street			Rear, Side, Alley or Driveway
(2) Building Massing Refer to Figure 5.3 (1).				
Overall Height: Minimum Height	50'	32'	32'	26'
Maximum Height	None	50'	None	None
Ground Story: Minimum Height	14'	14'	14'	14'
Maximum Height	20'	20'	20'	20'
Upper Stories: Minimum Height	9'	9'	9'	9'
Maximum Height	14'	14'	14'	14'
(3) Uses Refer to 4.0 Uses for permitted uses.				
Ground Story	NR, OP, NS		NR,GR, OP, NS, GS, CI	
Upper Story	Any Permitted Use			
Parking within Building ²	Permitted in basement, upper stories and behind occupied space on ground floor			
Required Occupied Space	30' deep, measured from the front façade, on all floors			
Main Floor Mixed Use	Residential not to exceed 50% of main floor street frontage. Minimum 25% of first floor shall be commercial.		No requirement	
(4) Primary Facade				
Minimum Ground Story Transparency ^{3,4} <small>Transparency requirements apply to street frontages AND parking lot frontages.</small>	66%	75%	65%	65%
Minimum Upper Story Transparency	35%	50%	50%	50%
Blank Wall Limitations	Required, see 5.2.4 (2)			
Front Facade Entrance Type	Storefront, arcade			
Principal Entrance Location	Front, side			
Number of Street Entrances	One per every 80' of Frontages			
Vertical Façade Division	Every 40' of width for the entire height of the building			
Horizontal Façade Division	Buildings less than 44' in height: within 3' of the top of the ground story; Buildings that exceed 44' in height: within 3' of the ground story OR second story			
Façade Depth Variation	2' deep every 40' of façade width of the bottom 3 stories			
(5) Roof Type				
Permitted Roof Types	Parapet, Flat, Pitched, Shed			
Tower	Flat, Pitched			

Notes:

- ¹: Subject to City Engineer review for compliance with line of sight requirements from applicable agencies
- ²: Parking structures visible from street frontages shall be held to the same standards of facade appearance as other building types in that subdistrict
- ³: Minimum ground story transparency can be reduced to 30% on secondary facades that face only parking areas, parking grid, or parking connector streets
- ⁴: As measured from 2-8 feet above grade

5.0 BUILDING TYPES

5.4 Urban Style.

1. Description & Intent.

The Urban Style Building Type permits a wide range of building facades and allows for more flexibility in building height. It can accommodate mixed uses or can be used only for residential.

This Building Type should be built close to the front and corner property lines and should promote resident safety and comfort. Ground floor residential urban style units should engage the street with pedestrian-welcoming frontages and direct access to the sidewalk. Ground floor residential units should relate to the street environment and contribute to street surveillance, but should maintain a sense of ownership and a delineation of the transition from public to private. A stoop up or a step down is recommended.

2. Regulations.

Buildings shall be constructed, through the use of materials, design elements or architectural details, to emphasize a vertical facade division.

- (a) Structures using the Urban Style Building type shall have an identifiable break between the ground floor or second floor and upper floors. This break may consist of a change in material, a change in color, or architectural details integrated into the building.
- (b) Structures using the Urban Style Building type shall incorporate a facade treatment along the top story and the roof. Treatments may include three-dimensional cornice treatments incorporating integrated materials and architectural details, sloping roofs, stepped parapets, or aligned openings and articulations.

Upper stories above the third story on any building facade with Greenway frontage shall have a step back from the lower stories that is a minimum of six feet for greater sun access.

Regulations for the Urban Style Type are defined in the adjacent table. Urban style buildings are also subject to the building amenity requirements of Section 5.12.



Figure 5.4 (1). Sample Illustration of the Urban Style Building.

5.4 Urban Style Requirements	Permitted Districts			
	Station	Greenway	Mixed-Use	Retail
(1) Building Siting				
Multiple Principal Buildings	A	A	A	A
Front Property Line Coverage	80%	90%	70%	70%
Occupation of Corner ¹	A	A	A	A
Front Build-to Zone on Frontage Front Build to Zone on Transit	0-10' 25'	15-20' 25'	10-20' 25'	0-10' 25'
Corner Build-to Zone	15'	15'	5-10'	5-10'
Minimum Side Yard Setback ¹	5'	5'	5'	5'
Minimum Rear Yard Setback	5'	5'	5'	5'
Parking & Loading Location	Rear Yard or Alley loaded			Rear, Side, or Alley
Vehicular Access	Alley or one driveway off non-primary street			Rear, Side, Alley or Driveway
(2) Building Massing Refer to Figure 5.3 (2).				
Overall Height: Minimum Height	50'	32'	50'	26'
Overall Height: Maximum Height	None	50'	None	None
Ground Story: Minimum Height	14'	14'	14'	14'
Ground Story: Maximum Height	20'	20'	20'	20'
Upper Stories: Minimum Height	9'	9'	9'	9'
Upper Stories: Maximum Height	14'	14'	14'	14'
(3) Uses Refer to 4.0 Uses for permitted uses.				
Ground Story	NR, OP, NS, R		NR,GR, OP, NS, GS, CI, R	
Upper Story	Any Permitted Use			
Parking within Building ²	Permitted in basement, upper stories, and behind occupied space on ground floor.			
Required Occupied Space	30' deep, measured from the front façade, on all floors			
Main Floor Mixed Use	Residential not to exceed 50% of main floor street frontage. Minimum 25% of first floor frontage shall be Retail.		No requirement	
(4) Primary Façade				
Minimum Ground Story Transparency ^{3,4} <small>Transparency requirements apply to street frontages AND parking lot frontages.</small>	75%	75%	65%	65%
Minimum Upper Story Transparency	25%	25%	25%	25%
Blank Wall Limitations	Required, see 5.2.4 (2)			
Front Façade Entrance Type	Storefront, arcade, stoop, porch, vestibule			
Principal Entrance Location	Front or corner side façade			
Number of Street Entrances	One per every 75' of Frontages; One per residential ground floor unit			One per development
Vertical Façade Division	Every 40' of width for the entire height of the building			
Horizontal Façade Division	Buildings less than 44' in height: within 3' of the top of the ground story; Buildings that exceed 44' in height: within 3' of the ground story OR second story			
Façade Depth Variation	2' deep every 40' of façade width of the bottom 3 stories			
(5) Roof Type				
Permitted Roof Types	Parapet, Flat, Pitched, Shed			
Tower	Flat, Pitched			

Notes:

- ¹: Subject to City Engineer review for compliance with line of sight requirements from applicable agencies
- ²: Parking structures visible from street frontages shall be held to the same standards of facade appearance as other building types in that subdistrict
- ³: Minimum ground story transparency can be reduced to 30% on secondary facades that face only parking areas, parking grid, or parking connector streets
- ⁴: As measured from 2-8 feet above grade

5.0 BUILDING TYPES

5.5 Townhome.

1. Description & Intent.

The Townhome is a building typically comprised of multiple vertical attached units, each with its own entrance to the street. This Building Type may be organized as townhouses or row houses, and could also incorporate live/work units. Parking garage doors and driveways should be minimized on the public street frontages to improve the streetscape and walkability.

2. Regulations.

The townhome consists of a series of two or more units. When permitted, multiple buildings may be located on a lot with the minimum required space between them. However, each building shall meet all requirements of the Building Type unless otherwise noted.

No more than three garages in a row may face the primary street or parking is required to be located in the rear yard and may be incorporated either into a detached garage or in an attached garage accessed from the rear of the building. When the garage is located within the building, a minimum level of occupied space is required on the front facade to ensure that the street facade is active.

The storefront entrance type is permitted only for buildings that are designated for live/work units.

Regulations for the Townhome type are defined in the adjacent table.



Figure 5.5 (1). Sample Illustration of the Townhome Building.

5.5 Townhome Building Requirements	Permitted Districts	
	Greenway	Mixed-Use
(1) Building Siting		
Multiple Principal Buildings	A	A
Front Property Line Coverage	65%	65%
Occupation of Corner ¹	A	A
Front Build-to Zone on Frontage	5-15'	5-15'
Front Build to Zone on Transit	25'	25'
Corner Build-to Zone	15'	5-10'
Minimum Side Yard Setback	5'	5'
Minimum Rear Yard Setback ¹	5'	5'
Minimum Unit Width	20' Per Unit	20' Per Unit
Maximum Building Width	Maximum 8 units per building	
Minimum Impervious Coverage	60%	75%
Parking & Loading Location	Alley	Alley
Vehicular Access	Alley or one driveway per building per street frontage (not per unit)	
(2) Building Massing Refer to Figure 5.3 (2).		
Overall Height: Minimum Height	26'	26'
Maximum Height	39'	62'
All Stories: Minimum Height	9'	9'
Maximum Height	14'	14'
(3) Uses Refer to 4.0 Uses for permitted uses.		
Ground Story	Residential	Residential, Live/Work
Upper Story	Residential	Residential
Parking within Building ²	Garage parking is allowed along non-street-facing facades	
Required Occupied Space	30' deep, measured from the front facade	
Main Floor Mixed Use	No requirement	
(4) Primary Facade		
Minimum Transparency per Story ³ Transparency requirements apply to street frontages AND parking lot frontages.	25%	25%
Blank Wall Limitations	Required, see 5.2.4 (2)	
Front Facade Entrance Type	Stoop, Porch	Stoop, Porch (Storefront allowed for Live/Work Units)
Principal Entrance Location	Required on all frontages, or along public open space	
Number of Street Entrances	One per unit	
Vertical Façade Division	Every 40' of width for the entire height of the building	
Horizontal Façade Division	Buildings less than 44' in height: within 3' of the top of the ground story; Buildings that exceed 44' in height: within 3' of the ground story OR second story	
Façade Depth Variation	2' deep every 40' of façade width of the bottom 3 stories	
(5) Roof Type		
Permitted Roof Types	Parapet, Flat, Pitched	
Tower	Flat, Pitched	

Notes

- ¹: Subject to City Engineer review for compliance with line of sight requirements from applicable agencies
- ²: Parking structures visible from street frontages shall be held to the same standards of facade appearance as other building types in that subdistrict
- ³: As measured from 2-8 feet above grade

5.0 BUILDING TYPES

5.6 Civic.

1. Description & Intent.

The Civic Building is intended for primarily a civic or institutional use. These buildings are distinctive within the urban fabric created by the other Building Types and could be designed as iconic structures.

Parking is limited to the rear and should include short term and visitor parking.

2. Regulations.

Regulations for the Civic Building type are defined in the adjacent table.



Figure 5.6 (1). Sample Illustration of the Civic Building.

5.6 Civic Building Requirements	Permitted Districts			
	Station	Greenway	Mixed-Use	Retail
(1) Building Siting				
Multiple Principal Buildings	A	A	A	A
Occupation of Corner ¹	A	A	A	A
Front Build-to Zone on Frontage Front Build-to Zone on Transit	5-15' 25'	15-20' 25'	15-20' 25'	15-20' 25'
Corner Build-to Zone	5-10'	5-10'	5-10'	5-10'
Minimum Side Yard Setback ¹	5'	5'	5'	5'
Minimum Rear Yard Setback	5'	5'	5'	5'
Parking & Loading Location	Rear Yard or Alley loaded			Rear, Side, or Alley
Vehicular Access	Alley or one driveway off non-primary street			Rear, Side, Alley or Driveway
(2) Building Massing Refer to Figure 5.3 (2).				
Minimum Overall Height	23'	23'	23'	23'
Maximum Overall Height	None	50'	None	None
Ground Story: Minimum Height Maximum Height	14' 62'	14' 50'	14' 50'	14' 50'
Upper Stories: Minimum Height Maximum Height	9' 14'	9' 14'	9' 14'	9' 14'
(3) Uses Refer to 4.0 Uses for permitted uses.				
Ground Story	Civic and Commercial uses			
Upper Story	Civic and Commercial uses			
Parking within Building ²	See 5.4			
Required Occupied Space	30' Required			
Main Floor Mixed Use	No requirement			
(4) Primary Façade				
Minimum Ground Story Transparency ³ <small>Transparency requirements apply to street frontages AND parking lot frontages.</small>	25%	25%	25%	25%
Minimum Upper Story Transparency	10%	10%	10%	10%
Blank Wall Limitations	Required, see 5.2.4 (2)			
Front Façade Entrance Type	Porte cochere, storefront, arcade			
Principal Entrance Location	Front, corner, or side façade			
Number of Street Entrances	Minimum of one per façade			
Vertical Façade Division	Every 40' of width for the entire height of the building			
Horizontal Façade Division	Buildings less than 44' in height: within 3' of the top of the ground story; Buildings that exceed 44' in height: within 3' of the ground story OR second story			
Façade Depth Variation	2' deep every 40' of façade width of the bottom 3 stories			
(5) Roof Type				
Permitted Roof Types	Flat, Pitched, Parapet			
Tower	Flat, Pitched			

Notes

- ¹: Subject to City Engineer review for compliance with line of sight requirements from applicable agencies
- ²: Parking structures visible from street frontages shall be held to the same standards of façade appearance as other building types in that subdistrict
- ³: As measured from 2-8 feet above grade

5.0 BUILDING TYPES

5.7 Parking Structure.

1. Description & Intent.

Parking Structures are detached parking structures designed to meet the general parking needs of the Downtown district. To the extent possible, when proposed adjacent to a public street frontage, first floors shall be designed to accommodate active non-parking uses. The minimum and maximum heights of this Building Type depend on the subdistrict within which it is located.

2. Regulations.

Top level parking garages visible from the street must screen view of cars with a “cap”. Regulations for the Parking Structure type are defined in the adjacent table.



Figure 5.7 (1). Parking Structure Examples

5.7 Parking Structure Requirements	Permitted Districts			
	Station	Greenway	Mixed-Use	Retail
(1) Building Siting				
Multiple Principal Buildings	Not Allowed	Not Allowed	Not Allowed	Not Allowed
Occupation of Corner ¹	Not Allowed	Not Allowed	Not Allowed	Not Allowed
Front Build-to Zone on Frontage Front Build-to Zone on Transit	15-20' 25'	15-20' 25'	15-20' 25'	15-20' 25'
Corner Build-to Zone	5-10'	5-10'	5-10'	5-10'
Minimum Side Yard Setback ¹	5'	5'	5'	5'
Minimum Rear Yard Setback	5'	5'	5'	5'
Parking & Loading Location	Rear Yard, Parking Connector, or Alley loaded			
Vehicular Access	Alley or one driveway off non-primary street			Rear, Side, Alley or Driveway
(2) Building Massing Refer to Figure 5.3 (2).				
Minimum Overall Height	2 story minimum	2 story minimum	2 story minimum	2 story minimum
Maximum Overall Height	The height of all parking structures cannot exceed the height of the supporting building.			
Ground Story: Minimum Height Maximum Height	Not specified			
Upper Stories: Minimum Height Maximum Height	Not specified			
(3) Uses Refer to 4.0 Uses for permitted uses.				
Ground Story	Office, Neighborhood Retail, Neighborhood Service required within 30' of public street. Parking allowed on interior if wrapped by permitted use on street facade.			
Upper Story	Parking			
Parking within Building ^{2,3}	Permitted.			
Main Floor Mixed Use	No requirement			
(4) Primary Façade				
Minimum Ground Story Transparency ⁴ Transparency requirements apply to street frontages AND parking lot frontages.	65%	65%	65%	65%
Minimum Upper Story Transparency	25%	25%	25%	25%
Blank Wall Limitations	Required, see 5.2.4 (2)			
Front Façade Entrance Type	Storefront, arcade when alternative uses exist on the ground floor			
Principal Entrance Location	When alternative uses exist on the ground floor, orient entrances to public frontage			
Number of Street Entrances	When alternative uses exist on the ground floor, one per 75 feet; one pedestrian entry to garage every 150'			
Vertical Façade Division	Every 40' of width for the entire height of the building			
Horizontal Façade Division	Buildings less than 44' in height: within 3' of the top of the ground story; Buildings that exceed 44' in height: within 3' of the ground story OR second story			
Façade Depth Variation	2' deep every 40' of façade width for all alternative uses in the bottom 3 floors			
(5) Roof Type Requirements				
Permitted Roof Types	Flat			
Tower	Flat, pitched			

Notes

- ¹: Subject to City Engineer review for compliance with line of sight requirements from applicable agencies
- ²: Parking structures visible from street frontages shall be held to the same standards of facade appearance as other building types in that subdistrict
- ³: Security Doors blocking vehicle entry are permitted. They must be recessed by 10 feet from facade
- ⁴: As measured from 2-8 feet above grade

5.0 BUILDING TYPES

5.8 Adaptive Reuse.

1. Description & Intent.

Many of the existing buildings within the Downtown South Salt Lake Area have the potential to be reworked into a new use. Adaptive reuse is encouraged with the following general requirements:

- (1) Reconstruction should attempt to retain much of the character of the existing building.
- (2) Lighting should reflect the historic nature of the building.
- (3) Windows shall address the street frontage and encompass at least 50% of first story building facades to the extent that it is structurally feasible.
- (4) Parking shall be located to the rear of the building and may front on the public frontage if a frontage buffer (see 7.2) or a public landscaped open space is provided on site.

2. Regulations.

Lots wider than 140 feet are permitted one double-loaded aisle of parking (maximum width of 72 feet), located perpendicular to the front property line, which is exempt from front property line coverage.

Single family homes or former single family structures adapted for commercial use are not eligible to be adapted for the purpose of multifamily residential use. Conversion of single family homes to live-work units is permitted provided the same tenants occupies both the commercial and residential unit.



Figure 5.8 (1). Examples of Adaptive Reuse.

5.0 BUILDING TYPES

5.9 Entrance Types.

Entrance type standards apply to the ground story and visible basement of front facades of all Building Types as defined in this Section. Refer to the Building Type Table Requirements, for each type.

1. General.

The following provisions apply to all entrance types.

- (1) Intent. To guide the design of the ground story of all buildings to relate appropriately to pedestrians on the street. Treatment of other portions of the building facades is detailed in each Building Type table.
- (2) Applicability. The entire ground story street-facing facade(s) of all buildings shall meet the requirements of at least one of the permitted entrance types, unless otherwise stated.
- (3) Measuring Transparency. Refer to 5.2 (5) for information on measuring building transparency.
- (4) Visible Basements. Visible basements, permitted by entrance type, are optional. The visible basement shall be a maximum of one-half the height of the tallest story.

2. Storefront Entrance Type.

The Storefront entrance type is a highly transparent ground story treatment designed to serve primarily as the display area and primary entrance for retail or service uses. Refer to Figure 5.9 (1).

- (1) Transparency. Minimum transparency is required per Building Type.
- (2) Elevation. Storefront elevation shall be between zero and one foot above sidewalk.
- (3) Visible Basement. A visible basement is not permitted.
- (4) Horizontal Facade Division. Horizontally define the ground story facade from the upper stories.
- (5) Entrance. All entries shall be recessed from the front facade closest to the street.
 - (a) Recess shall be a minimum of three feet and a maximum of eight feet deep, measured from the portion of the front facade closest to the street.
 - (b) When the recess falls behind the front build-to zone, the recess shall be no wider than eight feet.

3. Arcade Entrance Type.

An Arcade entrance type is a covered pedestrian walkway within the recess of a ground story. It is only allowed on south facing facades. Refer to Figure 5.9 (2).

- (1) Arcade. An open-air public walkway is required from the face of the building recessed into the building a minimum of eight and a maximum of 15 feet.
- (2) Build-to Zone. When the Arcade is utilized, the outside face of the Arcade shall be considered the front facade, located within the

required build-to zone.

- (3) Recessed or Interior Facade. Storefront entrance type is required on the recessed ground story facade.
- (4) Column Spacing. Columns shall be spaced between ten feet and 12 feet on center.
- (5) Column Width. Columns shall be a minimum of 1'-8" and a maximum 2'-4" in width.
- (6) Arcade Opening. Opening shall not be flush with interior arcade ceiling and may be arched or straight.
- (7) Horizontal Facade Division. Horizontally define the ground story facade from the upper stories.
- (8) Visible Basement. A visible basement is not permitted.

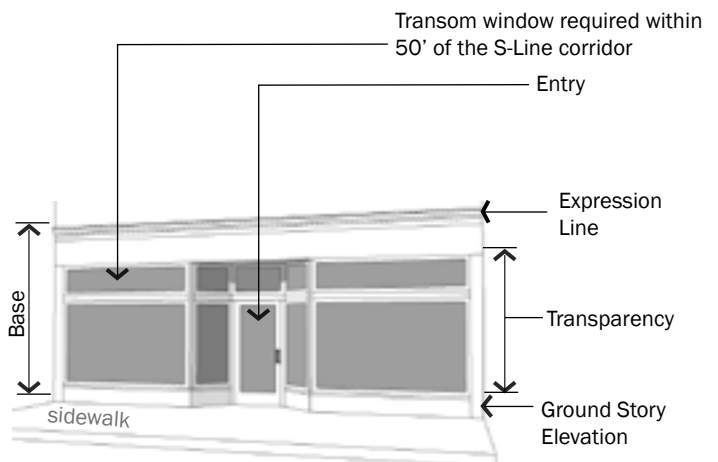


Figure 5.9 (1). Storefront Entrance Type

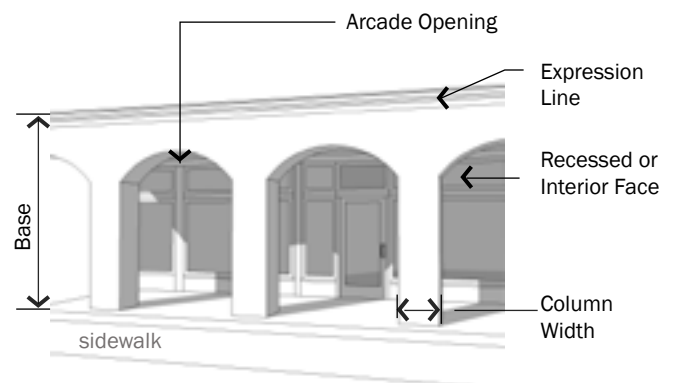


Figure 5.9 (2). Arcade Entrance Type

5.0 BUILDING TYPES

4. Stoop Entrance Type.

A stoop is an unroofed, open platform. Refer to Figure 5.9 (3).

- (1) Transparency. Minimum transparency is required per Building Type.
- (2) Stoop Size. Stoops shall be a minimum of three feet deep and six feet wide.
- (3) Elevation. Stoop elevation shall be located a maximum of 2'-6" above the sidewalk without visible basement and a maximum of 4'-6" above the sidewalk with a visible basement.
- (4) Visible Basement. A visible basement is permitted and shall be separated from the ground story by an expression line.
- (5) Entrance. All entries shall be located off a stoop.

5. Porch Entrance Type.

A porch is a raised, roofed platform that may or may not be enclosed on all sides. If enclosed, the space shall not be climate controlled. Refer to Figure 5.9 (4).

- (1) Transparency.
 - (a) Minimum transparency per Building Type is required.
 - (b) If enclosed, a minimum of 40% of the enclosed porch shall be comprised of highly transparent, low reflectance windows.
- (2) Porch Size. The porch shall be a minimum of five feet deep and eight feet wide.
- (3) Elevation. Porch elevation shall be located a maximum of 2'-6" above the sidewalk without a visible basement and a maximum of 4'-6" above the sidewalk with a visible basement.
- (4) Visible Basement. A visible basement is permitted.
- (5) Height. Porch may be two stories to provide a balcony on the second floor.
- (6) Entrance. All entries shall be located off a porch.

6. Vestibule Entrance Type.

A vestibule is a interior lobby space that serves as a common entry to multiple units.

7. Porte Cochere Entrance Type.

A porte cochere is an exterior entry that encompasses a driveway for cars not on the principal street and is attached to a vestibule or lobby. It may be above or below ground. Refer to Figure 5.9 (5).

- (1) Transparency. Per building type
- (2) Porte cochere. Porte Cocheres along all street types, except parking connectors or parking grids shall be designed to accommodate no more than 5 vehicles.
- (3) Elevation. Shall be at grade shall accommodate ADA access.
- (4) Visible Basement. None.

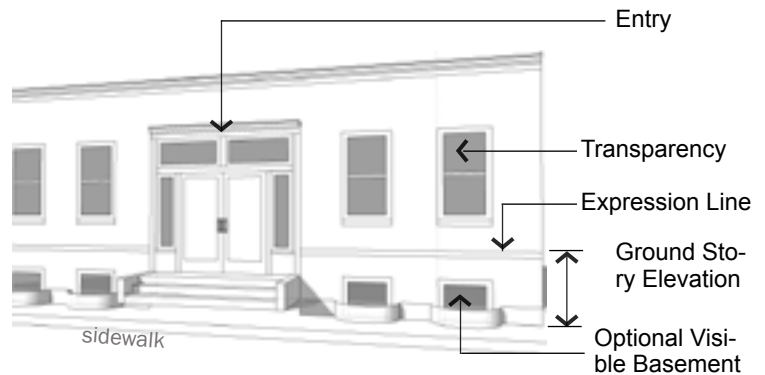


Figure 5.9 (3). Stoop Entrance Type

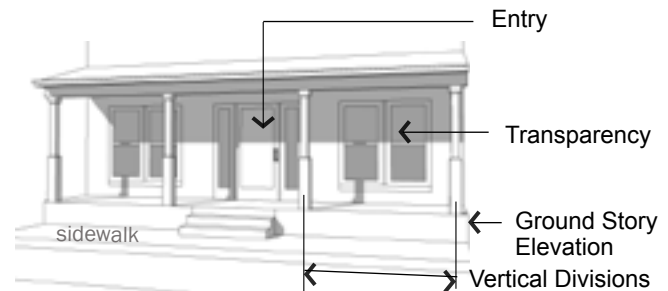


Figure 5.9 (4). Porch Entrance Type



Figure 5.9 (5). Porte Cochere Entrance Type

- (5) Height. 25' maximum.
- (6) Entrance. Lobby or vestibule entrance shall be located adjacent to or within the porte cochere. A courtyard style porte cochere is acceptable and does not require a lobby.
- (7) Pavement. Asphalt is prohibited for use under porte cocheres and on approaches serving porte cocheres. An alternative paving material, including but not limited to concrete or brick pavers or stained and stamped concrete, or the equivalent, shall be used.
- (8) Maximum Depth. Measured from back of the curb on street to building facade is 35 feet, including the pedestrian zone.
- (9) Pedestrian Zone. Must be included at back of curb on public right-of-way.

5.0 BUILDING TYPES

5.10 Roof Types.

Roof type standards apply to the roof and cap of all Building Types as defined in this Section. Refer to the Building Type Table Requirements, Sections 5.3 through 5.7.

1. General Provisions.

The following provisions apply to all roof types.

- (1) Intent. To guide the design of the caps of all buildings.
- (2) Applicability. All buildings shall meet the requirements of one of the roof types permitted for the Building Type.
- (3) Measuring Height. Refer to Section 5.2.2 for information on measuring building height.
- (4) Other Roof Types. Other building caps not listed as a specific type may be made by a request to the Land Use Authority with the following requirements:
 - (a) The roof type shall not create additional occupied space beyond that permitted by the Building Type, except for private open space.
 - (b) The shape of the Roof Type shall be significantly different from those defined in this section 5.10 Roof Types, i.e. a dome, spire, vault.
- (5) Solar panels are permitted for all roof types.
- (6) Appearance. Roofs shall provide an attractive appearance considering that they may be viewed from above as a fifth facade. Equipment projections and access towers must be set back a minimum of 10 feet from the edge of the roof.

2. Parapet Roof Type.

A parapet is a low wall projecting above a building's roof along the perimeter of the building. It can be utilized with a flat or low pitched roof and also serves to limit the view of roof-top mechanical systems from the street. Refer to Figure 5.10 (1).

- (1) Parapet Height. Height is measured from the top of the upper story to the top of the parapet.
 - (a) Minimum height is two feet with a maximum height of six feet.
 - (b) The parapet shall be high enough to screen the roof and any roof appurtenances from view of the street(s).
- (2) Horizontal Expression Lines. An expression line shall define the parapet from the upper stories of the building and shall also define the top of the cap.
- (3) Occupied Space. Occupied space shall not be incorporated behind this roof type.

3. Pitched Roof Type.

This roof type has a sloped or pitched roof. Slope is measured with the vertical rise divided by the horizontal span or run. Refer to Figure 5.10 (2).

- (1) Pitch Measure. The roof may not be sloped less than a 4:12 (rise/run) or more than 6:12.

- (a) Slopes less than 4:12 are permitted to occur on second story or higher roofs. Refer to Figure 5.10 (2).
- (2) Configurations.
 - (a) Hipped, gabled, and combination of hips and gables with or without dormers are permitted.
 - (b) Butterfly roofs (inverted gable roof) are permitted with a maximum height of eight feet, inclusive of overhang.
 - (c) Gambrel and mansard roofs are not permitted.
- (3) Parallel Ridge Line. A gabled end or perpendicular ridge line shall occur at least every 100 feet of roof when the ridge line runs parallel to the front lot line. Refer to Figure 5.10 (3).

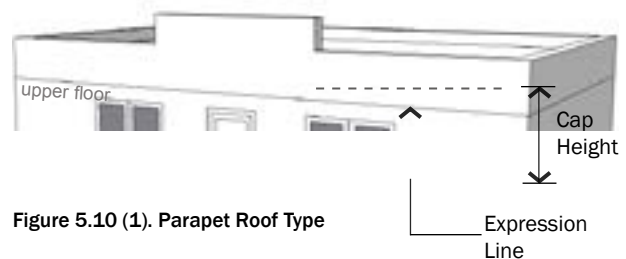


Figure 5.10 (1). Parapet Roof Type

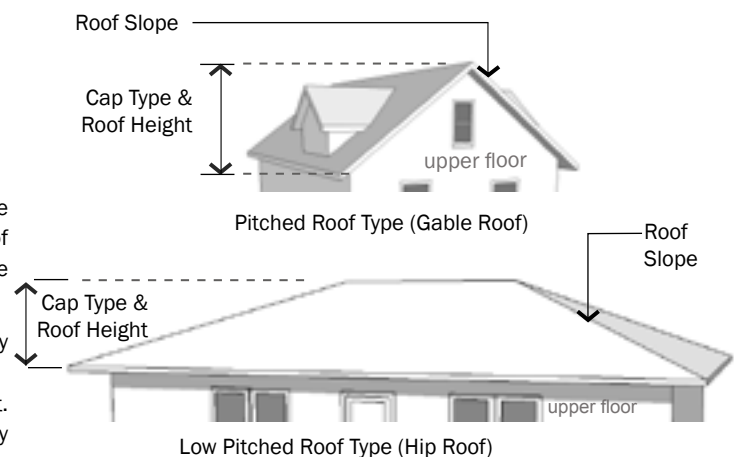


Figure 5.10 (2). Pitched Roof Type

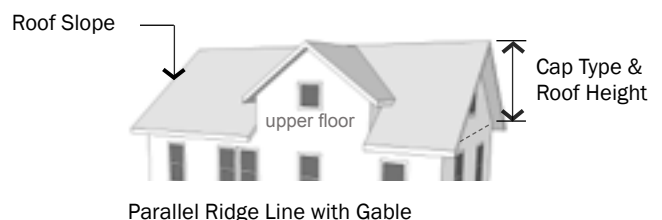


Figure 5.10 (3). Parallel Ridge Line

5.0 BUILDING TYPES

- (4) **Roof Height.** Roofs without occupied space and/or dormers shall have a maximum height on street-facing facades equal to the maximum floor height permitted for the Building Type.
- (5) **Occupied Space.** Occupied space may be incorporated behind this roof type.

4. Flat Roof Type.

This roof type has a flat roof with or without overhanging eaves. Refer to Figure 5.10 (5).

- (1) **Configuration.** Roofs with no visible slope are acceptable. Eaves are required on all street facing facades.
- (2) **Eave Depth.** Eave depth is measured from the building facade to the outside edge of the eave. Eaves shall have a depth of at least 14 inches.
- (3) **Eave Thickness.** Eave thickness is measured at the outside edge of the eave, from the bottom of the eave to the top of the eave. Eaves shall be a minimum of eight inches thick.
- (4) **Interrupting Vertical Walls.** Vertical walls may interrupt the eave and extend above the top of the eave with no discernible cap.
 - (a) No more than one-half of the front facade can consist of an interrupting vertical wall.
 - (b) Vertical walls shall extend no more than four feet above the top of the eave.
- (5) **Occupied Space.** Occupied space shall not be incorporated behind this roof type.

5. Towers.

A tower is a rectilinear or cylindrical, vertical element, that must be used with other roof types; towers are only allowed on public frontage intersections. Refer to Figure 5.10 (5).

- (1) A stair tower used for emergency and roof access is exempt from this limit.
- (2) **Quantity.** All Building Types, with the exception of the Civic Building, are limited to one tower per building.
- (3) **Tower Height.** Maximum height, measured from the top of the parapet or eave to the top of the tower, is the equivalent of the height of one upper floor of the building to which the tower is applied.
- (4) **Tower Width.** Maximum width along all facades is one-third the width of the front facade or 30 feet, whichever is less.
- (5) **Horizontal Expression Lines.** An expression line shall define the tower from the upper stories, except on single family or attached house residential Building Types.
- (6) **Occupied Space.** Towers may be occupied by the same uses allowed in upper stories of the Building Type to which it is applied.
- (7) **Application.** May be combined with all other roof types.
- (8) **Tower Cap.** The tower may be capped by the parapet, pitched, low pitched, or flat roof types, or the spire may cap the tower.



Figure 5.10 (4). Flat Roof Type

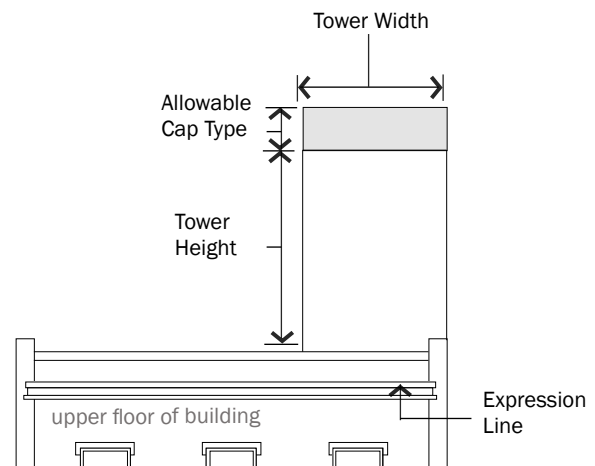


Figure 5.10 (5). Tower

5.0 BUILDING TYPES

5.11 Additional Design Standards.

The following outlines the Downtown South Salt Lake District design standards that affect a building's appearance and quality. They improve the physical quality of buildings, enhance the pedestrian experience, protect the character of the neighborhood, create visual interest, and contribute to its sense of place.

1. Materials and Color.

- (1) Primary Facade Materials. A minimum of 80% of each facade shall be constructed of primary materials. For facades over 100 square feet, more than one material shall be used to meet the 80% requirement.
 - (a) Permitted primary building materials include high quality, durable, natural materials, such as stone, brick; wood lap siding; fiber cement board lapped, shingled, or panel siding; glass. On Townhome style buildings, up to 40% of an exterior façade may be stucco. Other high quality synthetic materials



Primary Materials: Brick



Primary Materials: Stone



Primary Materials: Painted Wood

Figure 5.11 (1). Primary Materials.

may be approved during the site plan process with an approved sample and examples of successful, high quality local installations. Refer to Figure 5.11 (1).

- (2) Secondary Facade Materials. Secondary materials are limited to details and accents and include gypsum reinforced fiber concrete for trim and cornice elements; metal for beams, lintels, trim, and ornamentation, and exterior architectural metal panels and cladding.
 - (a) Exterior Insulation and Finishing Systems (EIFS) is permitted for trim only or on upper floor facades, up to 20% of total.
 - (b) The Design Review committee may make a recommendation to the Land Use Authority to accept materials not covered in this Chapter or to modify the exterior materials and colors requirements.
- (3) Roof Materials. Acceptable roof materials include 300 pound or better, dimensional asphalt composite shingles, wood shingles and shakes, metal tiles or standing seam, slate, and ceramic tile. "Engineered" wood or slate may be approved during the site plan process with an approved sample and examples of successful, high quality local installations. Membrane roofs are acceptable for flat rooms with no surface visible from the street. Refer to Figure 5.11 (2).



Roof Materials: Asphalt Composite Shingles



Roof Materials: Ceramic Tile

Figure 5.11 (2). Roof Materials.

5.0 BUILDING TYPES

- (4) Color. Main building colors shall be complementary to existing building stock.
- (5) Appropriate Grade of Materials. Commercial quality doors, windows, and hardware shall be used on all Building Types with the exception of the Townhome. Refer to Figure 5.11 (3).
- (6) Not allowed materials list: vinyl or aluminum siding, highly reflective metal, mirrored windows, plain cement block.

2. Windows, Awnings, and Shutters.

- (1) Windows. Transparency requirements vary by Building Type.
- (2) Awnings. All awnings shall be canvas or metal. Plastic awnings are not permitted. Awning types and colors for each building face shall be coordinated. Awnings shall provide a minimum of a 9 foot clearance above the sidewalk. Refer to Figure 5.11 (4).
- (3) Shutters. If installed, shutters, whether functional or not, shall be sized for the windows. If closed, the shutters shall not be too small for complete coverage of the window. Shutters shall be wood or metal. "Engineered" wood may be approved during the site plan process with an approved sample and examples of successful, high quality local installations.



Prohibited Awnings: Plastic



Prohibited: Residential Grade Doors on Commercial Buildings.



Permitted Awnings: Metal



Permitted: Commercial Grade Doors & Windows on Commercial Buildings

Figure 5.11 (3). Commercial Grade Doors & Windows.



Permitted Awnings: Canvas

Figure 5.11 (4). Awnings.

5.0 BUILDING TYPES

3. Corner Treatments.

When a building is located on a street frontage intersection:

(1) Corner plaza. The setback requirements of this chapter will create a triangular corner plaza defined as a clear area at the intersection of the corner property lines. Corner plazas shall meet the requirements outlined in 6.3 Plazas and meet the Corner Build-to-Zones for each Building Type. In addition, they shall meet the Downtown Streetscape Handbook or meet the S-Line Urban Design standards if adjacent to the streetcar corridor. Refer to Figure 5.11 (5).

(2) Architecture. Corner entries are encouraged.

4. Balconies.

Balconies are a desirable building feature and amenity. They increase the area of living spaces, provide individual outdoor space, allow more

light and air into buildings, promote eyes on the street, and variety to architecture. Balconies may be counted toward Open Space if they meet the requirements of 6.7 Individual Open Space.

5. Building Variety

Building design shall vary between vertical facade divisions, where required per the Building Types, and from abutting buildings by the type of dominant material or color, scale, or orientation of that material and at least two of the following. Refer to Figure 5.11 (7) for an illustration of this requirement.

- (1) The proportion of recesses and projections.
- (2) The location of the entrance and window placement, unless storefronts are utilized.
- (3) Roof type, plane, or material, unless otherwise stated in the Building Type requirements.

6. Drive-through Structures.

Drive-through structures or canopies, where permitted, shall be located on the rear facade of the building or in the rear of the lot behind the building, where permitted by use. The structure shall not be visible from any street or shall be set back a minimum of 30' from property lines.

7. Meters and Equipment Placement.

Equipment shall be screened from view and not located on a public frontage.

8. Waste Containers.

Waste Containers shall be located out of public view and screened with landscaping and/or a structure that is compatible with the theme of the adjacent building. Specific requirements for waste containers can be found in 7.7 of this code. All requirements of the South Salt Lake City Municipal Code pertaining to waste containers shall apply.

9. Solar Access Requirements.

As part of the site plan review, a developer shall include a shadow study of the proposed development for equinox, summer solstice and winter solstice.



Figure 5.11 (5). Corner Treatment Example.



Figure 5.11 (6). Balconies.



Figure 5.11 (7). Building Variety.

5.0 BUILDING TYPES

9. Residential Development Requirements.

- (1) Residential rental developments shall include:
- Visitability features for at least 10% of units, including no-step entries, ADA restrooms and accessible controls.
 - In order to mitigate the impacts of near-road air pollution, all residential developments within 500' of a highway or arterial must be served by air filtration systems with a minimum efficiency reporting value (MERV) rating of 13, or an equivalent mitigation measure to be proposed by the developer and approved by the Land Use Authority.

10. Building Amenities.

All buildings must include a mix of amenities to ensure quality of development and quality of life for tenants. Developers may propose, for credit, alternative amenities in any category as part of a site plan review, subject to final approval by the Land Use Authority.

Refer to Table 5.12 (1).

Table 5.12 (1) Amenity Requirements					
Building Features	(minimum)	Tenant Amenities	(minimum)	Green Building ¹	(minimum)
Storefront:	3	Storefront:	4	Storefront:	4
Urban Style:	6	Urban Style:	5	Urban Style:	4
Townhome:	2	Townhome (per development):	4	Townhome:	2
Civic:	3	Civic:	4	Civic:	4
Parking Structure:	1	Parking Structure:	1	Parking Structure:	2
Adaptive Reuse:	1	Adaptive Reuse:	0	Adaptive Reuse:	2
1. Main floor retail space above requirement (one credit for additional 5%. No more than one credit can be earned)		1. Lobby (at least 500 sf. No more than one credit can be earned)		1. Installation of renewable energy source (PV panels, wind, geothermal, other) to provide at least 20% of estimated energy demand	
2. First floor café/eatery		2. Interior social area, such as kitchen, media room, or event room		2. Design and install required connection for future PB or solar hot water in the future	
3. Rooftop/stepback terrace (location must be on street frontage and no higher than the first 3 floors)		3. Indoor Fitness room		3. Implementation of green infrastructure strategies to reduce storm water discharge below maximum levels allowed by the City Engineer	
4. Design that allows solar access onto adjacent open spaces		4. Outdoor dining patio		4. Certification of use of 50% local materials (extracted and manufactured within 500 miles)	
5. 35% upper story transparency		5. Secure bike storage and changing facilities		5. Certification of use of 50% hazard free or recycled materials	
6. The installation of a public art amenity along a street-facing façade or in a lobby area that is visible from the street		6. Sport Court		6. Tankless water systems in all units	
7. Open Space above requirement (one credit for additional 5%. No more than one credit can be earned)		7. Enclosed storage units		7. Recycling program as a part of a rental agreement or HOA	
8. Upgraded floor coverings in place of carpet		8. Community room open for regularly scheduled public programming (such as youth or senior activities)		8. Electric car charging plugs or stations for at least 5% of all project parking	
9. Solid doors serving all main entrances, bedrooms, and bathrooms in unit		9. Pool (at least 400 sf)		9. Bike share station	
10. Washer and dryer in every unit		10. Hot tub		10. Green roof	
11. Full-time on site management		11. Community garden		11. Utilization of water reclamation strategies	
		12. Sound attenuation provided by the following Sound Transmission Class (STC), Impact Insulation Class (IIC) or equivalent:		12. Utilization of passive solar to reduce energy consumption	
		(a) wall assemblies shall have a minimum rating of 55 STC		13. Utilization of daylighting for interior common and private spaces	
		(b) floor/ceiling assemblies shall have a minimum rating of 50 STC		14. Water efficient fixtures	
		(c) separating floor/ceiling assemblies shall have a minimum rating of 50 IIC		15. Smart metering/building management	

Notes:

¹ To gain credit for the performance standards outlined, the building shall meet the specifications for that standard, as established by LEED, Enterprise Green Building, Green Globes, Advanced Building Institute, or another third-party building sustainability certification system

6.0 OPEN SPACE TYPES

6.1 Introduction.

1. Intent.

Open space is an essential amenity in a walkable, urban setting. Within this district, the primary open space corridor will be the S-Line Greenway with additional public spaces that tie into or align with this corridor. Adjacent properties should be designed to expand on corridor features to create a larger open space, activate the space and beautify the space. Courtyards, plazas and private open spaces that open up into the corridor are encouraged.

Open space should also be incorporated into all public buildings, within shopping centers, and civic spaces to make it fitting for an urban area. Areas to sit, eat, meet, relax and people watch should be incorporated.

Streets should also be considered an open space opportunity. High quality design of the vehicular and pedestrian realm will add to the image and experience of downtown. Streets can also be occasionally closed to create an event or festival space. Gateways into the downtown along major corners and intersection are identified and are priority spaces for signage, art, plazas and landscaping.

Temporary open spaces are encouraged as a transitional solution to redevelopment. Adaptive use of sites may include uses such as community gardens, plazas, transitional retail like food trucks or pop-up parks.

2. General Requirements.

All building types must meet the designated open space requirement. Refer to table 6.1 (1). All open spaces shall meet the following requirements.

- (1) All open space provided within any subdistrict development shall comply with one of the Open Space Types defined by 6.2 through 6.9.
- (2) Access. All Open Space types shall provide public access from a vehicular or pedestrian right-of-way.
- (3) Fencing. Open Space Types may incorporate fencing provided that the following requirements are met. Fencing requirements may be adjusted for safety for rooftop open space.
 - (a) Height. Fencing shall be a maximum height of 36 inches, unless approved by the Land Use Authority for such circumstances as proximity to railroad right-of-way and use around swimming pools, ball fields, and ball courts.
 - (b) Level of Opacity. Fence opacity shall be no greater than 30%. Landscaping is exempt from this opacity requirement.
 - (c) Type. Chain-link fencing is not permitted, with the exception of dedicated sports field or court fencing approved by the Land Use Authority.
 - (d) Spacing of Openings. Openings or gates shall be provided on every street face at a minimum of every 150 feet.
 - (e) Fencing for rooftop open spaces may be adjusted for security needs.
- (4) Lighting. Lighting must meet minimum Illuminating Engineering Society safety standards. Applicant must provide lighting illumination calculation.

Table 6.1 (1) Open Space Requirements

	Station District	Greenway	Mixed Use	Retail Destination	
Building Types	Storefront	5%	5%	5%	5%
	Urban Style	20%	20%	20%	20%
	Townhome	20%	20%	20%	20%
	Civic	20%	20%	20%	20%
	Parking Structure	0%	0%	0%	0%
	Adaptive Reuse	5% ¹	5% ¹	5% ¹	5% ¹

Notes:

¹ or the maximum allowed given site conditions

- (5) Outdoor dining. Outdoor dining is encouraged in open space. Outdoor dining areas must provide pedestrian clearance of 6' and are subject to all applicable federal, state, and local requirements.
- (6) Ownership. Open Space Types may either be publicly or privately owned.
- (7) Parking Requirements. Parking shall not be required for an Open Space Type, unless a use other than open space is determined by the Land Use Authority.
- (8) Continuity. Connections to existing or planned trails or open space types shall be made when the Open Space abuts the S-Line Corridor, Parley's Trail or other civic open space type.
- (9) Clearzones. Minimum 6 feet pedestrian clearance around furnishings and merchandising.

3. Definition of Requirements.

The following further explains or defines the requirements included in Tables 6.2 (1) through 6.8 (1) for each Open Space Type. Refer to each table for the specific requirements of each Open Space Type.

- (1) Dimensions.
 - (a) Minimum Size. The minimum size of the Open Space Type is measured within the parcel lines of the property.
 - (b) Maximum Size. The maximum size of the Open Space Type is measured within the parcel lines of the property.
 - (c) Minimum Dimension. The minimum length or width of the Open Space Type, as measured along the longest two straight lines intersecting at a right angle defining the maximum length and width of the lot. Refer to Figure 6.1 (1).
 - (d) Minimum Access/Exposure. Percentage of open space open to adjacent frontage or public right of way. Access refers to required number or frequency of pedestrian or user entrances.

6.0 OPEN SPACE TYPES

The minimum percentage of the civic open space perimeter, as measured along the outer parcel line, that shall be located directly adjacent to a vehicular right-of-way, excluding alley frontage. This requirement provides access and visibility to the Open Space.

- (2) **Adjacent Parcels.** Parcels directly adjacent to as well as directly across the street from an Open Space Type.
 - (a) **Frontage Orientation of Adjacent Parcels.** The preferred orientation of the adjacent parcels' frontages is to the civic open space. Front, corner side, side, and rear refers to the property line either adjacent to the Open Space or facing the Open Space across the street.
- (3) **Improvements.** The following types of development and improvements may be permitted on an Open Space Type. courts are permitted on rooftop surfaces only.
 - (a) **Structures Permitted.**
 - (i) Fully enclosed structures may include such uses as park offices, maintenance sheds, community centers, and restrooms.
 - (ii) **Semi-Enclosed Structures.** Open-air structures, such as gazebos, are permitted in all open space types.
 - (iii) All structures in open spaces shall be compatible with adjacent buildings in terms of massing and materials.
 - (b) **Impervious and Semi-Pervious Surface Permitted.** Impervious and semi-pervious surfaces shall not exceed the maximum percentages given by each open space type. The permitted amount of semi-pervious in addition to impervious surface coverage is provided separately to allow additional semi-pervious surface, to improve stronger retention in parking facilities, driveways, sidewalks, paths, and structures as permitted.
 - (c) **Lighting.**
 - (d) **Seating.**
 - (e) **Landscaping.**
 - (f) **Bicycle Facilities.**

4. Stormwater in Open Space Types.

Stormwater management practices, such as storage and retention facilities, may be integrated into Open Space and utilized to meet stormwater requirements for surrounding parcels.

- (1) **Stormwater Features.** Stormwater features in civic open space may be designed as formal or natural amenities with additional uses other than stormwater management, such as an amphitheater, sports field, or a pond or pool as part of the landscape design. Stormwater features shall not be fenced and shall not impede public use of the land they occupy.
- (2) **Qualified Professional.** A qualified design professional, such as a landscape architect or certified landscape designer, shall be utilized to incorporate stormwater features into the design of the civic open spaces in a manner that maximizes benefit to people and natural systems.

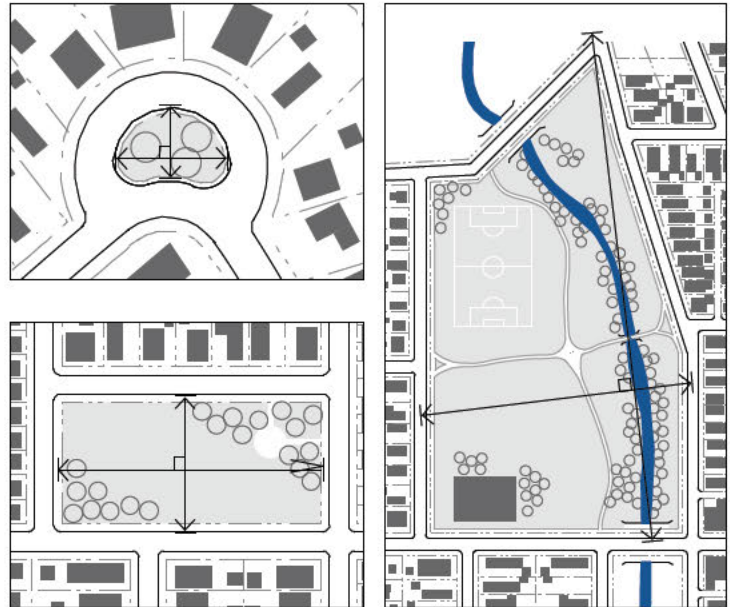


Figure 6.1 (1). Examples of Measuring the Minimum Dimension of Open Space Types.



Figure 6.1 (2). Park Pond/Stormwater Storage.

6.0 OPEN SPACE TYPES

6.2 Transit Greenway.

1. Intent.

To build a greenway as network to offer parks and recreation in the Downtown. The Transit Greenway includes a walking and biking path, landscaping, public art, and unique experiences. There are also opportunities for trails and greenways along the Streetcar and TRAX lines. Open space on private property adjacent to transit that supports public access and/or enjoyment is encouraged. Activities in the entire corridor include walking, biking, recreation, socializing, and relaxing. Additional new amenities must support the UTA safety guidelines and regulations for safe streetcar operations.

Enhancement of open space within required setbacks with landscaping, street furnishings and pathways adjacent to the corridor, but within required property setbacks, is encouraged. Landscaping that enhances the overall corridor, such as shade trees and screening, is encouraged. Improvements should enhance pedestrian connections to the corridor, create a safer environment by adding “eyes on the corridor” and support building designs that open onto the S-Line and TRAX corridors.

2. General Requirements.

Transit Greenway open space on the Streetcar corridor must also meet the S-Line Urban Design Standards. The greenway is a part of the Transit Corridor street type for the S-Line and TRAX corridors. All other greenways shall meet the requirements of the Downtown Streetscape Handbook.

Transit Greenway Requirements	
(1) Dimensions	
Minimum Size (acres)	None
Maximum Size (acres)	None
Minimum Dimension (feet)	20' wide
Minimum Access/Exposure	100% of total length of transit frontage
Clear Zones	6' minimum pedestrian clear zone maintained around outdoor furnishings/merchandising
(2) Adjacent Parcels	
Permitted Subdistricts	All
Frontage Orientation of Adjacent Parcels	Front onto the open space
(3) Improvements	
Structures Permitted	Not Permitted
Impervious/Semi-Pervious Surface	40% minimum 80% + 10% maximum
Lighting	Required
Seating	1 per 300 square feet
Trees	1 small-medium shade tree per 20' or 1 large shade tree per 30'
Landscaping	50% live plant material in planter areas
Bicycle facilities	1 bike rack slot per 100'



Figure 6.2 (1). Transit Greenway layout.



Figure 6.2 (2). Greenway Example.

6.0 OPEN SPACE TYPES

6.3 Plazas.

1. Intent.

To provide small-scale outdoor space for civic, social and commercial purposes. Plazas on corners highlight the streetscape. The space may also include pedestrian and building access routes. Activities may include meeting, relaxing, performance, casual workspace, outdoor dining. Plazas may also accommodate transit stations, bike facilities, food vendors, events, and performance. Plazas may be publicly or privately owned.

The Plaza may contain a greater amount of impervious coverage than any other Open Space Type. Surfacing shall be brick or concrete pavers or stamped and colored concrete and include street furniture seating for at least 4 persons. Special features such as fountains, public art, game tables, accent lighting are encouraged.



Figure 6.3 (1). Typical Plaza Layout.



Figure 6.3 (1). Typical Plaza

Plaza Requirements	
(1) Dimensions	
Minimum Size (acres)	0.01
Maximum Size (acres)	None
Minimum Dimension (feet)	15' in one direction
Minimum Access/Exposure	50% of total plaza length open to the street or transit frontage.
Clear Zones	6' minimum pedestrian clear zone maintained around outdoor furnishings and merchandising
(2) Adjacent Parcels	
Permitted Subdistricts	All
Frontage Orientation of Adjacent Parcels	Corner, corridor
(3) Improvements	
Structures Permitted	Semi-enclosed permitted up to max of 10% of plaza space
Impervious/Semi-Pervious Surface	80% maximum
Lighting	Required, max 16' fixture height
Seating	1 per 300 square feet
Trees	1 per 500 square feet
Landscaping	50% live plant material in planter areas
Bicycle Facilities	1 bike rack slot per 1000 sq ft

6.0 OPEN SPACE TYPES

6.4 Park.

1. Intent.

To provide a natural outdoor space for active or passive recreation. Parks may be publicly or privately owned and access controlled. Activities may include playing field, playground, swimming pool, spa pool, vegetable gardens, barbecue, pavilion, and outdoor gathering areas. Parks may include events and programming. Parks should include a greater amount of pervious coverage and may serve the dual purpose of managing stormwater.

Park Requirements	
(1) Dimensions	
Minimum Size (acres)	0.05
Maximum Size (acres)	None
Minimum Dimension (feet)	50' in one direction
Minimum Access/Exposure	50% of total length of street or transit frontage; minimum two access points a minimum of 20' width
Clear Zones	6' minimum pedestrian clear zone maintained around outdoor furnishings/merchandising
(2) Adjacent Parcels	
Permitted Subdistricts	All
Frontage Orientation of Adjacent Parcels	Front or Corner Side
(3) Improvements	
Structures Permitted	Fully enclosed permitted for max of 10% of space
Impervious/Semi-Pervious Surface	30%+10% maximum
Lighting	Required, max 16' fixture height
Seating	1 per 300 square feet
Trees	1 per 500 square feet
Landscaping	50% live plant material in planter areas
Bicycle Facilities	1 bike rack per 1000 sq ft



Figure 6.4 (1). Typical Park Layout.

6.0 OPEN SPACE TYPES

6.5 Courtyard.

1. Intent.

To provide outdoor amenities and living space to property tenants. Activities may include playing field, playground, swimming pool, spa pool, rooftop garden, tot lot, vegetable gardens, barbecue, pavilion, and outdoor gathering areas. Courtyards are typically internal to a development and may be privately owned and access controlled, but are encouraged to be located adjacent to and opening onto a Transit Corridor where applicable. Courtyards may be publicly or privately owned.



Figure 6.5 (1). Typical Courtyard layout.



Figure 6.5 (1). Typical Courtyards.

Courtyard Requirements	
(1) Dimensions	
Minimum Size (acres)	0.1
Maximum Size (acres)	1.5
Minimum Dimension (feet)	45' in one direction
Minimum Access/Exposure	50% of total length of street or transit frontage. Two access points minimum, 20' minimum width
Clear Zones	6' minimum pedestrian clear zone maintained around outdoor furnishings and merchandising
(2) Adjacent Parcels	
Permitted Subdistricts	All
Frontage Orientation of Adjacent Parcels	Side or Rear
(3) Improvements	
Sports Fields	Not permitted
Playgrounds Permitted	Permitted
Structures Permitted	Semi-enclosed permitted to max of 10% of space
Impervious/Semi-Pervious Surface	30% + 10% maximum
Lighting	Required, max 16' fixture height
Seating	1 per 300 square feet
Trees	1 per 500 square feet
Landscaping	50% live plant material in planter areas
Bicycle Facilities	1 per 1000 sq ft for ground level courtyards only



6.0 OPEN SPACE TYPES

6.6 Passageway.

1. Intent.

To provide mid-block access to public amenities and streets. These can connect pedestrians, bikes and non-motorized vehicles to streets, transit and trails. They should be safe, well-marked routes, and are encouraged to be open to the public wherever possible. These are also included in the street type Paseo, See Chapter 2.15.



Figure 6.6 (1). Passageway Examples.

Passageway Requirements	
(1) Dimensions	
Minimum Width	20'
Maximum Length	300'
Minimum Access/Exposure	Minimum of one entry or exit into public space or ROW every 200'
Clear Zones	6' minimum pedestrian clear zone maintained around outdoor furnishings and merchandising
(2) Adjacent Parcels	
Permitted Subdistricts	All
Frontage Orientation of Adjacent Parcels	NA
(3) Improvements	
Impervious/Semi-Pervious Surface	No maximum
Lighting	Required, max 16' fixture height
Seating	1 per 1000 square feet for passageways greater than 25' in width
Trees	1 per 1000 square feet for passageways greater than 25' in width
Landscaping	50% live plant material in planter areas

6.0 OPEN SPACE TYPES

6.7 Individual Open Space.

1. Intent.

To provide small, individual outdoor living space to tenants of a development. Individual open spaces include balconies, porches, stoops, front and back yards. Unfenced areas within setback spaces are not considered individual open spaces. These spaces have a minimum size requirement to encourage seating, eating and outdoor living.

The following applies in all locations where private balconies are incorporated into the facade design facing any street or parking lot, and where private porches or private patios are incorporated at the main floor level.

- (1) Connection to Building. Balconies that are not integral to the facade shall be independently secured and unconnected to other balconies.
- (2) Railings. May vary and may promote privacy within the balcony; railings do not have to be open.
- (3) Projection of Balconies. Balconies may be cantilevered for up to 2 feet; projection of up to 6 feet into the build-to-zone or setback is permitted.
- (4) Privacy. Railings, walls and landscape may extend up to 4' above sidewalk elevation to permit privacy of residential units at street level.
- (5) Balconies cannot be used for storage.

Individual Open Space Requirements	
(1) Dimensions	
Minimum Size	50 square feet (5 X10)
Maximum Size	None
Minimum Dimension (feet)	5' in each direction
Minimum Access/Exposure	None, orientation toward open space is encouraged
Clear Zones	6' minimum pedestrian clear zone maintained around outdoor furnishings and merchandising
(2) Adjacent Parcels	
Permitted Subdistricts	All
Frontage Orientation of Adjacent Parcels	NA
(3) Improvements	
Structures Permitted	Semi-enclosed permitted
Impervious/Semi-Pervious Surface	30% + 10% maximum
Lighting	None required
Seating	None required
Trees	1 tree per 250 sq ft
Landscaping	50% live plant material in planter areas



Figure 6.7 (1). Example of Livable Balconies.

6.0 OPEN SPACE TYPES

6.8 Rooftop Open Space.

1. Intent.

To provide building occupants with a shared gathering space, to use land efficiently, and to activate the street. Rooftop open space within the first three stories of the building may be counted as open space. Green roofs, or landscaped areas with no human access, may count as 50% of rooftop open space.

Structures on rooftops are subject to additional review.

Rooftop Open Space Requirements	
(1) Dimensions	
Minimum Size	500 square feet
Maximum Size	None
Minimum Dimension (feet)	20' in one direction
Minimum Access/Exposure	None, orientation toward open space is encouraged; orientation to south encouraged
Clear Zones	6' minimum pedestrian/exit route clear zone maintained around outdoor furnishings and merchandising
(2) Adjacent Parcels	
Permitted Subdistricts	All
Frontage Orientation of Adjacent Parcels	NA
(3) Improvements	
Structures Permitted	Semi-enclosed permitted. Fully enclosed permitted up to 10%
Lighting	Required
Seating	Required
Trees	Recommended
Landscaping	10% minimum planters



Figure 6.8 (1). Rooftop Open Space.

6.9 Active Streetscape.

1. Intent.

To provide space for additional public amenities, landscaping, or street activation elements. The space will provide primarily landscaped active or passive recreation and gathering space for residents and tenants, and to add open space to the overall neighborhood. Active streetscapes require additional improvement to the street buffer zone. Active streetscape square footage above the minimum required setback area may be counted toward open space requirements.

Active Streetscape Requirements	
(1) Dimensions	
Minimum Width	None
Maximum Length	None
Minimum Access/Exposure	100% of width of frontage
Clear Zones	6' pedestrian clear zones must be maintained around outdoor furnishings
(2) Adjacent Parcels	
Permitted Subdistricts	All
Frontage Orientation of Adjacent Parcels	NA
(3) Improvements	
Impervious/Semi-Pervious Surface	No maximum
Lighting	Required as part of streetscape
Seating	1 per 300 square feet as part of streetscape
Trees	1 small shade tree per 20' or one large shade tree per 30' as part of streetscape
Landscaping	50% live plant material in planter areas as part of streetscape



Figure 6.9 (1). Active Streetscape.



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7.0 LANDSCAPE

7.1 Introduction.

1. Intent.

The landscape standards outlined in this section are designed to meet the following set of goals:

- (1) Create a greener, cleaner city.
- (2) To provide for a healthy, long-lived urban forest.
- (3) To improve the appearance of streets and create a buffer between pedestrian and vehicular travel lanes.
- (4) To increase the compatibility of adjacent uses and minimize the adverse impacts created by adjoining or neighboring uses.
- (5) To promote the prudent use of water and energy resources by achieving and maintaining sustainable, functional landscapes.
- (6) To shade large expanses of pavement and reduce the urban heat island effect.
- (7) To enhance the appearance and property values of the community.

2. General Requirements.

All areas not building, paving, or streetscape shall be landscaped. All landscape construction shall be constructed as detailed in the South Salt Lake Landscape Handbook.

Property owners are responsible for the maintenance of all required landscape on their property and in the adjacent public right of way. All areas not building or parking shall be landscaped.

3. Applicability.

- (1) General Compliance. Application of this section to existing uses shall occur with the following developments:
 - (a) Any development of new or significant improvements to existing parking lots, loading facilities, and driveways. Significant improvements include new driveways, new spaces, new medians, new loading facilities, or complete reorganization of the parking and aisles.
 - (b) Alteration to an existing principal or accessory structure that results in a change of 25% or more in the structure's gross floor area.
 - (c) When compliance is triggered for existing parking lots, landscape improvements shall take precedence over parking requirements.
- (2) Buffers. Landscape buffers are required according to the provisions in this section with the following exceptions:
 - (a) Shared Driveways. Buffers shall not be required along a property line where a curb cut or aisle is shared between two adjoining lots.
 - (b) Points of Access. Buffering is not required at driveways or other points of access to a lot.
- (3) Streetscape. Landscaping along streets is required as outlined in 2.0 Street Types.
- (4) Street Trees. Refer to section 2.0 Streets Types, and the South

Salt Lake Landscape Handbook for appropriate street tree specifications.

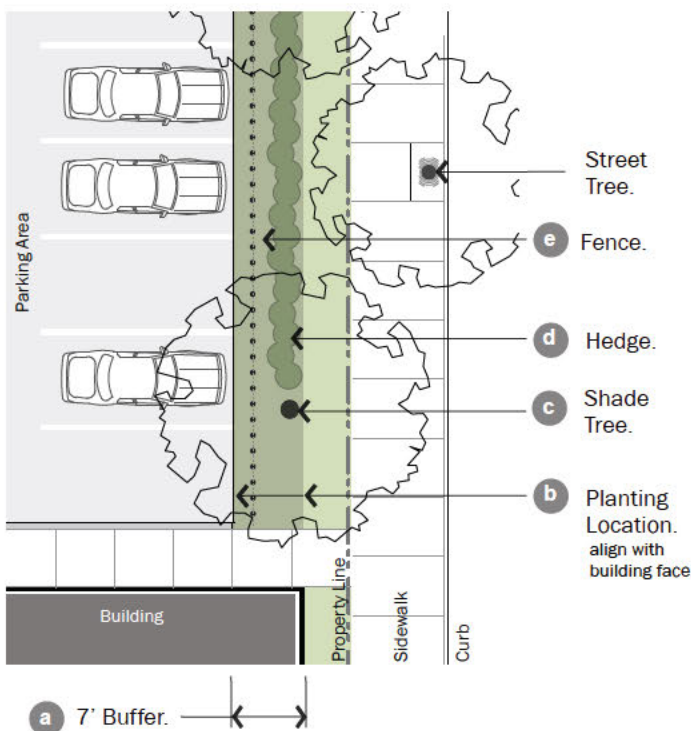
- (5) Transit Greenway. Landscaping along the S-Line and TRAX is required as outlined in 2.8 Transit Corridor and 6.8 Transit Greenway.
- (6) Temporary Uses. These provisions do not apply to temporary uses, unless determined otherwise by the Land Use Authority.
- (7) Unless otherwise specified in this chapter, all requirements of the South Salt Lake City Municipal Code pertaining to landscape requirements shall apply.

7.0 LANDSCAPE

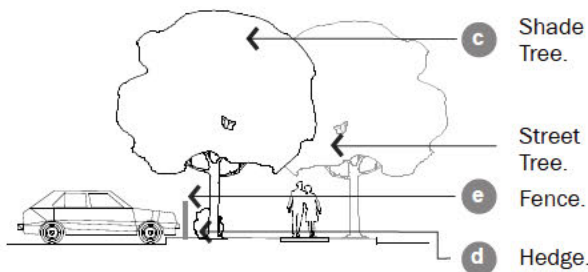
7.2 Parking Lot Buffer.

1. Intent & Applicability.

- (1) Intent. To lessen the visual impact of vehicular areas on public streets and on adjacent properties.
- (2) General Applicability. Applies to properties in all subdistricts where a vehicular area is located along a property line or adjacent to a right-of-way.
 - (a) All hard surfaced parking lots, including those for vehicle sales, with fourteen or more parking spaces shall provide landscaping in accordance with the provisions of this section.



Front Buffer Plan.



Front Buffer Section.

Figure 7.2 (1) Frontage Buffer Plan and Section.

7.2 Parking Lot Requirements

1. Buffer Depth & Location ¹

Depth	7'	a
Location on the Site	Between all property lines and parking area ²	b

2. Buffer Landscape Requirements

Uses & Materials	Uses and materials other than those indicated are prohibited in the buffer	
Shade Trees	Medium shade tree required at least every 20' or large tree required every 30'; Locate on the street side of the fence; Spacing should alternate with street trees	c
Hedge	Required continuous hedge on street side of fence, between shade trees & in front of vehicular areas	d
Hedge Composition	Individual shrubs with a minimum diameter of 24", spaced no more than 36" on center, height maintained no more than 36"	
Existing Vegetation	May be credited toward buffer area	

3. Fence (optional) **e**

Location	2' from back of curb of vehicular area
Materials	Composites, steel, wood, or plastic composite wood alternative. Masonry columns (maximum width 2'6") and base (maximum 18" height) permitted. Chain-link not permitted.
Minimum Height	3'
Maximum Height	4'
Colors	No bright or white colors
Transparency	Minimum 70%
Gate/Opening	One pedestrian gate permitted per street frontage; Opening width maximum 6'

Notes:

¹ This screening requirement does not prohibit the installation of or provision for openings necessary for allowable access drives and walkways connecting to the public sidewalk.

² In front, corner, and rear yards (on a through lot), when the parking area is located adjacent to any building on the lot, the buffer must be located so that it aligns with or is behind the face of the adjacent building back to the vehicular area. The area between the buffer and the property line must be landscaped.

7.0 LANDSCAPE

7.3 Side & Rear Buffer.

1. Intent & Applicability.

- (1) Intent. To minimize the impact that the Retail Destination subdistrict may have on a neighboring district and to provide a transition between districts.
- (2) General Applicability. Applies to Retail Destination properties adjacent to any property within another district.

7.3 Side & Rear Buffer Requirements	
1. Buffer Depth & Location¹	
Depth	10' a
Location on the Site	Locate buffers on more intensively zoned lot; Buffer is measured from side and rear property lines.
2. Required Landscape Screen	
Width	5' landscape screen in addition to any other buffer landscaping b
Location	Directly adjacent to the rear or side property line
Hedge or Fence	Continuous double row of shrubs required between shade trees; fences shall be opaque and not white. c
Hedge Composition	Double row of individual shrubs with a minimum diameter of 24", spaced no more than 36" on center; Mature height in one year of 24"
Shade Trees	Medium shade tree required at least every 20' or large tree required every 30'; Locate on the street side of the fence; Spacing should alternate with street trees d
3. Buffer Landscape Requirements	
Uses and Materials	Uses and materials other than those indicated are prohibited within the buffer
Tree Canopy Coverage	1 medium or large shade tree required per 100 square feet of buffer, excluding the area within the required landscape screen
Existing Vegetation	May be credited toward buffer area
Fence	Optional; same standards for frontage buffer 8' height maximum

Notes:
¹ Land Use Authority may reduce width of buffer, width of landscape screen, or location of landscape screen based on existing landscaping and topography.

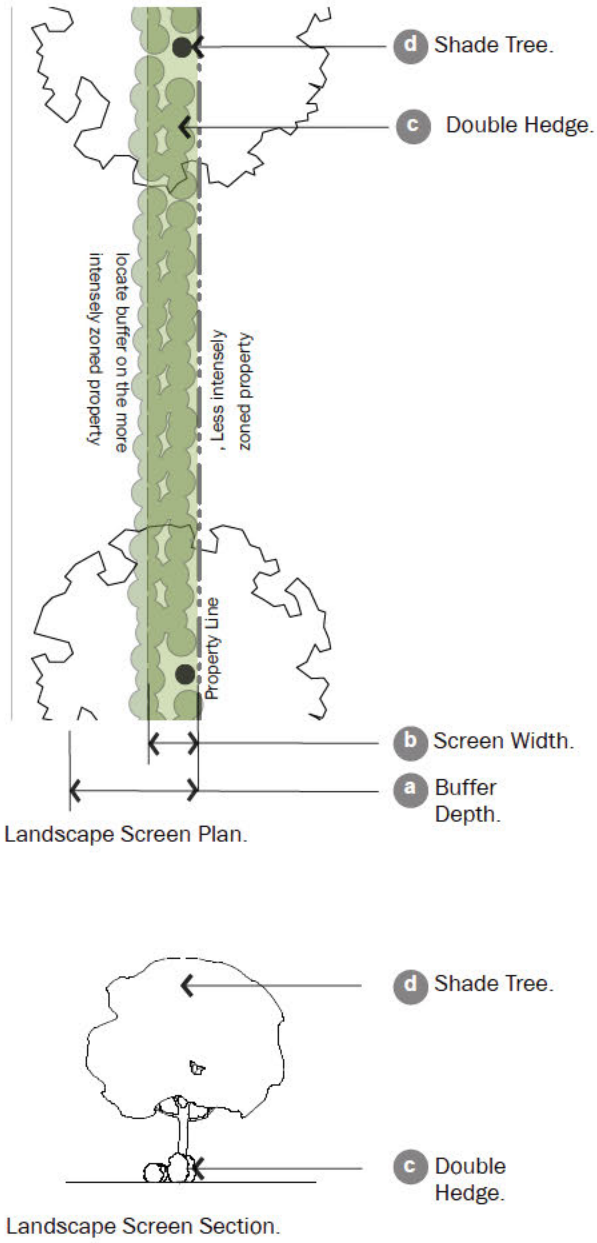


Figure 7.3 (1). Landscape Screen within Side & Rear Buffer.

7.0 LANDSCAPE

7.4 Active Frontage.

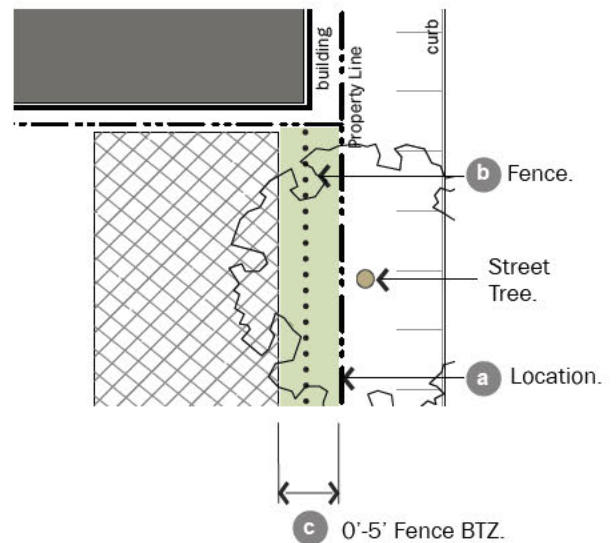
1. Intent & Applicability

- (1) Intent. To continue the street wall of adjacent facades; to create a high quality streetscape and interface between public and private space.
- (2) General Applicability. Applies to non-vehicular outdoor sites all in all Subdistricts. For vehicular areas, refer to the 7.2 Parking Lot Buffer.

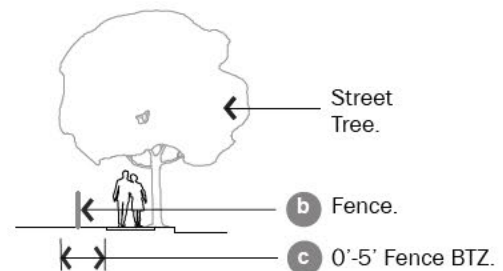
7.4 Active Frontage Requirements	
1. Frontage Location	
Location on the Site	Required adjacent to dining patio or display area when abutting street wall
2. Fence (Optional)	
Location	Between 0' and 5' from the front and corner side property lines; Required only is mandated by Utah Department of Alcoholic Beverage Control or other authority a
Materials	Steel or colored PVC; Masonry base or columns permitted b
Minimum Height	3' c
Maximum Height	4'
Opacity	Minimum 30%; Maximum 60% ¹
Gate/Opening	One gate permitted per street frontage; Opening width maximum 6'
3. Landscape Requirements	
Trees	Required to keep line of street wall
Landscaping	10% of buffer area required to have live plants

Notes:

¹ Fence may be solid if 42" or less in height



Active Frontage Plan.



Active Frontage Section.

Figure 7.4 (1). Active Frontage.

7.0 LANDSCAPE

7.5 Interior Parking Lot Landscape.

1. Intent & Applicability.

- (1) Intent. To provide shade, minimize paving & associated stormwater runoff, and improve the appearance of parking lots.
- (2) General Applicability. All open-air, off-street parking lots in all subdistricts.
- (3) Other Internal Parking Lot Areas. Internal areas not dedicated to parking or drives shall be landscaped with a minimum of one medium or large shade tree for the first 150 square feet and one medium or large shade tree for every 650 square feet thereafter¹.
- (4) Existing Vegetation. Existing vegetation may be credited toward these requirements.
- (5) All landscaped islands are encouraged to accommodate stormwater runoff with slotted curbs, trench drains or similar.

7.5 Interior Parking Lot Landscape Requirements	
1. Landscape Island Requirements a	
Required Island Locations	Terminal ends ² of free standing rows or bays of parking; After every ninth parking space for rows of parking greater than 8 spaces in length b
Minimum Width	5'; Islands less than 15' must utilize structural soil under any paved surface within a tree's critical root zone; Islands under 9' shall provide for aeration
Required Trees Within Islands	Minimum of 1 medium or large shade tree per island c
2. Landscape Median Requirements d	
Required Median Location	Required in each free-standing bay of parking along the length of the bay
Minimum Width	5'; Medians less than 15' wide must utilize structural soil under any paved surface within a tree's critical root zone
3. Tree Requirements	
Requirements per Parking Space ³	Each parking space must be located within 50' of a tree planted within parking lot interior Minimum of 1 shade tree must be planted within parking lot interior or within 4' of parking lot's edge for every 3 parking spaces
Tree Canopy Shade	Within 20 years of tree installation, 30% of the interior of the parking lot should be shaded by tree canopy. Refer to Table 7.5 (1) for calculation.

Notes:
¹ Parking lot interior is defined as the area dedicated to parking on a given parcel as measured from edge of pavement to edge of pavement.
² Freestanding rows or bays of parking are those not abutting the parking lot perimeter or building face, and may have a single or double row of parking.
³ Trees within a designated buffer area may not be utilized to meet these requirements
⁴ Small trees may be approved in cases of utility conflicts with existing utilities.

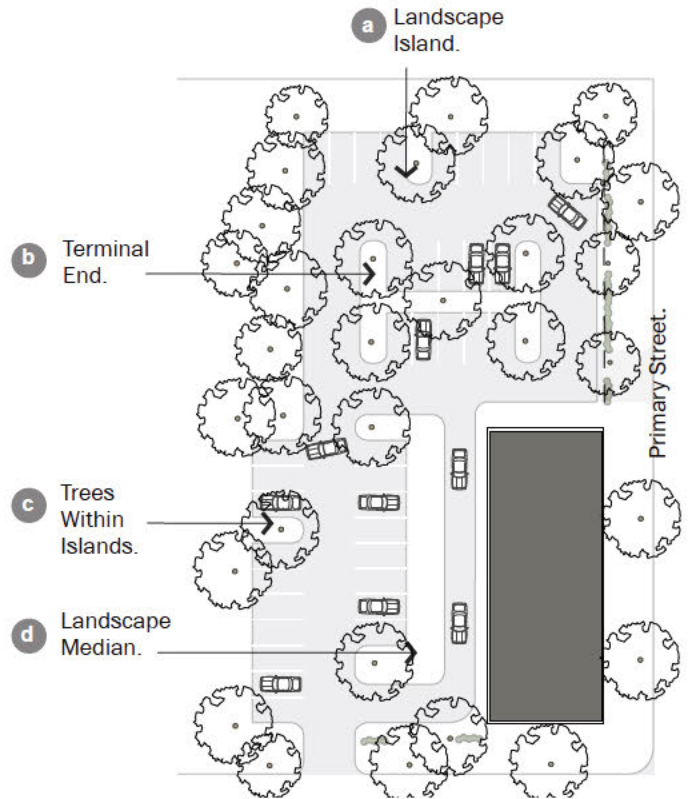


Figure 7.5 (1). Interior Parking Lot Landscaping.

Table 7.5 (1). Tree Canopy Calculation		
Tree Size	Estimated Canopy at Maturity (sq ft)	Estimated Height at Maturity (ft)
Small ⁴	400	15'-25'
Medium	900	25'-40'
Large	1600	40'+

7.0 LANDSCAPE

7.6 Screening of Buildings.

1. Intent & Applicability.

- (1) Intent. To reduce the visibility of opaque walls and to create a more friendly pedestrian experience.
- (2) General Applicability. Any facade with under 50 percent transparency is required to include a minimum of 25 percent landscaping that screens the blank surface.

7.6 Screening of Buildings	
1. Building Screening Requirements	
Location on the Site	Required adjacent to walls with less than 50% transparency
Screen Wall Height	Height as approved by Land Use Authority to accomplish objective of the screen; minimum 8'
Landscape Requirement	Landscaping requirement applicable to all facades visible from any public right-of-way or any residential uses. Must provide coverage of 25% minimum
2. Landscape Requirements	
Trees	Required every 20' for medium trees of every 30' for large trees
Hedge Composition	Individual shrubs with a minimum diameter of 24", spaced no more than 36" on center, height maintained no more than 36"
Existing Vegetation	May be credited toward buffer area



Figure 7.6 (1). Screening of Buildings.

7.0 LANDSCAPE

7.7 Screening of Open Storage, Refuse Areas, and Utility Appurtenances.

1. Intent & Applicability.

- (1) Intent. To reduce the visibility of refuse areas, and utility appurtenances from public areas and adjacent properties.
- (2) General Applicability. All waste containers, open storage, refuse areas, and utility appurtenances in all subdistricts.

7.7 Screening of Open Storage, Refuse Areas, & Utility Appurtenances

1. Open Storage & Refuse Area Screening Requirements

Location on the Site	Not permitted in front or corner side yards
Opaque Screen Wall ¹	Required around 3 sides of the dumpster and refuse area matching building exteriors or as approved by the Land Use Authority a
Screen Wall Height	Height as approved by Land Use Authority to accomplish objective of the screen; minimum 6'
Visible Openings	Openings visible from the public way or adjacent properties must be furnished with opaque gates b
Landscape Requirement	If refuse area is located within larger paved area, such as a parking lot, landscape islands must be located on 3 sides of the area, with at least 1 medium or large shade tree in at least 1 of the landscape areas ² c

2. Utility Appurtenance Screening Requirements

Large Private Mechanical Equipment	Equipment equal to or greater than 4' in height shall be fenced with opaque wood or brick-faced masonry on all sides facing a public street and/or the transit corridor
Small Private Mechanical Equipment	Equipment smaller than 4' in height shall have landscape screening and a shrub bed containing shrubs with a minimum 24" diameter spaced no more than 36" on center

Notes:
¹ Vertical structured barrier to visibility at all times such as a fence or wall
² This tree, if located within 50' of a parking space, may be utilized to meet the minimum shade requirements

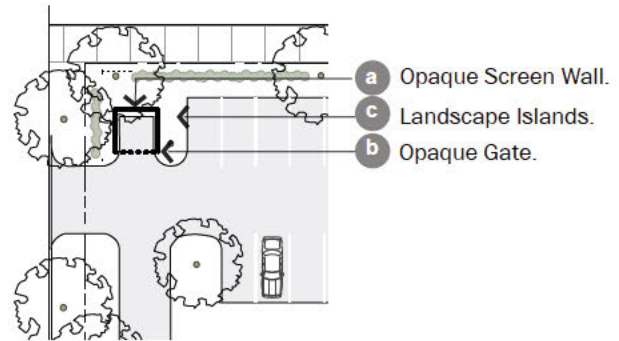


Figure 7.7 (1). Screening of Open Storage & Refuse Areas.

7.0 See Title 17

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8.0 See Title 17.07

8.0 See Title 17.07



9.0 SIGNAGE TYPES

9.1 Introduction.

1. Intent.

This section seeks to enhance the economic and aesthetic appeal of the Downtown South Salt Lake Area through the reasonable, orderly, safe, and effective display of signage. Signage should contribute to the identity and brand of downtown.

2. General Requirements.

Compliance with the regulations outlined shall be attained under the following situations:

- (1) Newly Constructed or Reconstructed Signage. All new signs and structural improvements to existing signs.
- (2) Change in Use for Single Business Signage. For signage serving one business, whenever the existing use is changed to a new use resulting in a change in signage, including rewording.

3. Maximum Sign Area.

Unless otherwise specified, the total area of all permanent signage associated with any building in the Downtown South Salt Lake District shall be 15% of the area of the primary façade of any building.

4. Applicability.

These standards shall apply to signage in all subdistricts for non-residential uses only. Unless otherwise stated in this chapter, all requirements of Title 17 of the South Salt Lake City Municipal Code pertaining to sign requirements shall apply. Refer to the South Salt Lake City Sign Ordinance for permit processes, construction, design and maintenance standards.

5. Sign Location.

Unless otherwise specified, signs shall only be located within the boundaries of the lot and not in the right-of-way or on public property.

- (1) Certain Sign Types may extend beyond a property line into the right-of-way or public property with permission from the Land Use Authority and in accordance with the regulations outlined in Chapter 17.08 of the South Salt Lake City Municipal Code.
- (2) No sign shall be attached to a utility pole, traffic poles, tree, standpipe, gutter, or drain.
- (3) Signs shall be erected so as to permit free ingress to or egress from any door, window, the roof, or any other exit-way required by the building code or by fire department regulations.
- (4) No sign shall be erected or maintained in such a manner as to obstruct free and clear vision of, interfere with, or be confused with any authorized traffic sign, signal, or device, or where it may interfere with vehicle or train line-of-sight. See Title 17 of the South Salt Lake Municipal Code for clearance regulations.
- (5) Pedestrian Orientation. Signs oriented to the pedestrian realm are required for each entryway on a public street, the Transit Corridor, or a Passageway. These signs should be mounted at a comfortable height and be clear and legible from the close range at which a

pedestrian encounters the sign. The bottom edge of each sign should be within 14' of the ground plane, and shall not exceed a total of 25 square feet.

6. Illumination.

All signs shall be illuminated according to the following provisions unless otherwise stated.

- (1) Signs shall be illuminated only by steady, stationary light sources directed solely at the sign or internal to it, except as permitted for Electronic Message Boards for Marquee signs.
- (2) Individual letters or logos may be internally illuminated as permitted per each sign type; no other portion of the sign shall be internally illuminated.
- (3) When an external artificial light source is used to illuminate a sign, the lamp (or bulb) shall be located, shielded, and directed so as to not be visible from any public street or private residence.
 - (a) No receptacle or device housing a permitted light source which is attached to the sign itself shall extend more than 18 inches from the face of the Sign.
 - (b) If ground lighting is used to illuminate a sign, the receptacle or device should not extend more than 12 inches above ground and must be fully screened and housed.
- (4) The illumination of any sign, resulting from any internal or external artificial light source, shall not exceed 250 nits at the sign face during the day and 125 nits at the Sign face after sunset, with no light trespass onto adjacent property.

7. Computation.

The following standards apply to computing the area of signs by type and by building lot. Refer to the Sign Types 9.3-9.11 for more information.

- (1) Temporary signs and directional signs are not included in the maximum signage area calculations, unless otherwise specified.
- (2) Height for monument signs is measured from the average grade at the front property line to the top of the sign.
- (3) For the purposes of determining area, lot width or frontage is measured along the front property line.
 - (a) If the lot is a corner lot, the width shall be measured along the front yard.
 - (b) Building frontage is the width of the front facade of a building.

8. Temporary Signs.

The following standards apply to temporary signage.

- (1) Each use may be allowed one temporary A-frame sign.
- (2) Temporary signs shall not be located in the public ROW or clear view area.
- (3) Temporary sign exposure is limited to three 30 day periods.
- (4) Temporary signs shall not be used for long term or permanent advertising, and shall only be allowed for grand opening events, seasonal events, or other special events or promotions.

9.0 SIGNAGE TYPES

9.2 Sign Types.

1. Sign Type Requirements.

The following pertain to specific sign types detailed in this section.

- (1) Temporary Signs. A-Frame signs constructed of white plastic or wood and internally weighted are allowed. Such signs shall be no greater than eight square feet per side. One such sign is allowed per business and must be located outside of the public right of way.
- (2) Window Signs. Window Signs shall not count towards a lot's maximum permitted amount of signage. Refer to 9.9 Window Signs.
- (3) Signs Facing onto Parking Lots. One sign is permitted in addition to the maximum.
 - (a) Permitted Sign Types are a wall, projecting, or awning sign.
 - (b) Maximum sign area is 30 square feet.
 - (c) Permitted location is either the side or rear facade along a parking lot.
 - (d) If such signs face existing single family homes, they may not be illuminated.
- (4) Iconic Sign Elements. Iconic signs may be allowed at the discretion of the Land Use Authority if the lighting of the sign does not significantly impact adjacent neighbors and the sign helps to identify the Downtown South Salt Lake Area. Such signs shall comply with the following.
 - (a) Symbol or Logo Size. The symbol may not be larger than 8 feet in any direction, included in overall sign area and the surface area counts towards the Maximum Permitted Quantity of Signage per Lot.
 - (b) No moving parts or external illumination of the symbol may be provided.
 - (c) Text. The text component of the may not be more than 30% of the overall area of the sign.
- (5) Historic signs. Developers shall inventory historic signs as part of their site plan approval. Historic signs are encouraged to remain and be adapted for reuse, subject to approval by the Land Use Authority.



Figure 9.2 Historic Bowling Alley Sign

9.0 SIGNAGE TYPES

9.3 Wall Sign.

1. Intent.

Wall Signs, also known as flat, channel letter, or band signs, are mounted directly to the building face to which the sign is parallel. Refer to Figures 9.3 (1) and 9.3 (2).

2. Regulations.

Wall Signs shall be developed according to the standards in Table 9.3 (1).

- (1) Wall Signs shall not cover windows or other building openings.
- (2) Wall Signs shall not cover architectural building features, and shall be architecturally compatible with the building.
- (3) Painted Signs, a type of Wall Sign painted onto the building face displaying the business name or activity, may be permitted by the Land Use Authority, subject to the conditional use standards established for painted wall signs in the South Salt Lake City Municipal Code.
- (4) Nameplate signs indicate the name or occupation of the tenant. They shall be subject to all of the requirements of the Wall Sign type, 9.3, but shall be no larger than three square feet maximum per use.
- (5) No wall signs shall be permitted on any facade facing an existing single family residential zone, except for iconic sign elements as approved by the Land Use Authority, or parking lot signage as allowed in 9.2.1 (3).

3. Computation.

The area of a Wall Sign is calculated using the following information.

- (1) Wall Signs. Area is calculated by drawing the smallest possible square or rectangle around the largest letters and/or elements, as is illustrated in Figure 9.3 (2).
- (2) Painted Sign. Area is calculated by measuring the area of the smallest square or rectangle that can be drawn around all of the sign elements, including any painted background.

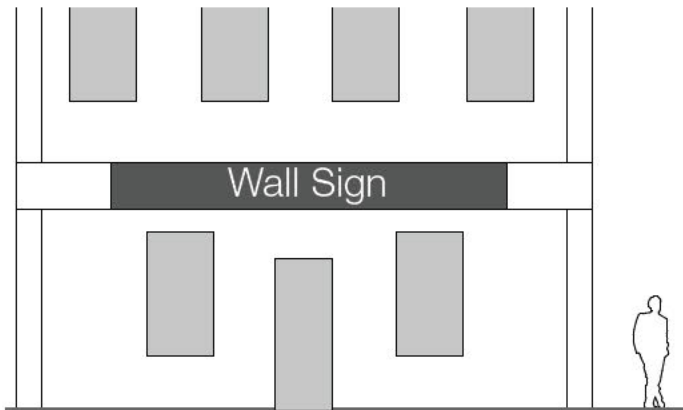


Figure 9.3 (1). Wall Sign.

Table 9.3 (1). Wall Sign Requirements

Permitted Districts	All subdistricts
Sign Area	15% of building frontage and 5% of non-frontage sides for Station Area Subdistrict, or 2 square feet per 1 linear foot of facade width with a maximum of 150 square feet per sign for other subdistricts; 3 square feet maximum per use for nameplate signs.
Height	3' maximum letter or element height
Location	Permitted on all facades facing a public ROW
Placement	1' maximum projection from building face
Quantity	1 per building frontage
Internal Illumination	Permitted for individual letters and logos
Materials	Solid wood, metal, masonry & neon glass; Plastic & synthetics permitted only as separate alphanumeric characters or logos



Figure 9.3 (2). Measuring Wall Signs.

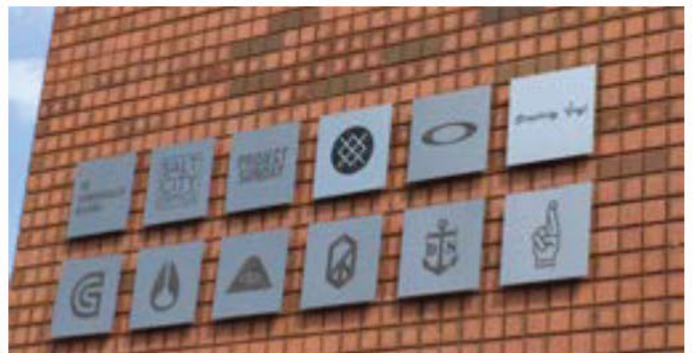


Figure 9.3 (3). Wall Sign Example.



Figure 9.3 (4). Painted Wall Sign Example.

9.0 SIGNAGE TYPES

9.4 Projecting Sign.

1. Intent.

A Projecting Sign is attached to and projects from a building face or hangs from a support structure attached to the building face. Sign faces are typically perpendicular to the building face, but may be at an angle greater than 45 degrees from the facade. The sign may be vertically or horizontally oriented. Refer to Figure 9.4 (1).

2. Regulations.

Projecting Signs shall be developed according to the standards in Table 9.4 (1).

- (1) No projecting signs shall be permitted on any facade facing an existing single family residential zone, except for iconic sign elements as approved by the Land Use Authority.
- (2) Backlit box or cabinet signs are not permitted.

Table 9.4 (1). Projecting Sign Requirements

Permitted Districts	All subdistricts
Sign Area	1.5 sq ft of sign area for each 1' of linear building frontage
Height	8' maximum sign length, 10' minimum clearance to pedestrian realm required; 20' maximum height
Location	Permitted on all facades facing a public street or S-Line; Sign and structural supports shall not extend above the eave or parapet
Placement	Shall not project further than 3' from the building
Quantity	1 per tenant per building
Sign Separation	No projecting signs shall be located closer together than 25'
Internal Illumination	Permitted for individual letters and logos
Materials	Solid wood, metal, masonry & neon glass; Plastic & synthetics permitted only as separate alphanumeric characters or logos

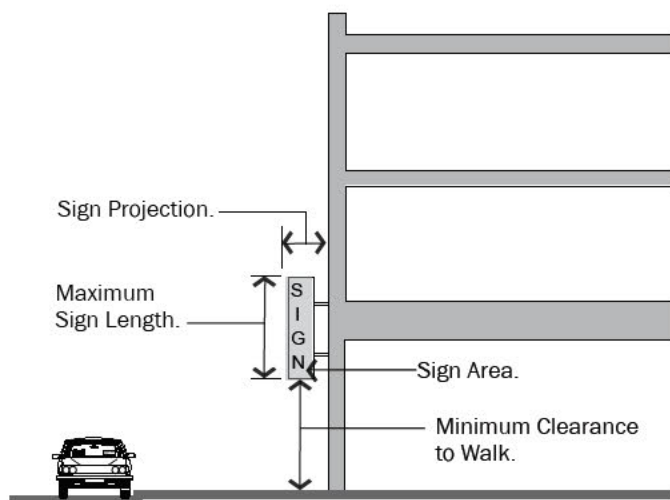


Figure 9.4 (1). Projecting Sign.

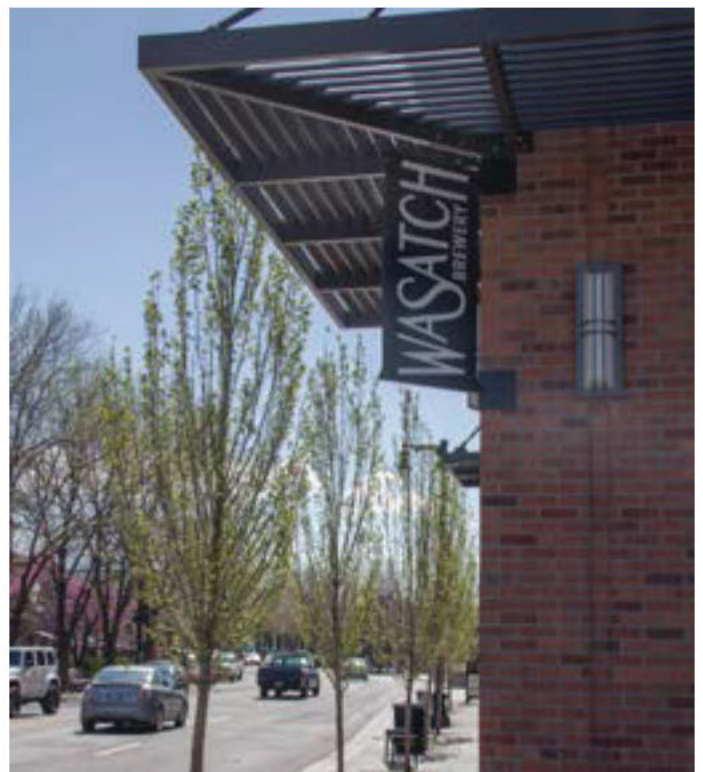


Figure 9.4 (2). Projecting Sign Example.

9.0 SIGNAGE TYPES

9.5 Projecting Marquee Sign.

1. Intent.

A Projecting Marquee Sign is a projecting sign designed to have changing messages and two to three sign faces. Refer to Figure 9.5 (1).

2. Regulations.

Projecting Marquee Signs shall be developed according to the standards in this section and Table 9.5 (1).

- (1) Manually Changeable Copy Boards are permitted.
- (2) Electronic Message Boards are permitted.

3. Computation.

The sign area is calculated by combining the area of all exposed sign faces and the cabinet or structure surrounding them.

Table 9.5 (1). Projecting Marquee Sign Requirements

Permitted Districts	All subdistricts, limited to Concert Hall or Theater Uses per 4.0 Uses
Sign Area	No maximum area for sign type; minimum two faces per sign
Height	10' minimum clearance to ground plane required
Location	Front and corner side facades only
Placement	Maximum projection from building is 6'; Shall not project closer than 2' from back of curb
Quantity	1 per lot
Internal Illumination	Permitted for individual letters and logos
Materials	Solid wood, metal, masonry and neon glass. Plastic and synthetics permitted only on Sign face

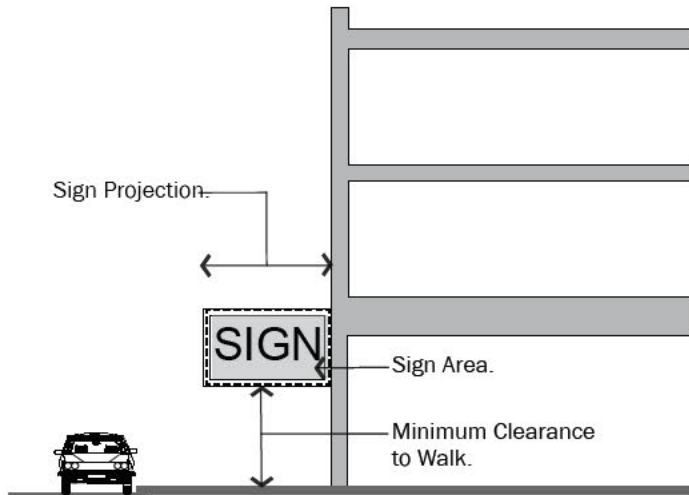


Figure 9.5 (1). Projecting Marquee Sign.



Figure 9.5 (2). Projecting Marquee Sign Example.

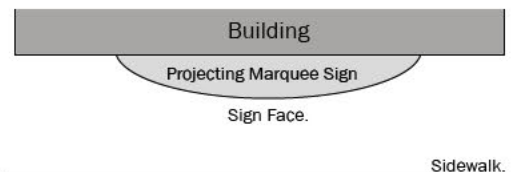
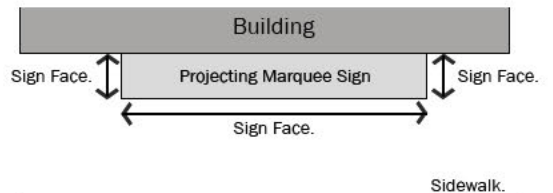
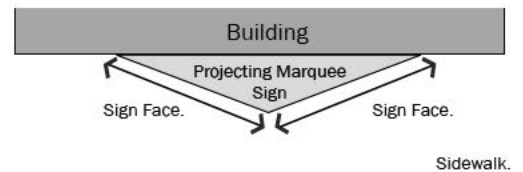


Figure 9.5 (3). Projecting Marquee Sign Plan.

9.0 SIGNAGE TYPES

9.6 Awning Sign.

1. Intent.

A sign that is mounted, painted, or otherwise applied on or attached to an awning or canopy. Refer to Figures 9.6 (1) and 9.6 (2).

2. Regulations.

Awning Signs shall be developed according to the standards in Table 9.6 (1).

3. Computation.

The area of an Awning Sign is calculated by drawing the smallest possible square or rectangle around the largest letters and/or elements of the sign portion of the awning, as is illustrated in Figure 9.6 (2).

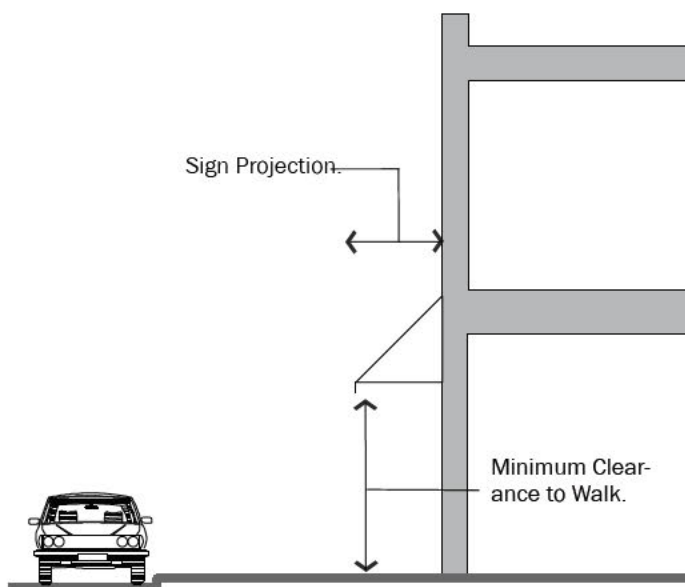


Figure 9.6 (1). Awning Sign.

Table 9.6 (1). Awning Sign Requirements	
Permitted Districts	All subdistricts
Sign Area	Up to 50% of the awning may be used for signage
Height	8' minimum clearance to walk required
Location	Permitted on all facades
Placement	Maximum projection from building is 4'; Shall not project closer than 2' from back of curb; Shall not block any window, door, or the building roof
Quantity	1 per tenant per street frontage; 1 per tenant per side or rear facade on a parking lot
Internal Illumination	Not permitted
Materials	Cloth, canvas, metal, glass or wood; All supports shall be made of metal or wood. Additional design standards in building types.

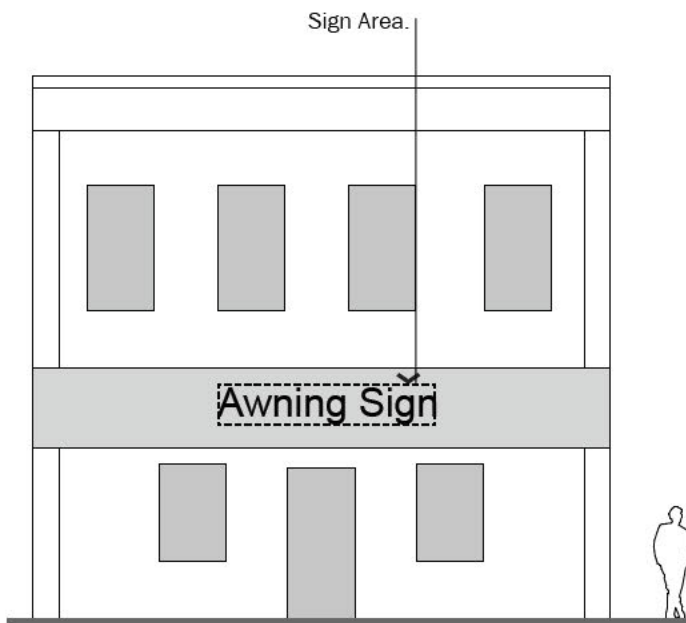


Figure 9.6 (2). Measuring Awning Signs.

9.0 SIGNAGE TYPES

9.7 Canopy-Mounted Sign.

1. Intent.

A sign with individual alphanumeric characters and/or logos that is mounted on top of a permanent canopy on the facade of the building. Refer to Figures 9.7 (1) and 9.7 (2).

2. Regulations.

Canopy-Mounted Signs shall be developed according to the standards in Table 9.7 (1).

3. Computation.

The area of a Canopy-Mounted Sign is calculated by drawing the smallest possible square or rectangle around the largest letters and/or elements of the sign portion of the Canopy-Mounted Roof Sign, as is illustrated in Figure 9.7 (2).

Table 9.7 (1). Canopy-Mounted Sign Requirements

Permitted Districts	All subdistricts
Sign Area	Up to 80% of the length of the canopy may be used for signage up to 150 square feet
Height	2' maximum letter or element height; Cannot project more than 2' above roof line of canopy
Location	Permitted on all facades
Placement	Shall not block any window, door, or the building roof.
Quantity	1 per tenant per public street and S-Line corridor frontage; 1 per tenant per side or rear facade on a parking lot
Internal Illumination	Permitted for individual letters and logos
Materials	Solid wood, metal, and neon glass

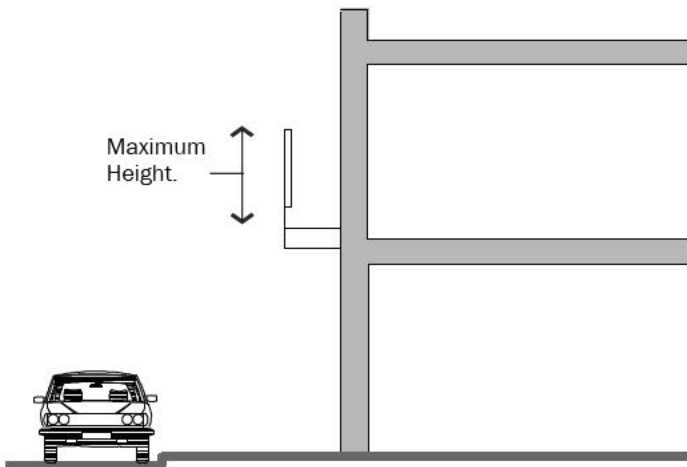


Figure 9.7 (1). Canopy-Mounted Sign.

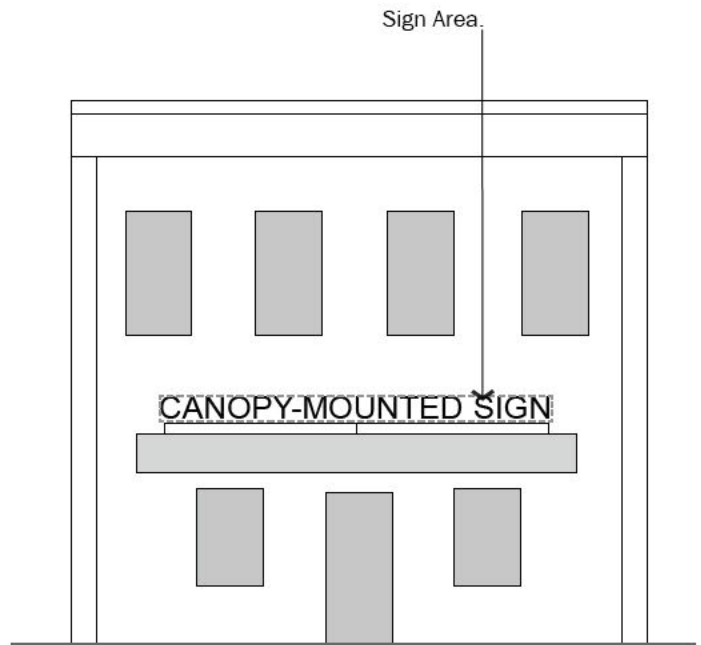


Figure 9.7 (2). Measuring Canopy-Mounted Signs.

9.0 SIGNAGE TYPES

9.8 Roof Sign.

1. Intent.

A Roof Sign consists of individual letters or elements. It is erected on the roof of a building and projects above the highest point of the roof line or parapet of the building. It is typically situated parallel to the adjacent street and does not project beyond the front facade of the building. Refer to Figures 9.8 (2) and 9.8 (3).

2. Regulations

Roof Signs shall be developed according to the standards in Table 9.8 (1). Roof signs shall only be permitted for buildings undergoing a change of use or buildings in conformance with code. Guide wires and structural supports shall be placed where least visible from public view.

3. Computation.

The area of a Roof Sign is calculated by drawing the smallest possible square or rectangle around the largest letters and/or elements as is illustrated in Figure 9.8 (3).



Figure 9.8 (1). Roof Sign Example.

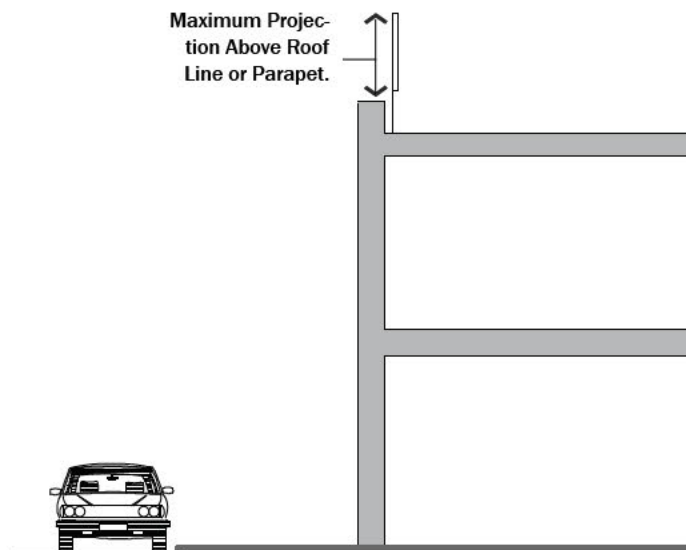


Figure 9.8 (2). Roof Sign.

9.8 (1) Roof Sign Requirements	
Permitted Districts	All subdistricts
Sign Area	1.5 sq ft per 1' building frontage, 100 sq ft maximum
Height	3'-6" maximum height of letters & elements; Cannot project more than 4' above roof line or top of parapet
Location	Above parapet or eave of roof type on any building.
Placement	Shall not project beyond the front facade of the building
Quantity	1 per lot
Internal Illumination	Permitted for individual letters and logos. External illumination is not permitted.
Materials	Solid wood, metal, masonry; Plastic & synthetics permitted only as separate alphanumeric characters or logos Neon glass is permitted provided the neon is not visible from the rear of the sign

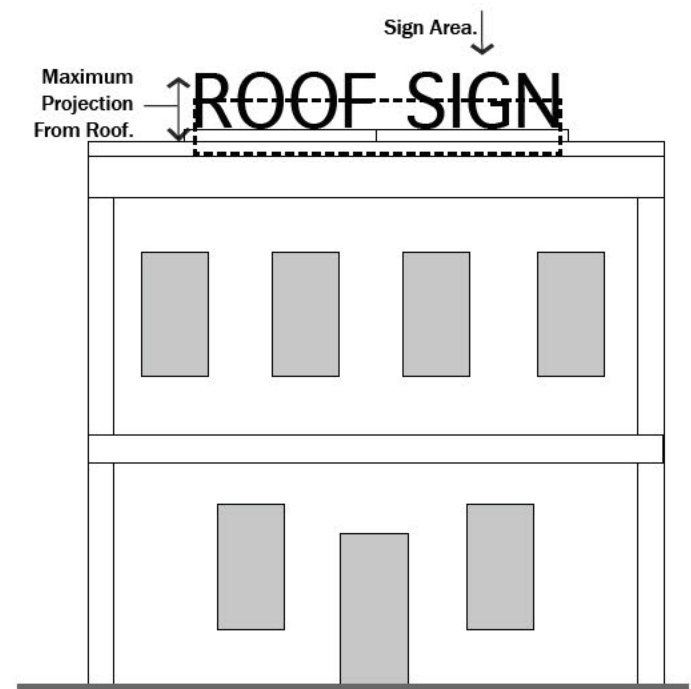


Figure 9.8 (3). Measuring Roof Signs.

9.0 SIGNAGE TYPES

9.9 Window Sign.

1. Intent.

A Window Sign is posted, painted, placed, or affixed in or on a window exposed for public view or is a sign hung inside the building facing the window for public view. Window signs should be durable and adhered permanently to the interior surface. Refer to Figure 9.9 (1).

2. Regulations.

Window Signs shall be developed according to the standards in Table 9.9 (1).

3. Computation.

A series of windows that are separated by frames or supporting material of less than six inches in width shall be considered a single window for the purposes of computation.

- (1) Measurement. To measure sign area percentage, divide the total sign area by the total window area, as illustrated in Figure 9.8 (1).
- (2) Maximum Allowance. Window Signs are not counted toward a site's maximum signage allowance.
- (3) Exempt Signs. Address and hours of operation are considered exempt Signs and are not counted in the Window Sign area calculation.
- (4) Temporary Window Signs. Temporary Window Signs must be included in the total percentage of signage per window calculation.
- (5) Window Signs may not be internally illuminated except for neon or similar illuminated window signs.

Table 9.9 (1). Window Sign Requirements

Permitted Districts	All subdistricts
Sign Area	Up to 30% of a set of continuous windows may be covered with signage; No more than 30% of any one window panel may be covered with signage
Height	No maximum
Location	Permitted on all facades facing a public frontage
Placement	Ground or upper story windows; May be affixed to window or hung/mounted behind glass
Quantity	No maximum quantity, based on window Sign area for ground story; 1 per tenant per floor for upper stories
Internal Illumination	Not permitted, except on neon or similarly illuminated window signs
Materials	Drawn, painted, or affixed on the glass; Wood, metal, neon glass, plastic are also permitted

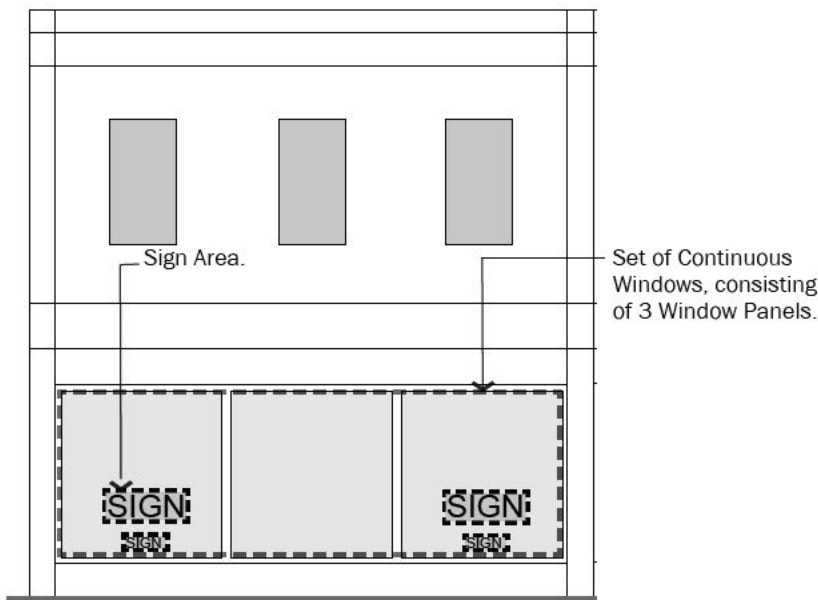


Figure 9.9 (1). Measuring Window Signs.



Figure 9.9 (2). Window Sign Example.

9.0 SIGNAGE TYPES

9.10 Monument Sign.

1. Intent.

A Monument Sign is freestanding; it is located in a front or side yard of a lot. Refer to Figure 9.10 (1).

2. Regulation.

Monument Signs shall be developed according to the standards in Table 9.10 (1).

- (1) Multiple Tenants. Multiple tenant buildings on a lot with a width of greater than 300 feet, measured across the front property line, may have signage with the following parameters:
 - (a) Up to two Monument Signs on one frontage.
 - (b) Signs shall be at least 150 feet apart.
- (2) Pole-Mounted Signs. Monument Signs may not be pole-mounted.
- (3) Manually Changeable Copy. Manually Changeable Copies are not permitted for Monument Signs.
- (4) May serve multiple purposes such as seating.
- (5) If placed closer than five feet from the front and corner side property lines, signs must meet clear view requirements.

3. Computation.

Measurement includes the sign, any cabinet in which it is enclosed and the electronic message center, but excludes the base of the sign.

- (1) Measuring Height. Height shall include the sign face, base, cabinet, and ornamental cap.

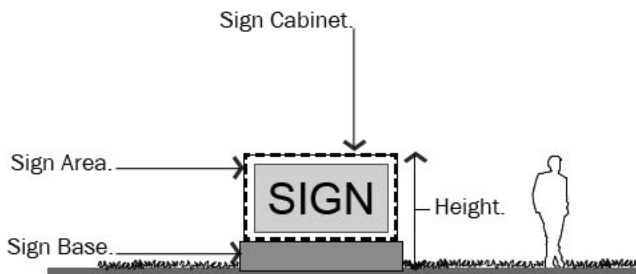


Figure 9.10 (1). Monument Sign.

Table 9.10 (1). Monument Sign Requirements

Permitted Districts	All subdistricts
Sign Area	50 square feet area
Height	6' maximum
Location	NA ¹
Placement	10' Setback from driveways & side property line; 3' Setback ¹ from front & corner property lines
Quantity	1 per public frontage
Internal Illumination	Permitted for individual letters and logos
Materials	Solid wood, stone, metal and masonry. Plastic and synthetics permitted on Sign face

Notes:
¹ If placed closer than five feet from the front and corner side property lines, sign must meet clear view requirements.



Figure 9.10 (2). Monument Sign Example.

9.0 SIGNAGE TYPES

9.11 Pedestrian Scale Pole-Mounted Sign.

1. Intent.

A Pedestrian scale sign is freestanding and may be mounted on one or two poles. Three configurations are permitted. Refer to Figure 9.11 (2).

- (1) A sign mounted onto a double set of poles.
- (2) A sign mounted on a single pole.
- (3) A sign hanging from a single pole.
- (4) Other mounting may be allowed, subject to Land Use Authority approval.

2. Regulations.

Ped-Scale Pole-Mounted Signs shall be developed according to the standards in Table 9.11 (1).

9.11 (1) Ped-Scale Pole-Mounted Sign Requirements

Permitted Districts	All
Sign Area	8 sq ft maximum area per sign face
Height	8' maximum height for sign mounted or hanging on a single pole; 5' for sign mounted on double set of poles; Each pole shall have a maximum size of 3.5" by 3.5"
Location	Front or Corner Yards
Placement	2' setback from front & corner property lines; Cannot overhang property lines
Quantity	1 per lot
Internal Illumination	None
Materials	Solid wood, metal & masonry; Plastic & synthetics permitted on Sign face



Figure 9.11 (1). Ped Scale Pole Mounted Sign Example.

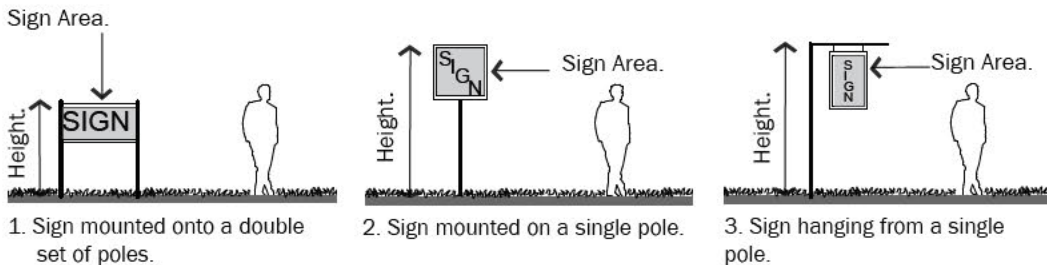


Figure 9.11 (2). Three Types of Ped-Scale Pole-Mounted Signs.

9.0 SIGNAGE TYPES

9.12 Development Oriented Sign.

1. Intent.

A development oriented sign is intended for multiple businesses within the same development.

2. Regulations.

Development Oriented Signs shall be developed according to the standards in Table 9.12 (1).

9.12 (1) Development Oriented Sign Requirements

Permitted Districts	Mixed Use and Retail Subdistricts
Sign Area	3 sq ft of sign area for each 1' of linear building frontage; maximum of 300 sq ft
Height	35' maximum
Location	Front or Corner Yards
Placement	2' setback from front & corner property lines; Cannot overhang property lines
Quantity	1 per development
Internal Illumination	Permitted for individual letters and logos
Materials	Solid wood, metal & masonry; Plastic & synthetics permitted on Sign face



Figure 9.12 (1). Development Oriented Sign Example.

10.0 ADMINISTRATION

10.1 General Provisions.

1. Intent.

It is the intent of this code to promote public health, safety, and general welfare of the community, reflecting the goals established within the General Plan of the City of South Salt Lake. This code intends to increase conformity to the greatest extent possible.

2. Scope of Regulations.

- (1) **New Development.** All development, construction, and establishment of uses within the limits of this code occurring after the effective date of this code shall be subject to all applicable regulations of this code.
- (2) **Renovated Structures.** All building renovations affecting a change of use greater than 25% gross square footage of a structure within the limits of this code shall be subject to all applicable regulations of this code.
- (3) **In-Process Development.** Where a building permit for a development has been applied for in accordance with the prior law in advance of this code's effective date, said development may comply with the plans from which the permit was approved and, upon completion, receive a certificate of occupancy (provided all conditions are met) provided the following.
 - (a) Work or construction is begun within one year of the effective date of this code.
 - (b) Work or construction continues diligently toward completion.

3. Administration & Enforcement.

The provisions of this code shall be administered and enforced by the Community and Economic Development Director unless otherwise specifically stated. For the purposes of this code, the term Community and Economic Development Director shall be inclusive of his or her designees.

4. Development Application.

Applications (form, fees, and plan sets) shall be filed with the Community Development Department.

- (1) **Application Form.** Application forms are available from the City.
- (2) **Fees.** Fee amounts are applied as adopted in the City's consolidated fee schedule and are due at the time the application is made; the application will be considered incomplete if fees are not paid.
- (3) **Plan Set Requirements.** Number of copies and minimum scale of drawings shall be noted on the application form. All plans shall be submitted in both a paper and an approved digital format. All plans shall be reviewed by the Land Use Authority for completeness.

Incomplete Applications shall be returned to the applicant for re-submission.

- (4) **Filing Deadline.** Filing deadlines are established by the City and available at City Hall.
- (5) **Withdrawal of Application.** Applicant may withdraw the application whole or in part at any point in the process prior to being acted or ruled upon; new application form, fees, and plan sets are required for re-application.
- (6) **Records on File.** Applications and the resulting recommendations and rulings shall be kept on file by the Community and Economic Development Department and shall be considered public record.
- (7) **Notice requirements for each process** are detailed in South Salt Lake City Municipal Code, Title 17.

5. Process.

- (1) Any development within a subdistrict shall be administered in accordance with the procedures defined in existing City ordinances, with exception of the Design Review Committee which is unique to the Downtown South Salt Lake Area, and is summarized below:

The application shall follow the following process:

- (a) **Pre-Application Meeting.**
 - (b) **Application submittal.** Only complete applications shall be accepted. All applications must include three dimensional perspective renderings of all facades and roof.
 - (c) **Staff review and coordination.**
 - (d) **Design Review Committee.** Design Review Committee shall review the application and make a recommendation to the Planning Commission. Such committee shall be composed of 5 persons chosen by the City with architectural, planning, landscape architecture, interior design, and/or engineering backgrounds. They shall review the application for its' compatibility with the intent of this ordinance.
 - (e) **Planning Commission Review and Approval, when required.**
 - (f) **Staff processing of the Planning Commission approval** includes letter of conditions (if any), site plan approval, architectural approval, engineering plans approval. Building permits are a separate process as per the Building Code.
- (2) **Exempt Activities.** The following activities are exempt from the requirements of 10.0 Administration.
 - (a) Ordinary repairs for the purpose of regular building, signage, lighting or site maintenance.
 - (b) Construction that does not result in change of use within the interior of the structure that is not visible from the exterior of the building.
 - (c) Emergency repairs ordered by any city official in order to protect health and safety.