

AN ORDINANCE OF THE SOUTH SALT LAKE CITY COUNCIL AMENDING SOUTH SALT LAKE MUNICIPAL CODE TITLE 17 TO UPDATE DEFINITIONS, CORRECT TECHNICAL ERRORS AND UPDATE REGULATIONS RELATED TO ACCESSORY DWELLING UNITS, INCLUDING PERMITTED USE STANDARDS AND DESIGN STANDARDS.

WHEREAS, the South Salt Lake City Council (the "Council") is authorized to enact and amend ordinances governing the City of South Salt Lake (the "City"); and

WHEREAS, on January 18, 2024, the Planning Commission held a properly noticed public hearing, where the public had the opportunity to be heard on amending the South Salt Lake Municipal Code Title 17, to update certain definitions, fix technical errors and enact regulations specific to the use of accessory dwelling units; and

WHEREAS, the Planning Commission after careful review of the proposed changes and consideration of staff comments and public comments submitted, determined the changes were in the best interest of the City and voted to forward a recommendation of approval of the proposed changes to the Council; and

WHEREAS, on January 24, 2024, the Council considered an ordinance amending the South Salt Lake Municipal Code Title 17, to update certain definitions, fix technical errors and enact regulations specific to the use of accessory dwelling units during its regular meeting; and

WHEREAS, the Council reviewed the recommendation of the proposed changes from the Planning Commission and considered the input submitted from the public as well as the general plan and goals established by the City for the development of the City, determined the changes were in the best interest of the City;

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

**SECTION I:** The proposed amendments attached hereto, and incorporated herein by this reference, are hereby adopted and incorporated into Title 17 of the South Salt Lake City Municipal Code.

**SECTION II:** If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

**SECTION III.** This ordinance shall become effective upon Mayor's signature and publication, or after fifteen days of transmission to the office of the Mayor if neither approved nor disapproved by the Mayor, and thereafter, publication.

(signatures on following page)

Adopted this 7<sup>th</sup> day of February 7, 2022.

<sup>4</sup>

BY THE CITY COUNCIL:

Corey Thomas  
Sharla Bynum, Council Chair

Corey Thomas, vice chair

ATTEST:

Ariel Andrus

Ariel Andrus, City Recorder

City Council Vote as Recorded:

Huff	<u>yes</u>
Thomas	<u>yes</u>
Bynum	<u>absent</u>
Mitchell	<u>yes</u>
Pinkney	<u>absent</u>
Sanchez	<u>yes</u>
Williams	<u>yes</u>



Transmitted to the Mayor's office on this 8 day of February 2024.

Ariel Andrus

Ariel Andrus, City Recorder

MAYOR'S ACTION: Approve

Dated this 9<sup>th</sup> day of February, 2024.

Cherie Wood  
Cherie Wood, Mayor

ATTEST:

Ariel Andrus

Ariel Andrus, City Recorder

**EXHIBIT A**  
**Proposed Title 17 Amendments**

## Chapter 17.01 DEFINITIONS

### 17.01.010 Definitions.

"Active Business" means a business holding a current South Salt Lake City business license.

"Administrative Law Judge" means a person appointed by the Mayor or the Mayor's designee to preside over administrative hearings.

"Adult Day Care" means non-residential daytime care and supervision of three (3) or more functionally impaired adults. Adult Day Care is not Day Treatment or a Homeless Shelter.

"Affected Entity" for the purposes of required notice of public hearings for a General Plan amendment or the adoption or revision of a Land Use Regulation, means a county, municipality, local school district, special service district under Utah Code Annotated (UCA) Title 17D, Chapter 1, Special Service District Act, school district, interlocal cooperation entity established under UCA Title 11, Chapter 13, Interlocal Cooperation Act, specified public utility under UCA Title 10, Chapter 9a, Municipal Land Use, Development, and Management Act, a property Owners' association, or the Utah Department of Transportation, if:

1. The entity's services or facilities are likely to require expansion or significant modification because of an intended Use of land;
2. The entity has filed with the City a copy of the entity's general or long-range plan; or
3. The entity has filed with the City a request for notice during the same calendar year and before the City provides notice to an Affected Entity in compliance with a requirement imposed under the state Land Use Development and Management Act.

"Alcoholic Beverage, Banquet and Catering" means an entity operating under and holding the required Department of Alcoholic Beverage Control license issued in accordance with Utah Code Annotated Title 32B, Chapter 6, Part 6, On-Premise Banquet License, and corresponding City liquor license.

"Alcoholic Beverage, Bar Establishment" means an entity operating under and holding the required Department of Alcoholic Beverage Control license issued in accordance with Utah Code Annotated Title 32B, Chapter 6, Part 4, Bar Establishment License, and corresponding City liquor license.

"Alcoholic Beverage, Beer Recreational" means an entity operating under and holding the required Department of Alcoholic Beverage Control license issued in accordance with Utah Code Annotated Title 32B, Chapter 6, Part 7, On-premise Beer Retailer License, and corresponding City beer license.

"Alcoholic Beverage, Beer Wholesaler" means an entity operating under and holding the required Department of Alcoholic Beverage Control license issued in accordance with Utah Code Annotated Title 32B, Chapter 13, Beer Wholesaling License Act, and corresponding City beer license.

"Alcoholic Beverage, Hotel" means an entity operating under and holding the required Department of Alcoholic Beverage Control license issued in accordance with Utah Code Annotated Title 32B, Chapter 8b, Hotel License Act, and corresponding City liquor license.

"Alcoholic Beverage, Liquor Warehouse" means an entity operating under and holding the required Department of Alcoholic Beverage Control license issued in accordance with Utah Code Annotated Title 32B, Chapter 12, Liquor Warehousing License Act, and corresponding City liquor license.

"Alcoholic Beverage, Local Industry Representative" means an entity operating under and holding the required Department of Alcoholic Beverage Control license issued in accordance with Utah Code Annotated Title 32B, Chapter 11, Part 6, Local Industry Representative License Act, and corresponding City liquor license.

"Alcoholic Beverage, Manufacturer" means an entity operating under and holding the required (a) Department of Alcoholic Beverage Control license issued in accordance with Utah Code Annotated Title 32B:

1. Chapter 11, Part 3, Winery Manufacturing License,
2. Chapter 11, Part 4, Distillery Manufacturing License, or
3. Chapter 11, Part 5, Brewery Manufacturing License; and

(b) Corresponding City liquor license.

"Alcoholic Beverage, Off-Premise Beer" means an entity operating under and holding the required Department of Alcoholic Beverage Control license issued in accordance with Utah Code Annotated Title 32B, Chapter 7, Off-Premise Beer Retailer Act, and corresponding City beer license, and only as a component of a Convenience Store with Fuel Pumps, General Retail, or Manufacturer Alcoholic Beverage Use.

"Alcoholic Beverage, Package Agency" means an entity other than the state operating a retail liquor location to sell packaged liquor for consumption off the premises of the package agency under (a) an agreement with the Department of Alcoholic Beverage Control, as authorized by the Alcoholic Beverage Control Commission in accordance with Utah Code Annotated Title 32B, Chapter 2, Part 6, Package Agency, and (b) corresponding City liquor license.

"Alcoholic Beverage, Reception Center" means an entity operating under and holding the required Department of Alcoholic Beverage Control license issued in accordance with Utah Code Annotated Title 32B, Chapter 6, Part 9, Reception Center License, and corresponding City liquor license.

"Alcoholic Beverage, Restaurant (Beer Only)" means an entity operating under and holding the required Department of Alcoholic Beverage Control license issued in accordance with Utah Code Annotated Title 32B, Chapter 6, Part 9, Beer-Only Restaurant License, and corresponding City beer license.

"Alcoholic Beverage, Restaurant (Limited Service)" means an entity operating under and holding the required Department of Alcoholic Beverage Control license issued in accordance with Utah Code Annotated Title 32B, Chapter 6, Part 3, Limited-service Restaurant License, and corresponding City liquor license.

"Alcoholic Beverage, Restaurant (Full Service)" means an entity operating under and holding the required Department of Alcoholic Beverage Control license issued in accordance with Utah Code Annotated Title 32B, Chapter 6, Part 2, Full-service Restaurant License, and corresponding City liquor license.

"Alcoholic Beverage, Special Use (Educational)" means an entity operating under and holding the required Department of Alcoholic Beverage Control educational use permit issued in accordance with Utah Code Annotated Title 32B, Chapter 10, Special Use Permit Act, and corresponding City special-use license.

"Alcoholic Beverage, Special Use (Industrial/Manufacturing)" means an entity operating under and holding the required Department of Alcoholic Beverage Control industrial or manufacturing use permit issued in accordance with Utah Code Annotated Title 32B, Chapter 10, Part 4, Industrial or Manufacturing Use Permit, and corresponding City special-use license.

"Alcoholic Beverage, Special Use (Scientific)" means an entity operating under and holding the required Department of Alcoholic Beverage Control scientific use permit issued in accordance with Utah Code Annotated Title 32B, Chapter 10, Special Use Permit Act, and corresponding City special-use license.

"Alcoholic Beverage, Special Use (Religious)" means an entity operating under and holding the required Department of Alcoholic Beverage Control religious wine use permit issued in accordance with Utah Code Annotated Title 32B, Chapter 10, Part 6, Religious Use of Alcoholic Products, and corresponding City special-use license.

"Alcoholic Beverage, Tavern" means an entity operating under and holding the required Department of Alcoholic Beverage Control license for a tavern, issued in accordance with Utah Code Annotated Title 32B, Chapter 6, Part 7, On-premise Beer Retailer License, and corresponding City beer license.

"Alcoholic Beverage, State Liquor Store" means a facility established by the Alcoholic Beverage Control Commission in accordance with Utah Code Annotated Title 32B, Chapter 2, Part 5, State Store, for the sale of packaged liquor located on premises owned or leased by the state and operated by a state employee. State Liquor Store does not include any other Alcoholic Beverage Use.

"All-Terrain Vehicle (ATV), Motorcycle, Personal Watercraft (PWC), Snowmobile Sales and Service" means the indoor sale or lease of any motorized off-road vehicle fifty (50) inches or less in overall width, with a dry weight of eight hundred (800) pounds or less, or other similarly sized motorized vehicles, not including automobiles, trucks, trailers, etc. This Use includes the incidental and subordinate service of such motorized off-road vehicles but does not include any outdoor storage or sales.

"Alley" means a paved Right-of-Way that provides secondary vehicular access and is not intended for general traffic circulation.

"Alteration" means any change or rearrangement in the structural parts or design of a Sign, whether by extending on a side, by increasing in area or height or in moving from one location or position to another. Alteration does not include the regular repair or maintenance of a Sign.

"Amusement Device" means any machine, device, or contrivance, not prohibited or declared unlawful by the City or the state of Utah, designed or intended to be operated or used for amusement or the playing of a game upon or in exchange for paying a fee or inserting a coin or token.

"Animal Boarding/Raising (Farm)" means a business primarily engaged in raising or boarding animals for profit on a farm.

"Animal Hospital/Veterinary Office (Small Animal)" means an establishment operated by a licensed veterinarian, at which small or medium-sized farm animals or household pets are treated within a completely enclosed Structure. Animal Hospital or Veterinary Office includes the incidental and subordinate boarding of small animals.

"Animal Kennel/Day Care, Commercial" means a facility where three (3) or more pet animals, owned by another person, are temporarily boarded for pay, trade, barter, commission, or remuneration of any sort. Commercial Animal Kennels do not include zoos, Veterinary Offices, or Animal Hospitals.

"Antenna" means a transmitting or receiving device used in telecommunications that radiates or captures radio signals.

"Antique or Classic Automobile" means an automobile that is at least 25 years old, with enough historical interest to be collectable and worth preserving or restoring rather than scrapping.

"Apiary" means a place where beehives are kept and maintained, where bees are raised primarily for honey.

"Applicant" means a property Owner, or the property Owner's designee, who submits an Application regarding the property Owner's land.

"Application" means a submission required by the City to obtain a Land Use Decision. An Application does not include a Petition to (a) enact, amend, or repeal a Land Use Regulation; or (b) modify the General Plan.

"Architectural Elements" means the unique details and component parts that, together, form the architectural style of a Structure.

"Art Gallery" means a business engaged in the exhibition and sale of artwork. Art Gallery does not include the sale of art supplies or other raw materials used in the creation of artwork.

"Art Studio" means a place where artwork is created. An Art Studio includes, but is not limited to, a place to paint, sculpt and fire clay, or engrave and work metal into artistic forms. An Art Studio does not include a place to practice or perform Performance Art.

"Assisted Living Facility" means a residential facility, licensed by the state of Utah, with a home-like setting that provides an array of coordinated supportive personal, health care services, aides in daily living, social and recreational services, available twenty-four (24) hours per day, to residents who have been assessed under Utah

Department of Health or Department of Human Services regulations to need any of these services. Assisted Living Facilities create service plans for residents based on assessment that include:

1. Specified services of intermittent nursing care;
2. Administration of medication; or
3. Support services promoting the resident's independence and self-sufficiency.

An Assisted Living Facility does not include Adult Daycare or Homeless Shelter.

"ATM, Kiosk, Vending Machine (Self-Service, Interactive, Outdoors)" means any unattended self-service device that performs services upon a required payment or command by the user. Such services include but are not limited to banking or financial functions at a location remote from the controlling Financial Institution; dispensing anything of value including food, beverage, goods, wares, merchandise, or services; or posting of notices or advertisements.

"Auction House" means a Structure or area within a Building used for the public sale of goods, wares, merchandise, livestock, or equipment to the highest bidder.

"Auto, Light Truck, RV, Boat, Trailer Dealerships (Sale, Lease, or Rent)" means a business engaged in the sale, lease, or rental of automobiles, light trucks, vans, RVs, boats, or trailers and includes incidental parking of such vehicles, and warranty repair work and other repair services that is incidental and subordinate to the sale, lease, or rental aspect of the business.

"Auto Auction" means the sale of automobiles though a process in which multiple bidders compete to acquire a vehicle that is ultimately sold to the person offering the highest price.

"Auto Body Repair" means a facility for repairing passenger vehicles, light and medium trucks, and other motor vehicles such as motorcycles, boats, and recreational vehicles. Auto Body Repair includes auto body painting.

"Automotive Restoration" means the process of repairing degraded aspects of Antique or Classic Automobiles to return them to an "authentic" condition.

"Automotive Service and Repair" means a business engaged in the repair, accessorizing, or maintenance of motor vehicles, trailers, or recreational vehicles. Automotive Service and Repair does not include Auto Body Repair or auto dismantling or salvage.

"Automotive Service Station (Non-Mechanical)" means a business that provides routine maintenance (windshield, tire, fluids, etc.) for passenger vehicles, while the customer waits on-site.

"Aviary" means an enclosure specifically constructed to hold live birds in confinement. Aviary does not include Urban Poultry.

"Bail Bonds" means any sole proprietor or entity that: (a) is licensed under Utah Code § 31A-35-404(1) or (2); (b)(i) is the agent of a surety insurer that sells a bail bond in connection with judicial proceedings; (ii) pledges the assets of a letter of credit from a Utah depository institution for a bail bond in connection with judicial proceedings; or (iii) pledges personal or real property, or both, as security for a bail bond in connection with judicial proceedings; and (c) receives or is promised money or other things of value for a service described in Subsection b.

"Bakery, Commercial" means an establishment that makes and sells food products such as bread, cake, or pastries for large-scale distribution and wholesale.

"Bakery, Neighborhood" means an establishment that is no more than 2,000 square feet, primarily serving the surrounding neighborhood, that makes and sells food products such as bread, cake, and pastries.

~~"Barber Shop/Hair Salon" means a business that primarily provides hair coloring or trimming services for a fee. A Barber Shop/Hair Salon does not include a Day Spa. A Barber Shop/Hair Salon may perform other personal~~

~~hygiene related services such as manicures, pedicures, or make-up application. A Barber Shop/Hair Salon does not include any massage related services.~~

"Berm" means an earthen mound designed to provide visual interest on a site, screen undesirable views, reduce noise, or fulfill other similar purposes.

"Billboard" means a Detached Sign that is designed or intended to direct attention to a business, product or service that is not sold, offered, or existing on the property where the Sign is located. A Billboard is an outdoor advertising Structure as defined by state statutes. The following also apply to Billboards:

1. "Nonconforming Billboard" means an existing Billboard that is located in a zoning district or otherwise situated, sized, or constructed in a way that would not be permitted by the provisions of this Title.
2. "Embellishment" means an extension of the Billboard resulting in increased square footage as part of an artistic design to convey a specific message or advertisement.

"Biotech/Biolife" means applied science that uses living organisms and their derivatives to produce products and processes. Biotech/Biolife uses are conducted in a controlled office/lab setting. Biotech/Biolife does not include any business engaged in manufacturing, processing, or packaging alcohol, pharmaceutical drugs, or any Cannabis, or tobacco products.

"Block" means the aggregate of Lots, Parcels, and Right-of-Ways, other than Alleys or lanes, bounded on all sides by Streets.

"Blood/Plasma Donation Center" means an appointment only facility, that is not accessory to a Medical Clinic, where blood and/or plasma is donated or sold, and then distributed for use in medical or other similar products.

"Buffer" means an open space, Landscaped Area, fence, wall, Berm, or any combination thereof used to physically separate or screen one Use or property from another so as to visually shield or block noise, lights, or other nuisances.

"Build-to Standard" means the area of a Lot in which the Primary Façade of the Main Building must be located and is parallel to the Front or Corner Property Line. The Build-To Standard defines the area in which the locations of Building fronts can vary within a specified range.

"Buildable Area" means the area of a Lot—excluding wetlands, steep slopes, and easements—available for construction after the minimum Yard, parking, and open space requirements of this Title have been met.

"Building" means any Structure having a roof supported by columns or walls, for the occupancy or enclosure of persons, animals, or chattel.

"Building, Elevation" means the entire wall surface on one side of a Building, measured as the full horizontal distance of a Façade wall from Grade to the underside of an overhanging eave or cornice.

**"Building Footprint"** means the perimeter of a building at the outer edge of the outside walls of the building, including cantilevered portions of a building.

"Building Height" means the vertical distance of a Structure measured from the average of the midpoint of the two (2) tallest elevations, as measured from adjacent Grade to the highest point of the coping of a flat roof, the deck line of a mansard roof, or the midpoint between ridge and eaves of a sloped roof.

"Building, Historic" means any Building or Structure that is historically or architecturally significant according to the requirements found in Section 17.03.160.

"Building, Main or Primary" means the principal Building, or one of the principal Buildings on a Lot, that contains the Primary Use on the Lot.

"Building Line" means the line circumscribing the Buildable Area of a Lot in a vertical plane that intersects the ground and the heavens.

"Building Permit" means a permit issued by the City's Community Development Department authorizing Construction Activity on a Property or Lot.

"Canopy Structures" means all structures, canopies, temporary carports, membrane structures or other canopies that are temporary coverings of plastic, cloth, nylon, or other similar materials supported by a frame, including, but not limited to, prefabricated canopies available from retail outlets.

~~"Carport" means a private garage open on two (2) or more sides.~~

"Carport" means a roofed Structure enclosed on not more than three sides and providing space for the parking of motor vehicles.

"Car Wash" means a Building used for washing and cleaning motor vehicles and other light duty equipment. Car Wash includes motor vehicle and other light equipment interior detailing services.

"Change of Use, Building/Fire" means where the current International Building Code (IBC) or International Fire Code (IFC) required a greater degree of safety, accessibility, structural strength, fire protection, means of egress, ventilation or sanitation than is existing in the current building or structure.

"Change of Use, Zoning" means that change of one land use category to another as shown in the Land Use Matrix.

"Child Care" means the provision, day or night, of supplemental parental care, instruction and supervision for a non-related child or children, on a regular basis, and for less than 24 hours a day. Child Care does not include babysitting services on a casual, non-recurring nature or in the child's home, nor cooperative, reciprocal child care by a group of parents in their respective domiciles.

1. "Child Care, In-Home Babysitting" means the provision of child care for eight (8) or fewer children within a Dwelling or within a commercial Building outside of residential zoning districts.
2. "Child Care, Family" means the provision of child care for up to eight (8) children, including the provider's children who are under the age of 18, within the provider's primary residence.

"Child Care Center" means a Building, including outside play areas, used for the provision of Child Care for more than four (4) children for less than 24 hours a day, that is not a primary residence.

"City" means South Salt Lake City.

"City Building" means any Building or space within a Building that is owned or operated by the City.

"City Council" means the legislative body of the South Salt Lake City government.

"Clear View Area" means that portion of a Corner Lot lying within a triangular area formed by a diagonal line connecting lines located at the curb line 30 feet (30') from the projected intersection of such curb lines. Where no curb exists, the Clear View Area shall include that portion of a Corner Lot lying within a triangular area formed by a diagonal line connecting lines located at the Property Line 20 feet (20') from the intersection of said Property Line. Where Property Lines of adjacent properties extend into the Right-of-Way, the calculations shall be made from the edge of the improved Right-of-Way for a distance of 30 feet (30').

"Code" means the City of South Salt Lake Municipal Code.

"Collocation" means locating a wireless communications facility on an existing structure, tower, or Building in a manner that precludes the need for that wireless communications facility to be located on a freestanding Structure of its own.

"Commercial Repair Services" means a business primarily engaged in the provision of repair services to individuals, households, and/or other businesses, but excluding automotive and equipment repair.

"Common Wall" means a dividing partition between two (2) adjoining Buildings that is shared by the occupants of each residence or business. Also known as a "party wall."

"Community Garden" means an area of land managed and maintained by an identifiable group of community members used to grow and harvest food crop, for personal or group use. Generally operated as not for profit. A Community Garden does not include any business engaged in manufacturing, processing, or packaging alcohol, pharmaceutical drugs, or any Cannabis products.

"Community Location", for the purposes of compliance with state law regulating Tobacco Specialty Retail establishments, means a:

1. public or private kindergarten, Elementary, middle, junior high, or high School;
2. licensed Child Care facility or Preschool;
3. trade or Technical school;
4. Place of Worship;
5. public Library;
6. public playground;
7. public park;
8. youth center or other space used primarily for youth-oriented activities;
9. public Recreational Center;
10. public arcade; or
11. for a new license issued on or after July 1, 2018, a homeless shelter.

"Compatible" or "Compatibility" means the characteristics of different Uses or designs that integrate with and relate to one another to maintain and/or enhance the context of a surrounding area or neighborhood. Elements affecting Compatibility include, but are not limited to, height, Scale, mass and bulk of Building, pedestrian and vehicular circulation, parking, Landscaping and architecture, topography, environmentally sensitive Areas, and Building patterns.

"Cosmetology" means a business that primarily provides hair coloring or trimming services for a fee. Cosmetology may perform other personal hygiene related services such as manicures, pedicures, or make-up application. It may also include dry styling of hair. Cosmetology does not include any massage related services or a Day Spa.

"Construction Activity" means (a) all grading, excavation, construction, grubbing, mining, or other Development that materially disturbs or changes the natural vegetation, Grade, or existing Structure; or (b) the act of adding an addition to an existing Structure, or the erection of a new principal or Accessory Structure on a Lot or Property.

"Condominium" means the ownership of a single unit in a multi-unit project together with an undivided interest in the common areas and facilities of the property.

"Construction Codes" means the nationally recognized Construction Codes adopted by the state of Utah.

"Contributory Structure" means a Structure that was built within the historic period (50 years or older), retains most of its original appearance without major changes to the structure, is eligible for the National Register because of architectural significance, and is deemed to contribute to the Historic and Landmark district by the Historic and Landmark Commission.

"Convenience Store with Fuel Pumps" means a business that primarily sells petroleum products to consumers as well as incidental and subordinate sales of vehicle-related products, tobacco products, alcohol, food, and/or beverages.

"Courtyard" means an outdoor area enclosed by a Building on at least two (2) sides and open to the sky.

"Coverage" means that percentage of the Parcel or Lot Area covered by the Building. This term can also be referred to as "Building Coverage."

"Crime Prevention Through Environmental Design (CPTED)" means the set of design principles for creating safer built environments by incorporating natural surveillance, access control, territorial reinforcement, a sense of ownership, management, and maintenance.

"Crematory/Embalming Facility" means a business, properly licensed by the state, that is devoted to cremation and/or embalming of the dead, but does not include facilities for burial, internment, body viewing, or funeral services.

"Day Spa" means a business that provides at least four (4) distinct therapeutic and/or personal grooming services—performed by a state licensed barber, cosmetologist, electrologist, esthetician, nail technician, massage therapist, or acupuncturist—and does not provide any service for which a state license is not required.

"Day Treatment Center" means a state licensed outpatient treatment center that provides care to four (4) or more persons who are unrelated to the Owner or provider and have emotional, psychological, physical, or behavioral dysfunctions, impairments, or chemical dependencies for fewer than 24 hours a day. A Day Treatment Center does not include Adult Day Care or a Homeless Shelter.

"Dedication/Dedicated" means the intentional transfer of land by the Owner to the City for public Use and/or ownership.

"Density" means the intensity or number of non-residential and Residential Uses expressed in terms of unit equivalents per acre or Lot or units per acre. Density is a function of both the number and type of Dwelling Units and/or non-residential units and the land area.

"Development" means any Building activity or clearing of land as an adjunct of construction.

"Drive Aisle" means the area within a Parking Lot, garage, or Structure providing access to and from Parking Stalls.

"Drive-up Window" means a Building opening, including windows, doors, or mechanical devices, through which the occupants of a motor vehicle receive or obtain a product or service.

"Dry Cleaning/Laundromat" means a business that launders or dry cleans garments, draperies, etc., that are dropped off directly by the customer, or a business where articles are dropped off, sorted, and picked up, but not where laundering or dry cleaning occurs.

"Dwelling" means any Building, or portion thereof, that is used for long-term Residential Use.

"Dwelling, Employee Housing" means a Dwelling Unit, located within a mixed-use Structure that shall be available for long term lease for employees of the business located within the same mixed-use Structure and contains a shared kitchen/dining area and shared restroom/shower facilities for up to four individuals per Dwelling Unit. Dwelling, Employee Housing is for employees only and shall not be leased to individuals not employed in the business located within the same mixed-use Structure. Dwelling, Employee Housing does not include short-term rentals.

"Dwelling, Live/Work" and "Live/Work" means an integrated Dwelling Unit and workspace within the Townhome Overlay Zone, designed to accommodate joint residential occupancy and work activity, and that is occupied and utilized by the person or Family residing in the attached Dwelling Unit. A Live/Work Dwelling incorporates the Residential Use above the attached workspace. A Live/Work Dwelling does not include any workspace used for Massage Therapy.

"Dwelling, Multi-Family" and "Multi-Family" means a Building containing fifty (50) or more independent and individual Dwelling Units, or equivalent residential units, including units that are located one over another.

**"Dwelling, Primary"** means the principal Building, or one of the principal Buildings on a Lot, that contains the Primary Use on the Lot.

"Dwelling, Single-Family" and "Single-Family" means a Building containing one Dwelling Unit occupied by one Family that is not attached to any other Dwelling and is surrounded by open space or Yards.

"Dwelling, Townhome" and "Townhome" means a Dwelling Unit, located on its own Lot or a Condominium, that shares one or more Common Walls with one or more Dwelling Units. Townhome Dwellings are individually owned and do not share common floor/ceilings with other Dwelling Units. A Townhome Structure may include a ground floor commercial Use below the Dwelling Unit if such commercial Use is both allowed in the base zone and is specifically addressed in an approved Development Agreement.

"Dwelling Unit" means a Building or portion thereof, with sleeping and kitchen facilities for the exclusive Use of up to four (4) unrelated persons or one (1) Family. A Dwelling Unit does not include a Hotel, Motel, Lodge, Nursing Home, or Homeless Shelter.

"Dwelling Unit, Accessory" ("ADU") means an additional, self-contained housing unit that is secondary to the Primary Dwelling including Internal ADUs and External ADUs.

"Dwelling Unit, Internal Accessory" means an ADU created:

1. Within a Primary Dwelling;
2. Within the footprint of the Primary Dwelling at the time the Internal ADU is created; and
3. For the purpose of offering a long-term rental of 30 consecutive days or longer.

"Dwelling Unit, External Accessory" means an ADU that is not part of the Primary Dwelling's footprint, or sharing a common wall.

"Education, After School (Children)" means developmental or educational programs for children that occur outside the typical school day.

"Education, Elementary or Secondary" means any school, that meets state requirements for Elementary or Secondary Education.

"Education, Higher (Public)" means a public institution for higher learning—beyond high school—that grants associate's or bachelor's degrees. Public Higher Education includes accredited Community Colleges that grant Certificates of Completion in business or technical fields.

"Education, Preschool" means a school for the instruction of children prior to entrance into kindergarten.

"Education, Technical" means a secondary or higher education facility that primarily teaches skills that prepare students for jobs in a trade. Technical Education includes trade and vocational schools.

"Electronic Cigarette Product" means the same as that term is defined in UCA Section 76-10-101, and as may be amended.

"Electronic Message Center" means a mechanism or device that uses a combination of lights or lighted panels that are controlled electronically to produce words, symbols, or messages that may flash, travel, or scintillate within a given panel area.

"Employment Agency/Temporary Staffing" means a commercial organization that finds jobs for people seeking them, finds people to fill jobs that are open, or supplies employees to other businesses on a temporary basis.

"Equestrian Facility" means a commercial horse, donkey, or mule facility consisting of detached Buildings designed and used to care for such animals. An Equestrian Facility includes horse ranches, boarding stables, riding schools, and exhibition facilities.

"Equipment Sales, Service, and Rental (Heavy and Farm)" means a business primarily engaged in the sale or rental of tools, trucks, tractors, construction equipment, agricultural implements, and similar industrial equipment. Equipment Sales, Service, and Rental includes accessory storage, maintenance, and service for such equipment.

"Escort Service" means any person who furnishes or arranges for an escort to accompany another individual for: (a) companionship; and (b)(i) a salary; (ii) a fee; (iii) a commission; (iv) for hire; (v) for profit; or (vi) any amount similar to an amount listed in this Title.

"Façade" means that portion of any exterior elevation of a Structure extending from Grade to the top of the parapet, wall, or eaves, and extending the entire width of the Structure's elevations.

"Façade, Distinctly Different Primary" means a Primary Façade that materially differs from other Primary Façades in the same Subdivision. Distinctly Different Primary Façades do not include mirror images.

"Façade, Primary" means the Façade parallel to the Street the Building derives its Street address from and includes the primary entrance for the Building.

"Family" means (a) one (1) person living alone or two (2) or more persons related by blood, marriage, or adoption, according to the laws of the state of Utah; or (b) a group not to exceed four (4) unrelated persons living together as a single housekeeping unit for which a lawfully located off-Street Parking Stall is provided for each person.

"Farmers Market" means the sale of fresh agricultural products directly to the consumer at an open-air market sponsored by the City of South Salt Lake.

"Final Grading" means the last stage of grading soil or gravel prior to Landscaping, the installation of concrete or bituminous paving, or other required final surfacing material.

"Financial Institution" means the provision of financial or banking services to consumers or clients. Financial Institution does not include a Non-Depository Institution such as: Check Cashing, Title Loan, Payday Loan, Pawnshop, or Precious Metal Recycling.

"Fitness Center" means a commercial establishment providing space within a Building, or a portion thereof, for fitness classes, martial arts classes or competition, dance classes, exercise equipment, game courts, swimming facilities, saunas, showers, and lockers.

"Floor Area" means the sum of the gross horizontal areas of each Story of a Building or Buildings, measured from the exterior faces of the exterior walls or from the centerline of Common Walls. Basements, interior balconies and mezzanines, elevator shafts, stairwells, and enclosed Porches are included in Floor Area. Also referred to as "Gross Floor Area."

"Food Processing (Large-Scale)" means an establishment containing a full commercial kitchen, where food is processed or otherwise prepared for eventual human consumption.

"Food Processing (Small-Scale)" means an establishment containing a full commercial kitchen, where food is processed or otherwise prepared for human consumption, within a facility 3,000 square feet or less in size.

"Food Truck/Food Trailer" means a fully enclosed food service establishment on a motor vehicle or on a trailer that a motor vehicle pulls to transport and from which a Food Truck Vendor, standing within the frame of the vehicle, prepares, cooks, sells, or serves food or beverages for immediate human consumption.

"Food Truck Park" means three (3) or more Food Trucks or Trailers that congregate at an established private property location to offer food or beverages for sale to the public.

"Food Truck/Food Trailer Vendor" means a person who prepares, sells, cooks, or serves food or beverages for immediate human consumption from a Food Truck or Trailer.

"Frontage" means that portion of a Lot abutting a Right-of-Way that provides access to the Lot and is ordinarily regarded as the front of the Lot.

"Funeral/Mortuary Home" means a state licensed establishment for the storage of dead human bodies prior to autopsy, burial, cremation, or release to survivors. A Funeral/Mortuary Home also includes the arrangement and management of funerals and may include accessory caretaker facilities.

"Garage, Attached" means a Building or Structure, or portion thereof, used or designed to be used for the parking and storage of motor vehicles that shares a Common Wall with the Primary Structure and is incidental and subordinate to the Primary Use.

"Garage, Detached" means a detached Structure that is on the same Lot and incidental and subordinate to a Primary Building or Primary Use, has legal vehicular access from a public Right-of-Way, and is used and designed for the parking and storage of vehicles.

"Garage, Front Loading" means a Building designed and used for parking vehicles, that is accessed from the front of the Building via a public or private Right-of-Way.

"Garage, Rear Loading" means a Building designed and used for parking vehicles, that is accessed from the rear of the Building from a Private Street, Alley, or driveway.

"Good Cause" means providing positive benefits and mitigating negative impacts, determined on a case by case basis to include such things as: providing public amenities and benefits, resolving existing issues and non-conformities, addressing issues related to Density, promoting excellent and sustainable design, utilizing best planning and design practices, preserving the character of the neighborhood and of the City and furthering the health, safety, and welfare of the South Salt Lake community.

"Grade" means (a) the lowest point of elevation of the finished surface of the ground, paving, or sidewalk between the Building and the Property Line; or (b) when the Property Line is more than five (5) feet from the Building, between the Building and a line five (5) feet from the Building.

"Grooming Services (Pets)" means a commercial facility where domestic animals are bathed, clipped, or brushed for the purpose of enhancing their aesthetic value or health.

"Group Home" an establishment that provides residence to individuals with prolonged care needs, is located in a residential area, maintains the residential character of the area, is properly licensed by the state and the City and provides an on-site caregiver for purposes of providing medical and physical assistance due to age and/or disability of the tenant(s). A Group Home does not include a Homeless Shelter or a treatment facility for persons who are actively abusing drugs.

"Guaranty" means a security to ensure completion of work other than public Landscaping and Infrastructure Improvements.

"Hard Surface" means a surface covered with concrete, brick, asphalt, or other Impervious Material.

"Haunted House" means a City licensed business that is advertised to the public as a Haunted House, and for a fee, patrons are directed through a Building, tent, or other similar Structure that contains Halloween-related displays, acts, exhibits, live performances, or other attractions intended to entertain or amuse patrons. A Haunted House does not include a Sexually Oriented Business.

"Historic Building" means any Building listed in the National Register of Historic Places, the Utah State Register of Historic Sites, or designated as a Historic Building by the City Council.

"Historic and Landmark Commission" means the Planning Commission.

"Home Craft Production" means the production of items, materials, or wares, manufactured in a Dwelling or Accessory Structure that does not create an adverse impact on the surrounding neighborhood. Home Craft Production includes but is not limited to: laser engraving, etching and cutting, 3D printing, wood and metal work, jewelry making, textile arts, ceramics, light furniture assembly, and small Cottage Food Production in a Dwelling as defined by the state of Utah and subject to approval by the Salt Lake County Health Department.

"Home Occupation, Category I" means any business carried on entirely within a Dwelling by occupants of such Dwelling that is clearly incidental and secondary to the Residential Use of the Dwelling, has no outside impacts on the neighborhood in which it is located, and does not change the character of the Dwelling or the neighborhood in which it is located. Home Occupation, Category I does not involve any clients/customers going to the Dwelling.

"Home Occupation, Category II" means any business carried on entirely within a Dwelling by occupants of such Dwelling that is clearly incidental and secondary to the Residential Use of the Dwelling, has no outside impacts on the neighborhood in which it is located, and does not change the character of the Dwelling or the neighborhood in which it is located. Home Occupation, Category II includes clients/customers going to the Dwelling.

"Homeless Shelter" means a facility that is professionally designed, constructed, and managed to safely provide homeless individuals temporary overnight accommodation, on a site selected by and funded through the Utah Homeless Coordinating Committee, with the concurrence of the housing and community development division of the Department of Workforce Services. A Homeless Shelter is not Adult Day Care or Day Treatment.

"Horticulture/Produce Sales" means the commercial production of fruits, vegetables, flowers, nursery stock, or cultured sod.

"Hospital, Specialty" means a business, licensed by the state of Utah, that meets the state definitions for Rehabilitation, Long-Term Acute Care, Orthopedic, or Critical Access Specialty Hospitals.

"Hotel" means a Building containing 15 or more sleeping rooms, each accessed from within the Building, for the occupancy of guests on a nightly basis for a fee. A Hotel is not a Homeless Shelter.

"Hotel, Extended-Stay" means a Building containing 15 or more sleeping rooms, each accessed from within the Building, for the occupancy of guests on a nightly basis for a fee that also contain kitchen facilities for food preparation including, but not limited to, refrigerators, stoves, and ovens. Extended Stay Hotel does not include a Motel or a Homeless Shelter.

"Impervious Surface" means concrete or asphalt.

"Improvement Completion Assurance" means a cash deposit, or other financially equivalent security to ensure the proper completion of public Landscaping or an Infrastructure Improvement required as a condition precedent to: (a) recording a Subdivision Plat; or (b) Development of a commercial, industrial, Mixed-Use, Condominium, or Multi-Family Dwelling project.

"Improvement Warranty" means an Applicant's unconditional warranty that the Applicant's installed and accepted Landscaping or Infrastructure Improvement: (a) complies with the municipality's written standards for design, materials, and workmanship; and (b) will not fail in any material respect, as a result of poor workmanship or materials, within the Improvement Warranty Period.

"Improvement Warranty Period" means a period: (a) no later than one year after the City's acceptance of required Landscaping; or (b) no later than one year after the City's acceptance of required infrastructure, unless the City: (i) determines for Good Cause that a one-year period would be inadequate to protect the public health, safety, and welfare; and (ii) has substantial evidence, on record: (A) of prior poor performance by the Applicant; or (B) that the area upon which the infrastructure will be constructed contains suspect soil and the City has not otherwise required the Applicant to mitigate the suspect soil.

"Impound and Tow Lot" means a Parcel of land or a Structure that is used for the temporary (less than 30 days) storage of motor vehicles awaiting insurance adjustment, transport to a repair shop, or to be claimed by titleholders or their agents. Impound and Tow Lot does not include the permanent storage of motor vehicles.

"Infrastructure Completion Agreement" means an agreement between the City and a property Owner to install improvements secured by a cash deposit or another financial-equivalent approved method, in an amount corresponding to the City's estimate to install required Landscaping and Infrastructure Improvements.

"Infrastructure Improvement" means permanent infrastructure that an Applicant must install: (a) pursuant to published installation and inspection specifications for Public Improvements; and (b) as a condition of: (i) recording a Subdivision Plat; or (ii) Development of a commercial, industrial, Mixed-Use, Condominium, or Multi-Family Dwelling project.

"Jail" means a state licensed facility for judicially required detention or incarceration of people, where inmates and detainees are under 24-hour supervision by professionals, except when on approved leave.

"Juvenile Detention Facility" means a state operated facility, for judicially required detention of delinquent juveniles.

"Landscaping" means the finishing and adornment of unpaved Yard areas. Landscaping includes any combination of living elements such as grass, trees, shrubs, and flowers, that are generally not considered to be weeds or noxious plants. Landscaping may also include rocks, water features, benches, Berms, or other similar structural features that create an attractive and pleasing environment.

"Landscape Plan" means a plan clearly and accurately depicting the proposed location, type, and size of new and existing trees, shrubs, and ground cover to be planted on the site and a complete water efficient irrigation system plan, pursuant to Chapter 17.06 of the Municipal Code.

"Landscaped Area" means the entire Lot or Parcel, less the Building footprint, driveways, non-irrigated portions of Parking Lots, hardscape (such as decks and patios), and other Impervious Surfaces. Water features are included in the meaning of Landscaped Area.

"Land Use Decision" means an administrative decision of a land use authority regarding: (a) a Land Use Permit; (b) an Application; or (c) the enforcement of a Land Use Regulation, Land Use Permit, or Development agreement.

"Land Use Decision, Final" means the written decision of the appeal authority regarding a Land Use Decision.

"Land Use Map" means the map adopted by the City Council identifying the location of all land use districts within the City.

"Land Use Matrix" means the table of land use categories and land use districts located within Chapter 17.03 of the Municipal Code.

"Land Use Permit" means a permit issued by the land use authority.

"Land Use Regulation" means an ordinance, law, map, resolution, specification, fee, or rule, in any provision of the South Salt Lake Municipal Code, that governs the Use or Development of land, including the adoption or amendment of a Land Use Map.

"Lattice Tower" means a self-supporting, multi-sided, open steel frame Structure used to support telecommunications equipment.

"Library" means a public, nonprofit Building constructed to house literary, musical, artistic, or reference materials.

"Live Plant Material" means any combination of living elements such as turf grass, ornamental grass, shrubs, trees, and flowers that are generally not considered to be weeds or noxious plants.

"Lot" means a tract of land described as such in a recorded Subdivision Plat.

"Lot Area" means the total area contained within a Lot, typically expressed in square feet or acres.

"Lot, Corner" means a Lot situated on two (2) or more improved public or Private Streets, the interior angle of such intersection not exceeding 135 degrees (135°).

"Lot Depth" means the minimum distance measured from the Front Property Line to the Rear Property Line of the same Lot.

"Lot, Interior" means a Lot that fronts on a Street, other than a Corner Lot.

"Lot Line" means any line defining the boundaries of a Lot.

"Lot Line Adjustment" means a relocation of a Lot Line boundary between adjoining Lots or Parcels, whether or not the Lots are located in the same Subdivision, in accordance with UCA § 10-9a-608, with the consent of the Owners of record. A Lot Line Adjustment does not authorize the relocation of a boundary line that:

1. Creates an additional Lot; or

2. Constitutes a Subdivision.

"Lot, Through/Double Frontage" means an Interior Lot with Frontage on two (2) approximately parallel public or private Rights-of-Way, excluding an Alley.

"Low Power Radio Services Facility" means an unmanned Structure which consists of equipment used primarily for the transmission, reception, or transfer of voice or data through radio wave or wireless transmissions.

"Maintenance Facility, Vehicle/Transit" means any Building, premises, or land upon which a unit of government: (a) services or maintains motor vehicles or transit equipment; or (b) stores vehicles or equipment used for servicing off-site facilities or infrastructure.

"Manufactured Home" means a transportable, factory-built Dwelling Unit constructed on or after June 15, 1976, in one or more sections, which: (a) in the traveling mode, is eight feet or more in width or 40 feet or more in length, or when erected on site, is at least 400 square feet; and (b) is designed to be used as a Dwelling with a permanent foundation, connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems.

"Manufactured Home Park" means any area or tract of land used or designed to accommodate two (2) or more Manufactured or Mobile Homes, for Dwelling or sleeping purposes, regardless of whether a fee is paid for such accommodation.

"Manufacturing, Major" means the manufacturing, fabrication, processing, or assembly of materials in a raw form in a manner that creates greater than usual amounts of smoke, gas, odor, dust, sound, or other objectionable influences that might be obnoxious to persons conducting business on-site or on an adjacent site. Major Manufacturing does not include any business engaged in manufacturing, processing, or packaging alcohol, pharmaceutical drugs, or any Cannabis, or tobacco products.

"Manufacturing, Minor" means any business engaged in research and development, manufacturing, processing, fabrication, packaging, or assembly of goods that do not create excessive amounts of smoke, gas, odor, dust, sound, or other objectionable influences that might be obnoxious to persons conducting business on site or on an adjacent site. Minor Manufacturing does not include any business engaged in manufacturing, processing, or packaging alcohol, pharmaceutical drugs, or any Cannabis, or tobacco products.

"Massage Therapy" means a business, located within a licensed Medical Office, where state licensed massage therapists, physical therapists, medical doctors, or chiropractors, perform nonmedical and nonsurgical manipulative exercises on the muscle or tissue of the human body for other than cosmetic or beautifying purposes. Massage Therapy does not include Reiki.

"Master Plan" means the Site Plan, elevations, and regulations approved by the City for a specific Master Planned Mixed-Use Development.

"Material, Primary" means any material that occupies at least 60 percent of the exterior Façade(s) of a Building or Structure.

"Material, Secondary" means any material that occupies no more than 20 percent of the exterior Façade(s) of a Building or Structure.

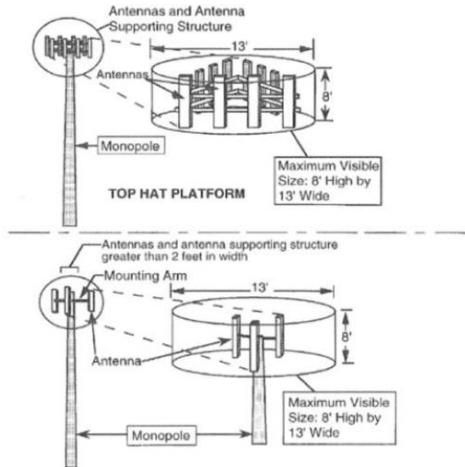
"Mixed-Use" and "Mixed-Use Development" means a Development project that includes a Residential Use combined with one or more of the following Uses: Retail, service, or office; that integrates critical massing of physical and functional components into a coherent plan that promotes walkability through uninterrupted pedestrian connections; and reduces traffic and parking impacts.

~~"Mobile Home" means a transportable, factory-built Dwelling Unit built prior to June 15, 1976, in accordance with a state mobile home code that existed prior to the HUD code.~~

~~"Mobile Home" means a factory assembled structure or structures equipped with the necessary service connections and made so as to be readily movable as a unit or units on its (their) own running gear and designed to be used as a dwelling unit(s) without a permanent foundation. A modular home transported on wheels to its foundation shall not be considered a Mobile Home.~~

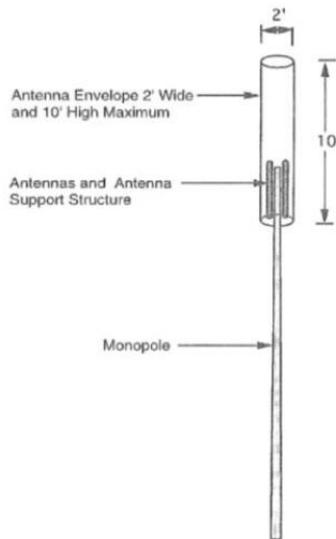
"Monopole" means a single, self-supporting, cylindrical pole that acts as the support Structure for Antennae.

"Monopole, Major" means a Monopole with Antennae or Antenna support Structures, which exceed two feet (2') in width, but not more than 15 feet in width, and with a maximum vertical length of eight feet (8'), viewed from the same elevation as the Antennae and Antenna support Structure.



MONPOLE WITH ANTENNAS AND ANTENNA SUPPORT STRUCTURES EXCEEDING 2 FEET IN WIDTH

"Monopole, Minor" means a Monopole with Antennae and Antenna support Structures, which do not exceed two feet (2') in width and ten feet (10') in vertical length, viewed from the same elevation as the Antennae and Antenna support Structure.



MONPOLE WITH ANTENNAS AND ANTENNA SUPPORT STRUCTURE LESS THAN 2 FEET IN WIDTH

"Motel" means a Building or series of Buildings in which temporary, over-night accommodation is offered for a fee, that provides direct independent access to, and adjoining parking for, each rental unit.

"Movie Studio/Sound Stage" means a Building primarily used for motion picture, television, video, sound, computer, and other communications media production, including the construction and use of indoor sets. A Movie Studio or Sound Stage does not include a Sexually Oriented Business.

"Museum" means a Building or group of Buildings that house objects of cultural, historical, artistic, or scientific interest.

"Nature Center" means an establishment designed expressly for and used principally to educate and connect visitors with the natural environment.

"Noncomplying Structure" means a Structure that legally existed before its current land use designation and because of one or more subsequent Land Use Regulation changes, does not conform to Setback, height restrictions, or other regulations, excluding those regulations that govern the Use of land.

"Nonconforming Use" means a Use of land that: (a) legally existed before its current land use designation; (b) has been maintained continuously since the time the Land Use Regulations governing the land changed; and (c) because of one or more subsequent Land Use Regulations changes, does not conform to the regulations that now govern the Use of land.

"Non-Contributory Structure" means a Structure that is not contributing or is ineligible for registry to the Historic and Landmark District, as deemed by the Historic and Landmark Commission, or as a result of a historic survey by a certified architectural historian. Non-Contributory Structure status is typically due to the Structure not being built during the historic period (50 years or older), having major alterations or additions, and/or the Structure no longer retains historic integrity.

"Non-Depository Institution" means a business, other than a Financial Institution, that is registered by the state of Utah pursuant to the Check Cashing and Title Lending Registration Act. Included in Non-Depository Institutions:

1. "Check Cashing Business" means a person or business that, for compensation, engages in cashing a check for consideration or extending a Deferred Deposit Loan. Check Cashing does not include depository institutions, as defined by the state of Utah, Financial Institutions, or a Retail seller engaged primarily in the business of selling goods or services to Retail buyers that cash checks or issue money orders for a minimum flat fee not exceeding one percent of the check or one dollar (\$1.00) as a service fee that is incidental to its main purpose or business.
2. "Payday Loan Business" means an establishment providing loans to individuals in exchange for personal checks or assignment of wages as collateral.
3. "Title Loan Business" means an establishment providing short-term loans to individuals in exchange for the title of a motor vehicle, motor home, or other motor vehicle as collateral.
4. "Deferred Deposit Loans" means a business that conducts transactions where a person presents to a check casher a check written on that person's account or provides written or electronic authorization to a check casher to affect a debit from that person's account using an electronic payment and the check casher provides the maker an amount of money that is equal to the face value of the check or the amount of the debit less any fee or interest charged for the transaction and agrees not to cash the check or process the debit until a specific date.

"Nursery, Commercial" means a Business that grows and sells trees, shrubs, flowers, ground cover, and other similar plants. A Commercial Nursery also includes the sale of related products, including fertilizers, mulch, and landscape decoration. A Commercial Nursery does not include growing or selling federally controlled substances.

"Nursing Home" means a long-term, intermediate care/nursing facility, licensed by the State of Utah, for the care of individuals who due to illness, advanced age, disability, or impairment require assistance and/or supervision on a 24 hour per day basis. A Nursing Home includes skilled nursing facilities, elderly care facilities, convalescent homes, and rest homes. A Nursing Home does not include: Adult Daycare or a Homeless Shelter.

"Occupiable Space" means an enclosed space in which individuals congregate for amusement, education, habitation, or similar purposes, or in which the occupants are engaged in labor.

"Office, Medical, Dental, Health Care" means a Building, or portion thereof containing, offices and facilities for providing medical, dental, or psychiatric services supervised by a licensed M.D./D.O., D.C., D.D.S./D.M.D.,

N.D./N.M.D., D.P.T., D.P.M., NP, PA, O.D, ACMHC, CMHC, AMFT, or LMFT for outpatients only. A Medical or Dental Health Care Office does not include overnight care of patients.

"Office, Professional" means a Building or portion thereof that houses firms or organizations providing professional services to individuals and businesses, where a majority of client contact occurs at the office including advertising, accounting, architecture, law, insurance, real estate, investment, engineering, and computer services. A Professional Office does not include technical, medical, or dental offices.

"Open Space, Common" means an area of land, including Landscaping, outdoor recreation areas, club houses, private roads, and sidewalks, within a Lot or Parcel that is commonly owned and used by the residents and guests of the Development.

"Open Space, Public" means an area of land or water that may be used by the public for passive or active recreation, conservation, Landscaped Areas, preserves of the natural environment, or scenic land.

"Open Space, Usable" means an area of land within a Lot or Parcel, that is intended to be used as outdoor space for the benefit of the Owners or tenants of a Development. Usable Open Space may include Landscaped Areas, shade structures, play equipment, play courts, landscaped plazas, Accessory Structures, and stormwater facilities that function as Usable Open Space. Usable Open Space does not include Setbacks, Buffers, Parking, driveways, or any privately-owned spaces.

"Overlay District" means an area designated on the Land Use Map, where certain additional requirements or Uses are added to a base zoning district.

"Owner" means the property owner of record.

"Owner Occupied Residential Development" means those Developments wherein each Dwelling Unit is Subdivided and recorded with a unique tax Parcel identification number.

"Parcel" means any real property that is not a Lot or Condominium.

"Parcel Boundary Adjustment" means a recorded agreement between the Owners of adjoining Parcels adjusting the mutual boundary, either by deed or by a boundary line agreement in accordance with UCA § 57-1-45, if no additional Parcel is created and:

1. None of the property identified in the agreement is Subdivided Land; or
2. The adjustment is to the boundaries of a single person's Parcels; and
3. Does not mean an adjustment that:
  - a. Creates an additional Parcel; or
  - b. Constitutes a Subdivision.

"Park and Ride" means an off-Street Parking Lot or Parking Structure, owned and operated by Utah Transit Authority, the state, or South Salt Lake City, that is designed for parking automobiles, the occupants of which transfer to public transit to continue their travel.

"Park Strip" means the Landscaped Area within a public Right-of-Way located between the back of the Street curb and the sidewalk, or, in the absence of a sidewalk, located between the back of the Street curb and the Property Line.

"Parking Area" means a public or private area, associated with a Building or Structure, that is designed and used for parking motor vehicles. Driveways, Garages, and Parking Lots are Parking Areas.

"Parking Lot" means an off-Street, paved area, used for parking more than four (4) automobiles at one time, that is available for public Use whether free, for compensation, or as an accommodation for clients or customers.

"Parking, Public" means a Parking Area designated for public use.

"Parking, Reciprocal Access" means an off-Street Parking Lot that services two or more commercial properties that share an unobstructed Property Line so that the Parking Areas are accessible to both properties.

"Parking, Shared" means the Development and Use of Parking Areas for joint Use by two (2) or more businesses or residents of adjacent properties.

"Parking Stall" means a designated spot within a Parking Area for parking one motor vehicle, that meets the dimensional requirements of this Title.

"Parking Structure" means a standalone, multi-level Structure designed and used for temporarily parking motor vehicles.

"Pawn Broker" means a person or business that engages in the following activities:

1. Loans money on one or more deposits of personal property;
2. Deals in the purchase, exchange, or possession of personal property on condition of selling the same property back again to the pledger or depositor;
3. Loans or advances money on personal property by taking chattel mortgage security on the property and takes or receives the personal property into his possession, and who sells the unredeemed pledges;
4. Deals in the purchase, exchange or sale of used or secondhand merchandise or personal property; or
5. Engages in a licensed business enterprise as a Pawnshop.

"Pawnshop" means the physical location or premises where a Pawn Broker conducts business.

"Permanent Supportive Housing" means long term, community-based housing that also provides supportive services for homeless persons with disabilities and enables special needs populations to live as independently as possible in a permanent setting. Permanent Supportive Housing does not include a Homeless Shelter.

"Petitioner" means a Petition to (a) enact, amend, or repeal a Land Use Regulation; or (b) modify the General Plan.

"Pharmacy" means any place where a state licensed pharmacist (a) dispenses drugs, (b) provides pharmaceutical care, or (c) processes or handles drugs for eventual use by a patient. A Pharmacy does not include production of federally regulated substances, nor the sale of Cannabis or Cannabis related products.

"Place of Worship" means a meetinghouse, church, temple, mosque, synagogue, or other permanent Structure used primarily for regular religious worship.

"Plat" means a map or other geographic representation of land or land and Condominium units that a licensed land surveyor prepares in accordance with UCA § 10-9a-603.

"Plat, Final" means a Plat approved by the Planning Commission.

"Plat Amendment" means the combining of existing, properly subdivided Lots into one or more Lots or the amendment of recorded Final Plat notes or other recorded Final Plat elements.

"Porch" means a roofed area, open on three-sides, that is attached to and derives access from a Building.

"Portable Container" means a large, fully enclosed, durable, reusable receptacle that is typically prefabricated for the purpose of transporting or storing freight or other goods and not for human occupancy. Portable Container does not include a waste receptacle, dumpster, or similar container.

"Poultry, Urban" means the keeping of up to six (6) hens on a residential Lot or Parcel, by the Owner of such residential Lot or Parcel, for egg harvesting or companionship, and not for on-site slaughter.

"Precious Metal Recycling" means a business that purchases precious metals from the general public for recycling and refining. Precious Metal Recycling does not include Financial Institutions, a purchaser of precious metals who purchases from a seller seeking a trade-in or allowance, jewelry manufacturers, manufacturers of other items composed in whole or in part of gold, silver, or platinum, or a purchaser of precious metals for his/her own use or ownership and not for resale or refining.

"Printing, Large Scale" means a business specializing in reproduction of written or graphic materials on a custom order basis for individuals or businesses. Large Scale Printing includes photocopy, blueprint, offset printing, publishing, binding, and engraving.

"Property Line" means a boundary line of a Parcel or Lot. See also Lot Line.

"Property Line, Corner" means a boundary of a Lot or Parcel that is approximately perpendicular to the Front Property Line and is directly adjacent to a public Right-of-Way, other than an Alley or railroad.

"Property Line, Front" means the boundary of a Lot or Parcel abutting a Right-of-Way, other than an Alley or lane, from which the required Setback or Build-to Standard is measured.

"Property Line, Rear" means the boundary of a Lot or Parcel that is approximately parallel to the Front Property Line. The Rear Property Line that separates Lots from one another or separates a Lot from an Alley.

"Property Line, Side" means the boundary of a Lot or Parcel that is approximately perpendicular to the Front and Rear Property Lines.

"Protective Housing Facility" means a facility operated, licensed, or contracted by a governmental entity, or operated by a charitable, nonprofit organization, limited to no more than twelve (12) occupants at any one time, that provides temporary, protective housing exclusively to:

1. Abused or neglected children awaiting placement in foster care;
2. Pregnant or parenting teens;
3. Victims of sexual abuse; or
4. Victims of domestic abuse.

"Public Improvement" means any Structure, Street, curb, gutter, sidewalk, water or sewer line, storm sewer, public Landscaping, flood control facility, and other similar facility for which the City may ultimately assume responsibility, or which may affect a City improvement.

"Public Utility Easement" means the area on a recorded Plat, map, or other recorded document that is Dedicated to the use and installation of Public Utility Facilities or accessory equipment.

"Public Utility Facility" means any Structure or Building used by a public utility agency to (a) store, distribute, or generate electricity, gas, or telecommunications, and any related equipment, or (b) to capture, pump, or to otherwise engage in all aspects of treating and distributing water or effluent. A Public Utility Facility does not include storage or treatment of solid or hazardous waste.

"Recording Studio" means a Building, or portion thereof, used by a Business primarily engaged in producing music, publishing music, or other sound recording services. This may also include space for music rehearsal; however, no rehearsal shall be advertised as a live performance or performed in front of an audience not engaged in producing, publishing, or recording such music.

"Recreation Center" means an establishment that provides a variety of recreation and fitness activities including activities within a Structure as well as incidental and subordinate outdoor recreational activities on the same Lot.

"Recreational Vehicle" means a vehicular unit primarily designed as a temporary dwelling for travel, recreational and vacation use, which is either self-propelled or is mounted on or pulled by another vehicle.

"Recycling Collection/Drop-Off Facility" means a facility, entirely contained within a Building, that collects recyclable materials for transport to a separate location for processing and recovery. Recyclable materials include glass, plastic, paper, cloth, and other materials collected for recovery and re-use. This definition does not include two (2) or fewer: a) newspaper recycling bins or b) other similar self-service recycling bins that are not staffed by on-site employees.

"Rehabilitation Center" means a facility licensed by the state to provide temporary occupancy and supervision of adults or juveniles to deliver rehabilitation, treatment, or counseling services that are overseen by a

state licensed practitioner Rehabilitation Centers provide services related to delinquent behavior, alcohol and drug abuse, conditions resulting from alcohol or drug abuse, sex offenses, sexual abuse, or mental health. A Rehabilitation Center does not include a Homeless Shelter or Transitional Care and Rehabilitation.

"Residential Density" means the average number of Dwelling Units allowed per acre of land in a particular Development.

"Restaurant" means a business in which food is prepared and sold for consumption on the premises.

"Retail" means the sale of goods or services directly to the consumer, that generates point-of-sale sales tax revenues for South Salt Lake City. Retail does not include "Auto Body Repair", "Automotive Restoration" "Automotive Service and Repair" or "Automotive Service Station (Non-Mechanical)".

"Retail, Accessory" means a business engaged in the selling or rental of goods and/or merchandise. An Accessory Retail business is a maximum of 1,000 square feet and is subordinate and incidental to a Primary Use other than Retail.

"Retail, General" means a business, that occupies a Building greater than 60,000 square feet, that provides goods, including tobacco products and/or alcohol to other businesses in wholesale trade or directly to the consumer. General Retail includes membership warehouse clubs. General Retail does not include "Auto Body Repair", "Automotive Restoration" "Automotive Service and Repair" or "Automotive Service Station (Non-Mechanical)".

"Retail, Neighborhood" means a neighborhood-Scale Retail establishment, that occupies a Building, or portion thereof, less than 60,000 square feet, engaged in the selling of goods or merchandise, but not alcohol or tobacco products, to other businesses in wholesale trade or directly to the consumer. Neighborhood Retail does not include "Auto Body Repair", "Automotive Restoration" "Automotive Service and Repair" or "Automotive Service Station (Non-Mechanical)".

"Retention Area" means a pond, pool, or basin used for the permanent storage of water runoff.

"Right-of-Way" means a strip of land acquired by reservation, Dedication, prescription, easement, or condemnation that is intended to be occupied by a Street, trail, sidewalk, Park Strip, crosswalk, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer, or other similar uses.

"Roof-Mounted Antenna" means an Antenna or series of individual Antennae mounted on a roof, mechanical room, or penthouse of a Building.

"Scale" means the size of a Building, Structure, Street, sign, or other element compared to the proposed and the existing built environment.

"Screening" means a method of visually shielding or Buffering one abutting or nearby Structure or Use from another by fencing, walls, Berms, or densely planted vegetation.

"Secondhand Merchandise Dealer" means an Owner or operator of a business, that occupies no less than 3,000 square feet, and that: (a) deals in the purchase, exchange, or sale of used or secondhand merchandise or personal property; and (b) is not a Pawn Broker. Secondhand Merchandise Dealer does not include:

1. The Owner or operator of an antique shop;
2. Any class of businesses exempt by administrative rule under Section 13-32a-112.5 (Utah Code Ann.) or its successor;
3. Any person or entity who operates an Auction House, flea market, or vehicle, vessel, and outboard motor dealer as defined in Section 41-1a-102 (Utah Code Ann.) or its successor;
4. The sale of secondhand goods at events commonly known as "garage sales", "yard sales", or "estate sales";
5. The sale or receipt of secondhand books, magazines, or post cards;

6. The sale or receipt of used merchandise donated to recognized nonprofit, religious, or charitable organizations or any school-sponsored association, and for which no compensation is paid;
7. The sale or receipt of secondhand clothing and shoes;
8. Any person offering his own personal property for sale, purchase, consignment, or trade via the Internet;
9. Any person or entity offering the personal property of others for sale, purchase, consignment, or trade via the Internet, when that person or entity does not have, and is not required to have, a local business or occupational license or other authorization for this activity;
10. Any Owner or operator of a Retail business that contracts with other persons or entities to offer those persons' secondhand goods for sale, purchase, consignment, or trade via the Internet;
11. Any dealer as defined in Section 76-6-1402 (Utah Code Ann.) or its successor, which concerns scrap metal and secondary metals; or
12. The purchase of items in bulk that are:
  - a. Sold at wholesale in bulk packaging;
  - b. Sold by a person licensed to conduct business in Utah; and
  - c. Regularly sold in bulk quantities as a recognized form of sale.

"Setback" means the minimum allowable distance between a Structure and the closest Property Line, edge of curb, or platted public or private Right-of-Way.

"Sexually Oriented Business" means any business defined as such in Chapter 5.01 of the Municipal Code.

**"Short-Term Rental"** means **renting all or portion of a property for less than thirty (30) days at a time.**

"Sign" means any advertising message, announcement, declaration, demonstration, display, illustration, insignia, surface, or space erected or maintained in view of the observer thereof for identification, advertisement, or promotion of the interests of any person, entity, product, or service. A Sign shall also include the structure, supports, lighting system, and any attachments, ornaments, or other features used to draw the attention of observers. A Sign does not include a flag, badge, or ensign of any government or governmental agency erected for and used to identify said government or governmental agency.

"Sign, Abandoned/Non-Maintained" means any of the following:

1. A Sign that no longer identifies or advertises a current, Active Business located on the property on which the Sign is situated;
2. A Sign for which no legal Owner can be found;
3. Signs for which required licenses have not been maintained for at least one year;
4. A Sign in poor condition displaying peeling paint, rust, and or other evidence of neglect; or
5. Signs considered abandoned or non-maintained as defined by the state of Utah.

"Sign, Animated" means any Sign that uses movement or change of lighting to depict action or to create a special effect or scene (compare with "Flashing Sign").

"Sign Area" means the total area of any Sign, excluding the minimum frame and supports.

"Sign, Attached" means any Sign that is fastened, attached, connected, or supported in whole or in part to a Building or Building component and includes, but is not limited to, the following:

1. Awning Signs;
2. Canopy Signs;

3. Extended Signs;
4. Flat Signs;
5. Marquee Signs;
6. Roof Signs (allowed only as a special exception);
7. Window Signs; and
8. Painted Wall Signs (allowed only as a special exception).

"Sign, Detached" means any Sign not attached to a Building or Building component and supported permanently upon the ground by poles or braces. A Detached Sign may consist of more than one Sign panel, provided all such Sign panels are attached to one common integrated Sign structure. The total area of all such panels may not exceed the maximum allowable Sign Area specified for the location for Detached Signs. Detached Signs include but are not limited to:

1. Pole Signs;
2. Ground Signs; and
3. Low-profile Signs.

"Sign, Directional (Off-Premise)" means a Sign containing no more than a logo, a name, and directions to the institution or business and is located not located on the same property as the institution or business is located.

"Sign, Incidental " means a small Sign, emblem, or decal informing the public of goods, facilities, or services available on the premises. Examples of Incidental Signs include: a credit card Sign, a Sign indicating hours of business, or residential Signs that are limited and temporary in nature such as "Welcome Home" or "It's a Boy!"

"Sign, Nonconforming " means a Sign or a Sign Structure or portion thereof lawfully existing at the time this Title became effective that does not conform to all height, location, placement, construction standards, area, and Yard regulations prescribed in this Title and in the district in which it is located.

"Sign, Roof" means a Sign erected partly or wholly on or over the roof of a Structure, including Detached Signs that rest on or overlap 12 inches or more.

"Sign, Temporary" means and includes any sign, with or without frames, intended to be displayed out of doors for a short period of time and shall be limited to the following:

1. A banner, pennant, valance or advertising display constructed of paper, cloth, canvas, light fabric, cardboard, wall board or other light materials;
2. Balloons;
3. Festoons; and
4. Any Sign not permanently attached to a support or Building as required by this Title.

"Sign, Wall (painted)" means a Sign that is painted on a wall or is painted without a frame or separation from the wall or facing so that it appears to be painted on a wall.

"Sign, Window" means a Sign that is attached to or painted on a window or door or is located within a Building and is visible from the exterior of the Building through a window or door.

"Significant Vegetation" means any large tree of six-inch (6") caliper or greater, grove of five (5) or more smaller trees each of less than six-inch (6") caliper, or clump of oak or maple trees covering an Area of 50 square feet as measured to their driplines.

"Site Plan" means a plan that outlines the Use and Development of any tract of land within South Salt Lake City for the purposes of determining compliance with this Code.

"Slaughterhouse/Animal Processing" means any facility where livestock or poultry are slaughtered and prepared for distribution to butcher shops, processing facilities, or Retail sales establishments such as grocery stores. A Slaughterhouse is entirely enclosed with a Building and may include packing, treating, storage, on-site sale of animal by-products, or tanning of animal skins and hides.

"Solar Energy System" means an energy system that converts solar energy to usable thermal, mechanical, chemical, or electrical energy to meet a Structure's energy demands. A Solar Energy System includes systems that are integrated into a Building or Structure, as well as those that are mounted outside of a Building or Structure.

"Specialty Recreational Installation" means a Structure dedicated to the support of one or more outdoor recreational pursuits. Specialty Recreational Installation is limited to a pavilion, bicycle-share/rental Structure, active nature-play Structure, animal or ecosystem observation Structure, amphitheater and built trail improvement. Specialty Recreational Installation does not include any Structure dedicated to the support of camping or overnight recreational pursuits.

"Storage, Outdoor" means the keeping of any components, products, debris, materials, merchandise, equipment, vehicles, or trailers in any unenclosed area outside of a Structure on a subject parcel.

"Storage Facility, Indoor Climate Controlled" means a Building used to provide separate, indoor climate controlled storage areas for individuals or businesses that is designed for direct, private access by the tenant to each unit from an enclosed corridor.

"Storage Facility, Outdoor" means an outdoor equipment yard, depository, stockpiling or storage of materials and products, or contractor's yard. Outdoor Storage Facilities include the storage of items used for non-Retail or industrial trade, merchandise inventory, or bulk materials such as sand, gravel, and other building materials. Storage Facility, Outdoor does not include the outdoor storage of motor vehicles. Storage Facility, Outdoor does not include a business that is designed for direct, private access by the tenant to each unit.

"Storage Facility, Warehouse" means a Building that is primarily used for the indoor storage of goods and merchandise and includes a distribution facility. A Storage Warehouse does not include outdoor storage of any kind.

"Story" means the vertical measurement between floors taken from finish floor to finish floor. For the top Story, the vertical measurement is taken from the top finish floor to the top of the wall Plate of the roof.

"Street" means any improved public Right-of-Way for vehicular traffic or any private Right-of-Way Dedicated and improved to City standards that provides Access to property.

"Street, Arterial" means a Street designated in the Master Streets Plan as a controlled-access highway or major Street parkway.

"Street, Cul-de-Sac" and "Cul-de-Sac" means a minor terminal (dead end) Street with a turn-around.

"Street, Freeway" means a Street with fully controlled access designed to link major destination points.

"Street, Local" means a Street that is designated as such in the Master Streets Plan.

"Street, Major Collector" means a Street that is designated as such in the Master Streets Plan.

"Street, Minor Collector" means a Street, that is designated as such in the Master Streets Plan.

"Street, Private" means a Right-of-Way that has been improved to City standards and Dedicated by a recorded Plat as a private access, with the right of public use, to serve specific property.

"Street, Public" means a Right-of-Way that has been Dedicated to the City by Plat, or that the City has acquired by prescriptive right, deed, or other form of legal Dedication.

"Streetscape" means the visual elements of a Street, including paving materials, adjacent space on both sides of the Street, Landscaping, retaining walls, sidewalks, Building Façades, lighting, medians, Street furniture, and signs that, in combination, form the Street's character.

"Structure" means anything constructed or erected that is permanently affixed to the ground in any manner. A Structure includes a Building.

"Structure, Accessory" means a Structure that: (1) is clearly incidental and subordinate to a Primary Building located on the same Lot or Parcel; (2) is operated and maintained under the same ownership as Primary Building and the Primary Use; (3) houses an Accessory Use only; (4) contains no living space; (5) is not attached to a Primary Building; and (6) is at least 200 square feet. Accessory Structures include garages and sheds.

"Structure, Primary" means a Structure that houses the Primary Use associated with the Lot or Parcel.

"Structure, Temporary" means any physical space that is constructed without a foundation or footings, or that contains a hitch, wheels, or trailer base, and can be removed from a location when the designated time period, activity, or Use for which the Structure was erected ceases.

"Subdivided Land" means the land, tract, or Lot described in a properly recorded Subdivision Plat.

"Subdivision" means any land that is divided, re-subdivided, or proposed to be divided into one or more Lots, Parcels, sites, units, plots, or other division of land for the purpose—whether immediate or future—for sale, lease, or Development. A Subdivision includes the division or Development of residential or non-residential zoned land by deed, metes and bounds description, devise and testacy, map, Plat, or other recorded instrument.

"Tailoring Shop" means a business that primarily engages in clothing alteration, clothing repair, and made-to measure clothing or other garments.

"Tattoo Shop/Parlor" means any location, place, area, Structure, or business used for the practice of tattooing or the instruction of tattooing. Tattoo Shop/Parlor does not include businesses that primarily engages in permanent cosmetics application to restore eyebrows or enhance lips or eyelines.

"Theater, Live Performance" means an establishment for the performance of dramatic, dance, music, or other live performances with fixed seating for audiences. Live Performance Theaters do not include Sexually Oriented Businesses or Movie Theaters.

"Theater, Movie" means a Building, or portion thereof, devoted to showing motion pictures for a fee. Movie Theaters include Accessory Uses such as food, beverage, and other concession sales.

"Tobacco Shop" means a tobacco retailer whose business involves the sale of tobacco products and includes the incidental and subordinate sale of related tobacco products. A tobacco shop also includes an incidental and subordinate social/lounge room for smoking on the premises. A Tobacco Shop does not include tobacco specialty retail.

"Tobacco Specialty Retail" means a commercial establishment in which:

1. Sales of tobacco products, Electronic Cigarette Products, and nicotine products account for more than thirty-five (35) percent of the total quarterly gross receipts for the establishment;
2. Twenty (20) percent or more of the public retail floor space is allocated to the offer, display, or storage of tobacco products, Electronic Cigarette Products, or nicotine products;
3. Twenty (20) percent or more of the total shelf space is allocated to the offer, display, or storage of tobacco products, Electronic Cigarette Products, or nicotine products;
  - a. The commercial establishment: holds itself out as a retail tobacco specialty business; and
  - b. Causes a reasonable person to believe the commercial establishment is a retail tobacco specialty business;
4. Any flavored Electronic Cigarette Product is sold; or
5. The retail space features a self-service display (as that term is defined in UCA Section 76-10-105.1, or any amendment thereto) for tobacco products, Electronic Cigarette Products, or nicotine products.

**"Trailer"** means any object designed to be towed or pulled behind a vehicle, and designed to travel along the ground by use of wheels, treads, runners, or slides. "Trailer" includes semi-trailers.

**"Transitional Housing"** means a facility that provides free temporary housing to homeless persons for at least thirty (30) days while they obtain work, job skills, or otherwise take steps to stabilize their circumstances. A Transitional Housing facility does not include:

1. A Homeless Shelter;
2. A Dwelling Unit provided to a Family for its exclusive use as part of a transitional housing program for more than one hundred eighty (180) days;
3. A Residential Facility for Persons with a Disability;
4. Permanent Supportive Housing; or
5. Assisted Living Facilities.

**"Transitional Care and Rehabilitation"** means a facility that provides mental health services or drug rehabilitation and treatment to homeless persons.

**"Turf Grass"** means a variety of grasses—such as Kentucky bluegrass or perennial rye grass—grown to form turf, or lawn, as opposed to tufted ornamental grass.

**"Upholstery Shop"** means a business that repairs and replaces upholstery for household and office furnishings. Upholstery Shop does not include motor vehicle upholstering or repair.

**"Use"** means the purpose or purposes for which land or Structures are approved, occupied, maintained, arranged, designed, or intended.

**"Use, Accessory"** or **"Accessory"** means a subordinate and incidental Use located upon the same Lot, and in the same zoning district, as the Primary Use or Building.

**"Use, Conditional"** means a Use that, because of its unique characteristics or potential impact on the City, surrounding neighbors, or adjacent Uses, may not be Compatible in some areas or may be Compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.

**"Use, Intensity of"** means the maximum number of residential units, commercial patrons, or industrial space within a specified land Area designated for that purpose.

**"Use, Primary"** means the principal Permitted Use established on a Lot or Parcel.

**"Use, Residential"** means any Use that is primarily residential in nature, but where the Primary Use is human habitation. Residential Use includes occupancy of a Dwelling as living quarters and all Accessory Uses but does not include Temporary Structures or unaffixed shelter such as tents, containers, railroad cars, vehicles, trailers, or similar units.

**"Use, Temporary "** means a seasonal business, licensed by the City, that engages in the temporary sale of goods, wares, or merchandise from a tent, vending cart, or other area on property owned or leased by the person, firm, or corporation, such as: firework or Christmas tree stands. Temporary Uses are incidental and subordinate to the Primary Use or Structure existing on the property, and not incompatible with the intent of the district.

**"Variance"** means a modification of a zoning requirement made necessary because some unique aspect of a parcel makes the requirement burdensome or unfair.

**"Wall-Mounted Antenna"** means an Antenna or series of Antennae mounted to the Façade of a Building or a chimney.

**"Whip Antenna"** means an Antenna that is cylindrical in shape. Whip Antennae can be directional or omnidirectional and vary in size depending upon the frequency and gain for which they are designed.

**"Yard"** means the portion of a Lot between a Lot Line and its nearest Setback line.

"Yard, Corner Side" means the Yard space adjacent to a Street that extends from the Front Yard Setback line and the Rear Property Line and between the Corner Side Setback line and the Street Property Line.

"Yard, Front" means the area that includes the full width of the Lot or Parcel extending from the Main Building to any Lot Line abutting a Street, or private right of access. On a vacant Lot or Parcel, the area that includes the full width of the Lot from the depth of the minimum Setback to any Lot Line abutting any Street. A Corner Lot or a Double Frontage Lot has two Front Yards.

"Yard, Rear" means the Yard extending across the full width of the Lot between the Rear Lot Line and the nearest line or point of the Building. The Rear Yard is that portion of the Yard opposite the Front Yard.

"Yard, Side" means the Yard extending from the Front Yard to the Rear Yard between the Side Lot Line and the nearest line or point of the Building.

## **Chapter 17.03 LAND-USE DISTRICTS AND MATRIX**

### **17.03.010 Land Use Matrix.**

- A. Any Use not specifically permitted or conditionally permitted in this Land Use Matrix is prohibited. Only the following Uses are allowed:
  - 1. Uses indicated by the letter "P" below are Permitted Uses only where designated.
  - 2. Uses indicated by the letter "C" are Conditional Uses only where designated.
- B. All Permitted Uses are subject to the general and specific standards, as applicable, contained in Section 17.04, as well as the regulations of each particular zoning district where permitted.
- C. All Conditional Uses are subject to the general and specific standards, as applicable, contained in Section 17.05, as well as the regulations of each particular zoning district.

Land Use Categories	Commercial Corridor	Commercial Neighborhood	Commercial General	TOD and TOD-Core	Mixed Use	Business Park	Flex	Historic and Landmark	Jordan River	School	City Facility	Open Space	R1	Residential Multiple	Crossing MPMU - Anchor Tenant	Crossing MPMU - 2100 S/State St.	Crossing MPMU- Transit District	Riverfront MPMU - Flex/Office	Riverfront MPMU - RM1	Riverfront MPMU - School	Riverfront MPMU - R1	Granite MPMU - Townhome	Granite MPMU - Library	Granite Lofts Townhome	Tracy Aviary/Jordan River Nature Center	SSLIC-PD	Downtown - Station	Downtown - Greenway	Downtown - Mixed Use	Downtown - Retail	East Streetcar Nbrhd. - State Street Gateway	East Streetcar Nbrhd. - North Haven	East Streetcar Nbrhd. - 500 East Gateway	Townhome Overlay
Adult Daycare	C		C	C	C																													
Alcoholic Beverage, Banquet and Catering	P	P	P	P	P		P																											
Alcoholic Beverage, Bar Establishment	C			C											C	C																		
Alcoholic Beverage, Beer Recreational	P	P	P	P	P		P								P	P																		
Alcoholic Beverage, Beer Wholesaler								C																										
Alcoholic Beverage, Hotel	P	P	P	P	P																													
Alcoholic Beverage, Liquor Warehouse								C																										
Alcoholic Beverage, Local Industry Representative	P	P	P	P	P	P	P	P							P	P	P	P																
Alcoholic Beverage, Manufacturer	C			C			C																											
Alcoholic Beverage, Off-Premises Beer	P	P	P	P	P		P								P	P																		
Alcoholic Beverage, Package Agency	P		P	P	P		P								P	P																		
Alcoholic Beverage, Reception Center																																		
Alcoholic Beverage, Restaurant (Beer Only)	P	P	P	P	P		P								P																			
Alcoholic Beverage, Restaurant (Limited Service)	P	P	P	P	P		P								P																			
Alcoholic Beverage, Restaurant (Full Service)	P	P	P	P	P		P								P																			
Alcoholic Beverage, Special Use (Educational)	P			P			P																											
Alcoholic Beverage, Special Use (Industrial/Manufacturing)			P				P								P																			
Alcoholic Beverage, Special Use (Scientific)	P		P	P			P								P																			

Alcoholic Beverage, Special Use (Religious)	P	P	P	P	P	P	P			P	P								P	P	P	P	P	P				
Alcoholic Beverage, Tavern	C			C							C	C							C	C	C	C						
Alcoholic Beverage, State Liquor Store	C			C			C				C								C	C	C	C	C	C	C			
All-Terrain Vehicle (ATV), Motorcycle, Personal Watercraft (PWC), Snowmobile Sales and Service	P		P				P													P	P							
Amusement Device																												
Animal Hospital/Veterinary Office (Small Animal)	P		P	P	P		P						P		P				P	P	P	P						
Animal Kennel/Day Care, Commercial	C		C	C	C		C																					
Animal Kennel/Day Care, Commercial (Indoor Only)																			C	C	C	C	C	C	C			
Antenna, Lattice Tower								C		C	C																	
Antenna Mounted on City-Owned Structure	P						P		P	P	P																	
Antenna, Roof-Mounted	P						P		C	P	C	C	C															
Antenna, Wall-Mounted	P						P		C	P	C	C	P															
Apiary								P			P																	
Art Gallery	P	P	P	P	P		P	P		P			P		P				P	P	P	P	P	P	P			
Art Studio	P	P	P	P	P		P	P		P			P		P				P	P	P	P	P	P	P			
Assisted Living Facility	C	C		C	C						C								C	C	C	C	C	C	C			
ATM, Kiosk, Vending Machine (Self-Service, Interactive, Outdoors)	P	P	P	P	P	P	P			P			P						P	P	P	P	P	P	P			
Auction House																												
Auto, Light Truck, RV, Boat, Trailer Dealerships (Sale, Lease, or Rent)	C		C				C																					
Auto Auction																												
Auto Body Repair							P																					
Automotive Restoration			P				P																					
Automotive Service and Repair			P				P																					
Automotive Service Station (Non-Mechanical)			P			P	P																					
Aviary																												
Bail Bonds																												
Bakery, Commercial			P			P													P	P					P	P	P	
Bakery Neighborhood	P	P	P	P	P								P	P								P	P	P	P	P	P	

Barber Shop/Hair Salon	P	P	P	P	P						P	P						P	P	P	P	P	P	P	
BioTech/Biolife																		P	P	P	P				
Blood/Plasma Donation Center	P	P	P																						
Bowling Alley	P		P	P	P													P	P	P	P				
Car Wash	C	C	C	C	C	C													C						
Child Care Center	C	C	C	C	C	C					C			C					C	C	C	C	C	C	C
City Building											P							P							
City Park											P	P													
Community Garden											P	P													
Commercial Repair Services	P	P	P	P	P	P	P											P	P	P	P	P	P	P	
Convenience Store with Fuel Pumps	C	C	C	C	C	C		C											C						
<b>Cosmetology</b>	P	P	P	P	P	P						P	P						P	P	P	P	P	P	P
Crematory/Embalming Facility								C																	
Day Spa	C												C						C	C	C				
Day Treatment Center			C																						
Drive-Up Window	P	P	P	P	P	P	P	P					P												
Dry Cleaning/Laundromat	P	P	P	P	P	P	P						P					P	P	P	P	P	P	P	
Dwelling, Live/Work																								P	
Dwelling, Multi-Family	C			C	C							C	C	C	C				C	C	C	C	C	C	C
Dwelling, Single-Family								P				P	P				P								
Dwelling, Townhome													C	C				P		P					P
<b>Dwelling Unit, Internal Accessory</b>												P	P												
<b>Dwelling Unit, External Accessory</b>												P	P												
Education, After School (Children)	C	C	C	C	C				C	C	P		C	C			C				C	C	C	C	C
Education, Elementary or Secondary										C															
Education, Higher (Public)										C															
Education, Preschool	C	C	C	C	C			C	C	P		C	C					C	C	C	C	C	C	C	
Education, Technical									C																
Employment Agency/Temporary Staffing	P		P	P	P	P	P											P	P	P	P	P	P	P	
Equestrian Facility									C																
Equipment Sales, Service, and Rental (Heavy and Farm)																									
Escort Service																									
Farmers Market	C	C	C	C	C			P		P	C							C	C	C	C	C	C	C	

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



Tattoo Shop/Parlor																									
Temporary Use	C	C	C	C										C	C										
Theater, Live Performance	C			C					P	P									P	P	P	P			
Theater, Movie	C																		P	P	P	P			
Tobacco Specialty Retail																									
Transitional Care and Rehabilitation																									
Transitional Housing																									
Upholstery Shop/Tailoring Shop	P	P	P	P	P	P													P	P	P	P	P	P	

## **17.03.020 R1 District.**

- A. Purpose. The purpose of the R1 district is to provide for low Density Single-Family, residential housing neighborhoods on Lots not less than six thousand (6,000) square feet in size.
- B. Uses. No Building, Structure, Site or land shall be used or Developed except in accordance with the adopted Land Use Matrix as found in Section 17.03.010. Uses shall be Compatible with the existing Scale and intensity and shall preserve the existing character of the neighborhood.
- C. Standards.
  - 1. Area. The minimum area of any new Lot in this district is (6,000) square feet.
  - 2. Minimum Width. Width regulations are as follows:
    - a. The minimum width of any Lot shall be fifty (50) feet at all points along the length of the property from the Front Property Line to the Rear Property Line.
    - b. The Land Use Authority may decrease the minimum Lot width along the Frontage for residential Parcels accessed from a Cul-de-Sac or turnaround area. ~~The~~
  - 3. Maximum Height. The maximum Height for any Structure is thirty-five (35) feet.
  - 4. Required Setbacks. See Chapter 17.07.

## **Chapter 17.04 PERMITTED USE REVIEW**

### **17.04.030 Permitted Uses with Specific Standards.**

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

- A. Alcoholic Beverage Uses. All Alcoholic Beverage Uses designated as "P"—Permitted Uses—in the Title 17 Land-Use Matrix are subject to the following restrictions:
  - 1. Alcoholic Beverage, Banquet and Catering; Alcoholic Beverage, Beer Recreational; Alcoholic Beverage, Hotel; Alcoholic Beverage, Off-Premise Beer; Alcoholic Beverage, Package Agency; Alcoholic Beverage, Restaurant (Beer Only, Limited Service, and Full Service); and Alcoholic Beverage, Special Use (Educational, Scientific, and Industrial/Manufacturing) Uses may not be located (a) any closer to a residential district than six hundred (600) feet, as measured at the closest Property Lines, (b) any closer to a community location than permitted under section 32B-1-202 of the Utah Code, as amended, (c) nor any closer to a Homeless Shelter than two thousand six hundred forty (2,640) feet, as measured at the closest Property Lines.
  - 2. Such Uses shall incorporate plenary operational and management practices, including the use of properly licensed, bonded, and insured security personnel, as warranted, to prevent and mitigate adverse on-premises and offsite behavioral and safety impacts.
  - 3. Such Uses shall maintain throughout all areas of the subject premises during all business hours a minimum of one candle power light measured at a level five feet above the floor.

#### **B. Accessory Dwelling Units (ADU). This Use shall comply with the following criteria:**

- 1. Design Standards. Refer to 17.07 for Primary Dwelling (Single-Family Dwelling) standards.

2. A Single-Family Dwelling is the Primary Dwelling on the property.
3. A Lot or Parcel may only contain one (1) Internal ADU and one (1) External ADU.
4. The Primary Dwelling and the proposed ADU shall not be used as a Short-Term Rental.
5. The following applications and licenses, must be obtained and completed to establish and ADU in the city.
  - a. Predevelopment application
  - b. Evidence of Owner occupancy
  - c. Building Permit application
  - d. Rental Business License application
  - e. Any other applicable land use application
6. Mobile Homes. No ADU or extended living area shall be constructed within a Mobile Home, Portable Container, Trailer, Carport, Canopy Structure, or similar Structure.
7. The occupants of the ADU shall not sublease any portion of the accessory dwelling to other individuals.
8. Owner Occupancy. The Primary Dwelling or the ADU shall be Owner occupied.
9. Owner Occupancy Exceptions:
  - a. Owner occupancy is not required for an ADU located on a property with a principal use as, Multi-Family Dwelling.
  - b. The property Owner is on active military service or is placed in a Hospital, Nursing Home, Assisted Living Facility, or other similar facility that provides regular medical care, excluding retirement living facilities or communities.

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

1. Next to a Main Building on the property; and
2. In a manner that will not:
  - a. Reduce required Landscaped Areas;
  - b. Cause customers to wait in vehicle Drive Aisles or Parking Areas; or
  - c. Create a public nuisance or a hazard to public safety.

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

1. All wrecked or inoperable vehicles must be stored within the Main or Accessory Structure. Only operable vehicles used by the business, customers, and employees may be parked outdoors.
2. This Use may use only high-volume, low-pressure, spray guns in painting operations.
3. Within two hundred (200) feet of a residential district, hours of operation shall be limited to 7:00 a.m. to 8:00 p.m.

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

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

2. All vehicles and parts must be stored within the Main or Accessory Structure. Only operable vehicles used by the business, its customers, and its employees may be parked outdoors.
3. This Use may use only high-volume, low-pressure, spray guns in painting operations.
4. Within one hundred fifty (150) feet of a residential district, hours of operation shall be limited to 7:00 a.m. to 8:00 p.m.

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

1. An eight-foot solid wall is required along all Property Lines shared with another property Owner.
  - a. Required construction materials for all walls shall be brick, ceramic tile, stone, precast concrete panel, concrete block, or other masonry materials of equivalent quality and durability;
2. All drives, parking, storage and maneuvering areas shall be paved with concrete or asphalt.
3. Storage areas are restricted as follows:
  - a. Outdoor Storage is prohibited.
  - b. All vehicle parts or accessories must be stored indoors.
  - c. All wrecked or inoperable vehicles must be stored within the Main or Accessory Structure.
  - d. Only operable vehicles used by the business, customers, and employees may be parked outdoors. No vehicle may be stored outdoors for more than seventy-two (72) hours.
  - e. All outside storage facilities shall be located on a properly drained site that is graded to ensure rapid drainage and to ensure that the site remains free from stagnant pools of water.
  - f. The Applicant shall maintain the Property and all Buildings free of insect and rodent infestation.
  - g. Stored vehicles shall be organized in a unified manner in Parking Stalls (no double-stacking).
  - h. The Use shall not add to the contamination of the soil, alter ground water flow, create additional drainage runoff, or alter topography in such a way that creates hazards to the proposed site, other properties, or the City.
  - i. The Applicant shall provide the City with a drainage collection and disposal plan for vehicle fluids that complies with all federal, state and local standards.

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

1. The Use must be located at least three hundred (300) feet away from any Residential Use, as measured at the closest Property Lines.
2. An indoor waiting area, or sufficient size to accommodate all patrons, must be provided.

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

1. Must be greater than three thousand (3,000) square feet in size;
2. Must only be used by a single food-processor/food-preparer;
3. Must use an in-ground grease trap system meeting City Engineering requirements; and
4. May not be used by Food Truck/Food Trailer operators or have Food Truck/Food Trailers parked on the Lot or Parcel.

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

1. A *de minimis* onsite Retail component is allowed.
2. A Facility housing this Use:
  - a. May be shared among various food processors or food preparers; and
  - b. Is limited in size to three thousand (3,000) square feet or less.
3. Each instance of the Use must have:
  - a. Designated Parking Stalls for all Food Trucks/Food Trailers located to side or rear of Building;
  - b. A maximum of 15 Food Truck/Food Trailer operators working out of each location;
  - c. Outdoor electrical outlets (one per Food Truck/Food Trailer) located in Landscaped Area;
  - d. An onsite operator sign-in roster and require the use of such sign-in roster;
  - e. A full commercial kitchen (no exceptions); and
  - f. Use an in-ground grease trap system meeting City Engineering requirements.

**I.J.** Food Truck/Food Trailer.

1. Special Events. Food Trucks or Food Trailers on public property must have a City special event permit, for the Use, on file with the South Salt Lake City Recorder.
2. Licensing. Food Truck or Food Trailer Vendors must meet all applicable state and City Code licensing requirements.
3. Permitted Vehicles. All mobile food vending business shall take place in either a Food Truck or a Food Trailer.
4. Food Trucks or Food Trailers on private property as an Accessory Use.
  - a. Food Trucks or Food Trailers that comply with the standards outlined in this Section are allowed on private property.
  - b. Food Trucks or Food Trailers that are Accessory Uses shall not use parking that is required for the Main Use during business hours;
  - c. Excluding private events, Food Trucks or Food Trailers within one hundred (100) feet of any Single-Family Use in the R-1, or RM districts are subject to the following conditions:
    - i. Hours of operation are limited to 10:00 a.m. to 10:00 p.m.;
    - ii. Must comply with all Salt Lake County Health Department noise regulations; and
    - iii. Lights attached to the Food Truck or Food Trailer or portable lights must not allow light spillover onto abutting Residential Uses.
  - d. For private properties without a Primary Use, such as a Parking Lot or vacant Parcel, Food Trucks or Food Trailers may be permitted by meeting the requirements of this Section.
5. Food Truck Parks on private property as a Primary Use.
  - a. Food Truck Parks are allowed in specific districts as outlined in Chapter 17.03 and are subject to Infrastructure Improvements being completed. Required Infrastructure Improvements include paving, parking, drainage, Landscaping, lighting, and Buffering requirements as found in Title 17.
  - b. All Food Trucks and Food Trailers must be separated by a minimum of ten feet (10') between vendor walk up windows

- c. All Food Trucks Parks shall provide one on-site Parking Stall per Food Truck or Food Trailer for customer parking.
- 6. Food Trucks and Food Trailers on public property.
  - a. Two (2) Food Trucks or Food Trailers per City Block may operate in the Right-of-Way on the following Streets and subject to the following conditions:
    - i. Permitted Areas:
      - a) City-owned Streets abutting Downtown District, East Streetcar Neighborhood, Commercial Corridor, Commercial General, Transit Oriented Development, Mixed-Use, Flex, City Facility, Historic, and Master Planned Mixed-Use districts.
      - b) City-owned Streets abutting parks.
      - c) To be located on another agency's roads, agency consent is required prior to operation. All roads must abut Downtown District, East Streetcar Neighborhood, Commercial Corridor, Commercial General, Transit Oriented Development, Mixed-Use, Flex, City Facility, Historic, and Master Planned Mixed-Use districts.
    - ii. Food Trucks or Food Trailers located within one hundred (100) feet of any Single-Family Use in the R-1, or RM districts are subject to the following conditions:
      - a) Hours of operation are limited from 10:00 a.m. to 10:00 p.m.;
      - b) Must comply with all Salt Lake County Health Department noise regulations; and
      - c) Lights attached to the Food Truck or Food Trailer or portable lights must not allow light spillover onto abutting Residential Uses.
    - iii. Food Trucks or Food Trailers operating in the Right-of-Way must comply with all applicable parking and traffic regulations. No operation shall extend into vehicle travel or bicycle lanes.
    - iv. Food Trucks or Food Trailers operating in the Right-of-Way must orient the vending window to face away from the Right-of-Way.
    - v. All Food Trucks or Food Trailers must maintain liability insurance as determined by South Salt Lake City Attorney's Office.
  - b. All Food Trucks or Food Trailers must contain no fixed infrastructure or accessory infrastructure in the Right-of-Way. Any mobile food vending infrastructure outside of the Food Truck or Food Trailer must be located on private property.
- 7. Specific Requirements. All Food Trucks or Food Trailers shall meet the specifications set forth in this Subsection.
  - a. Mobility. All Food Trucks or Food Trailers shall be constructed in a way that they may be easily removed on a daily basis. All Food Trucks or Food Trailers must have functioning wheels.
  - b. Food Trucks or Food Trailers shall not be left overnight or stored on the subject property or in a Right-of-Way.
  - c. Design. All Food Trucks or Food Trailers shall not have a Drive-Through Window and shall be kept in good operating condition.
  - d. Limits by Location. To assure public safety and limit restrictions or impediments to traffic flow, Food Trucks or Food Trailers are only allowed in areas specified in this Section:

- i. No Food Truck or Food Trailer shall conduct business in the Right-of-Way within fifty (50) feet of a minor arterial intersection or one hundred (100) feet of a major arterial intersection.
  - ii. All Food Trucks or Food Trailers must comply with Clear View Area requirements.
  - iii. All Food Trucks or Food Trailers shall be parked on asphalt, concrete, or an engineered dustless surface.
- e. Umbrellas, Canopies and Other Coverings. Each Food Truck or Food Trailer may have one umbrella or canopy. Tents or other coverings with opaque walls are not allowed. Alternate shading systems may be proposed to the City and are subject to approval by the Community Development Department.
- f. Trash Receptacles. All Food Trucks or Food Trailers shall provide at least one trash receptacle meeting Salt Lake County Health Department standards. The trash receptacle shall be removed with the Food Truck or Food Trailer on a daily basis.
- g. Clean Area. All Food Trucks or Food Trailers are required to clean the area occupied by the Food Truck or Food Trailer and the surrounding 50-foot area on a daily basis.
- h. Hours of Operation. All activity related to Food Trucks or Food Trailers shall be temporary. Food Truck or Food Trailer operation shall not exceed eighteen (18) hours within a twenty-four (24) hour period at any one location.
- i. Provisions. The sale of any products other than food and beverages for human consumption is prohibited.

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

- a. Food Trucks or Food Trailers shall not include the sale or provision of alcoholic beverages of any kind.
- b. Amplified music and the use of any amplified sound system is prohibited.
- c. Business operations shall not create any public nuisance, including: (1) noises audible from within an enclosed vehicle or from within an enclosed Building; (2) accumulations of litter; (3) obstruction of pedestrian and vehicle access or travel areas; (4) reduction in required Parking Stalls or other similar activities; and (5) any violation of City or state regulations.

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

- a. The arrangement of the Site including access, Buildings, Parking Areas, Landscaping, and other facilities.
- b. Any reduction in Parking Stalls resulting in insufficient spaces for existing businesses and the Food Truck or Food Trailer's customers would result in the location being unsuitable.
- c. Other Site and area-specific items as outlined in Title 17.

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

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

**J-K. Home Occupation, Category I.**

1. Regulations.

- a. Category I Home Occupations generate no off-site impacts and have no more than *de minimis* customer or delivery traffic.
- b. Category I Home Occupations must be clearly incidental and subordinate to the Primary Use of the Dwelling for residential purposes and shall not change the character of the Dwelling or the neighborhood in which it is located. If at any time it is determined that a Home Occupation has altered the character of a Dwelling or neighborhood, the Home Occupation license will be revoked, and the character of the Dwelling must be restored.
- c. A Category I Home Occupation shall not occupy more than twenty (20) percent of the Dwelling's Floor Area.
- d. An Accessory Structure separate from the Dwelling may be used for a Category I Home Occupation as long as: (i) the Accessory Structure remains incidental and subordinate to the Dwelling; (ii) no more than twenty-five (25) percent of the Floor Area of the Accessory Structure is used for the Home Occupation; and (iii) the land use authority approves the use of the Accessory Structure for the Home Occupation.
- e. No employee, other than one living at the Dwelling, is allowed at the Dwelling for any business purpose.
- f. No business Sign is allowed.
- g. Explosive or combustible materials shall not be stored in a Dwelling with a Category I Home Occupation.
- h. Yard and garage sales associated with a Home Occupation are prohibited.
- i. Home Occupations shall only be conducted between the hours of seven (7) a.m. and eight (8) p.m.
- j. Category I Home Occupations shall comply with all pertinent City, county, and state regulations, including business license regulations. Home Occupation licenses may be revoked upon any valid unresolved complaint. Inspections by the City may occur as necessary to assure conformance with conditions and regulations.
- k. Category I Home Occupations shall meet all licensing requirements of the City, county, and state.

***K Reserved.***

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

- 1. A Portable Container shall only be Accessory to a Primary Use.
- 2. Portable Containers may not be Used as a Dwelling or living quarters, nor for camping, cooking, or recreational purposes for any amount of time in any district.
- 3. Portable Containers must be kept in good repair (capable of being moved intact, free of holes, rust, graffiti, or other damage, and free of vermin or other pest infestation, etc.), be secured against unauthorized entry, comply with health regulations, and be stored on a Hard Surface.
- 4. Portable Containers may not be stacked or have any materials stacked on top of them.
- 5. Portable Containers shall not be stored in Rights-of-Way, fire access lanes, landscaped Front Yard areas, or in an area visible from the Street along the Main Building's Primary Façade.
- 6. In residential districts the following additional standards apply:
  - a. Only one Portable Container is permitted on a Lot or Parcel for a maximum of 90 days in any twelve-month (12) period.

- b. Unless a Building Permit has been issued, Portable Containers are not permitted on vacant Lots or Parcels.
- c. If a Building Permit has been issued, the Portable Container of the permitted construction must be removed within ten-days of the completion of construction or final Building inspection, whichever is sooner.
- d. Portable Containers must be located on an approved driveway or behind the Main Building's Primary Façade.

7. In non-residential districts the following additional standards apply:

- a. Portable Containers shall only be used for:
  1. Shipping and receiving of merchandise and goods, provided that the Portable Container is removed within 30 days;
  2. Storage of merchandise or goods, provided that the Portable Container is properly located according to the requirements of this Title;
  3. If a Building Permit has been issued, storage Accessory to construction or remolding of a Structure located on the same Lot, provided that the Portable Container is removed within 180 days. The Community Development Department may approve 30-day extensions when construction or remolding is ongoing, and the Building Permit remains valid; or
  4. A licensed firework stand limited to the times the fireworks stand may lawfully occupy a space as described in Chapter 8.18 of this Code.
- b. Portable Containers shall not be located in designated Parking Areas.
- c. Portable Containers shall not be located on Lots or Parcels that abut a residential district.

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

- 1. Site Location Priorities. Except as otherwise provided in this Subsection, all wireless communication facilities shall be subject to the provisions of Table below.
  - a. Providers of wireless telecommunications services will first seek to locate facilities on existing City structures, such as Buildings, communication towers, water tanks and smokestacks; provided, however, that if existing structures owned by the City are not available, or do not meet the system design needs of the provider, as determined by the provider, or would impose excessive costs in comparison to other alternatives, providers will then attempt to locate their facilities on privately owned structures, such as Buildings, communication towers, water tanks or smokestacks.
  - b. If providers are unable to locate on existing structures, and a Monopole is necessary, providers will first seek to locate their Monopoles on City-owned property; provided, however, that if City property is unavailable, or does not meet the system design needs of the provider, as determined by the provider, or would impose excessive costs in comparison to other alternatives, providers will then seek to lease property for the Monopole from a private property Owner.
  - c. To encourage the location of wireless facilities on City-owned Structures and property and privately-owned existing Structures, wireless telecommunication facilities are Permitted Uses in all districts of the City if the land or existing Structures are owned or leased by the City. Except in low Density residential districts, facilities located on any existing Structure are also an allowed Use.

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

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

- a. In addition to the regulations provided in this Section, all low power radio services facilities shall comply with all other ordinances of the City, and with all applicable regulations of the Federal Communications Commission and the Federal Aviation Administration. All facilities shall be subject to design review standards of this Title.
- b. Low power radio services facilities are characterized by the type or location of the Antenna structure. There are five general types of such Antenna structure: wall-mounted Antennae; Roof-Mounted Antennae; Monopoles with Antennae and Antenna support Structure less than two feet in width; Monopoles with Antennae and Antenna support Structure greater than two feet in width; and Lattice Towers. If an Antenna Structure is allowed in a designated zoning district under the Land Use Matrix either as a Permitted or Conditional Use, the minimum standards for the installation of each type of Antenna are as follows:
  - i. Wall-Mounted Antenna.
    - a) Wall-mounted Antennae may not extend above the wall line of the Building or extend more than four (4) feet horizontally from the face of the Building.
    - b) Antennae, equipment and the supporting Structure shall be painted to match the color of the Building or Structure or the background against which they are most commonly seen. Antennae and the supporting Structure on a Building shall be architecturally Compatible with the Building. Whip Antennae are not allowed on a wall-mounted Antenna Structure.
    - c) Antennae mounted directly on existing parapet walls, penthouses or mechanical equipment rooms are considered a wall-mounted Antenna if no portion of the Antenna extends above the roof line of the Building.
  - ii. Wall-Mounted Antennae.
    - a) Roof-Mounted Antennae shall be constructed, painted or fully screened to match as closely as possible the color and texture of the Building and wall on which it is mounted.
    - b) Roof-Mounted Antennae may be mounted on the top of existing penthouses or mechanical equipment rooms if the Antennae and Antenna support structures are enclosed or visually screened from view. The Screening Structures may not extend more than eight (8) feet above the existing roof line of the penthouse or mechanical equipment room.
    - c) Antennae not mounted on a penthouse or mechanical equipment room shall be mounted at least five (5) feet back from the exterior wall of the Building. The maximum height of an Antenna mounted between five (5) and ten (10) feet back from the exterior wall shall be directly proportional to the Setback distance and may not exceed ten (10) feet above the roof line of the Building. Antennae shall be mounted at least five (5) feet behind any parapet wall. The maximum height of an Antenna mounted between five (5) and ten (10) feet behind a parapet wall shall be directly proportional to the Setback distance and may not exceed a height of ten (10) feet above the top of the parapet wall. An Antenna may not extend more than 15 feet above the roof line of the Building itself except as allowed as a Conditional Use. Similarly, a Roof-

Mounted Antenna may not extend above the roof line of a penthouse or mechanical equipment room except as allowed as a Conditional Use.

- iii. Monopoles. The height of a Monopole with Antennae and Antenna support Structure/s shall not exceed the lesser of the maximum Building Height for the tallest Structure allowed in the District, up to 60' in height.
  - a) A Monopole within one hundred fifty (150) feet of a residential district, is a separately regulated Conditional Use.
- iv. Lattice Towers. Except as provided in this Subsection, Lattice Towers may not be located within 330 feet of a residential district.
  - a) A Lattice Tower maybe located closer than 330 feet from a residential district if the Planning Commission finds that the tower's apparent height would not exceed the apparent height of any public utility pole, wire, cable, or similar Structure located in the same vicinity as the proposed tower, when viewed from a height of six (6) feet at the nearest adjacent residential district boundary.
  - b) Lattice Towers may not exceed a height equal to 90 percent of the tower's distance from nearest adjacent residential district boundary, and in any case the height may not exceed 150 feet.
- c. Location on Parcel. Monopoles and Lattice Towers shall be located only in the Rear Yard area of the affected Lot or Parcel, though a different location may be approved by the Planning Commission in compelling circumstances, but only to prevent a violation of federal law and to carry out the intent and purpose of these regulations. These Structures may not be located in a required Landscaped Area, Buffer area, or required Parking Area.
- d. Area Limitations for Wall- and Roof-Mounted Antennae. A combination of both roof- and wall-mounted Antennae are allowed on a Building. Except as allowed under a Conditional Use permit, the total area for all wall- and Roof-Mounted Antennae and supporting structures combined shall not exceed the lesser of 60 square feet or five (5) percent of each exterior wall of the Building. The total area is the sum of the area of each individual Antenna face and the visible portion of the supporting Structure as viewed when looking directly at the face of the Building. The total area for a Roof-Mounted Antenna shall apply to the closest exterior wall.
- e. Height Regulation—Monopoles with Antennae. The height of Monopoles with Antennae and Antenna support Structures is restricted to the maximum Building Height of the tallest permitted Structure of the District.
- f. Wall- and Roof-Mounted Antennae on Noncomplying Buildings that Exceed the Maximum Building Height Limit of the Zoning District. Wall-mounted Antennae which otherwise are permitted or approved under this Chapter may be mounted on noncomplying Buildings that exceed the maximum Building Height of the zoning district in which they are located. Roof-Mounted Antennae which are mounted on a Noncomplying Structure above the maximum Building Height of the zoning district require Conditional Use approval.

## **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.

### **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.

### **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.

### **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.

**7. Exceptions. A Parcel that contains a Single-Family Dwelling does not need to be on a legal Lot, if the following standards are met.**

- a. The abutting Right of Way has been dedicated and meets the Standard Road Profile;
- b. All Public Improvements are in place and meet current standards; and
- c. All utilities are located within an easement.

B. Limits of Disturbance/Vegetation Protection. A plan for vegetation protection during construction and for revegetation after construction is required. A security will be required to be posted to ensure compliance with the Limits of Disturbance plan.

1. All Construction Activity must be contained within the Limits of Disturbance line, with the balance of the Property remaining undisturbed. Access to the Limits of Disturbance Area should be along the planned driveway.
2. Building Pad lines may be specified on some Plats instead of Limits of Disturbance. If Building Pad lines are designated, no part of the new construction may lie outside of the Building Pad line.
3. Limits of Disturbance must be designated in the field prior to commencement of excavation with temporary fencing approved by the Building Department.

C. Final Grading Required. No Certificate of Occupancy shall be issued until Final Grading has been completed in accordance with the civil engineering plans approved with the final Subdivision Plat and the Lots recovered with top soil with an average depth of at least six inches (6") which shall contain no particles over two inches (2") in diameter over the entire Area of the Lot, except that portion covered by Buildings or included in Streets, or where the Grade has not been changed or natural vegetation damaged.

D. Revegetation, Seed and Sod. All disturbed Areas on Lots shall be covered with topsoil and landscaped in accordance with Section 17.06.200.

E. Debris and Waste. Unless otherwise approved by the City Engineer and Building Official, no cut trees, timber, debris, earth, rocks, stones, soil, junk, rubbish, or other waste materials of any kind shall be buried in any land, or left or deposited on any Lot or Street at the time of issuance of a Certificate of Occupancy, and removal of same shall be required prior to issuance of any Certificate of Occupancy in a Subdivision, nor shall any be left or deposited in any Area of the Subdivision at the time of expiration of the Infrastructure Improvement Assurance or acceptance of Dedication of Public Improvements, whichever is sooner.

F. Maintenance. Until the Site Development is completed and accepted by the City and all appropriate agencies, the Owner/Applicant shall be responsible for the following in the area where Building Permits have been issued:

1. Maintaining roads and access ways in a manner that allows continuous access for emergency vehicles; and
2. Maintaining continuous flow capacities to all relevant hydrants in the Development.

G. Guaranty. The Applicant shall issue a Guaranty to the reasonable satisfaction of the City Attorney that shall include an amount to ensure completion of all requirements contained in these regulations including, but not limited to, soil preservation, Final Grading, Lot drainage, Landscaping, lawn-grass seeding, removal of debris and waste, Fencing, and all other required Lot improvements.

1. Governmental units to which a Guaranty applies may file in lieu of said contract or guaranties a certified resolution or ordinance from officers or agencies authorized to act in their behalf, agreeing to comply with the provisions of this Title.

### **17.06.050 Site Development/Occupancy.**

Property Access Requirements. No Building Permit shall be issued on a Lot or Parcel that is not an improved Lot. There shall be no human occupancy of any Building until all required Infrastructure Improvements have been completed and an occupancy permit has been issued.

A. Disclosure Required. It shall be unlawful for any person to transfer any portion of an approved Development prior to certificate of occupancy unless that person has advised the prospective buyer that occupancy permits will not be issued until all required improvements are completed.

B. Occupancy Restrictions. Occupancy will not be allowed until the following conditions are met:

1. All necessary utilities are installed: e.g., culinary water lines, sanitary sewer, quad duct, flood control facilities, electric power, natural gas, and telephone transmission lines;
2. Finished road surfaces and pedestrian safety infrastructure are installed.
3. All building code requirements are met as confirmed by the City Building Official.
4. Public Safety and Utility Access. Throughout construction and occupancy, all land Uses and Structures shall maintain unobstructed public utility and safety vehicle access in accordance with Appendix D of the International Fire Code in effect in the state of Utah.

## **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.

### **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.

### **17.06.130 Residential parking requirements and regulations.**

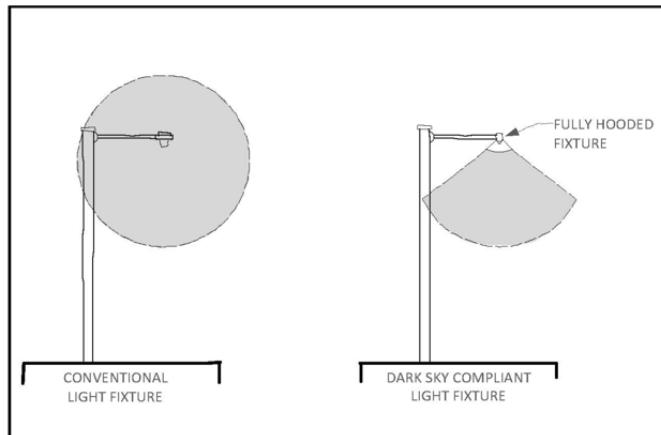
- A. Vehicles must be parked on a Hard Surface. All areas used for parking shall be paved with a Hard Surface of concrete or asphalt material.

- B. Trailer and ~~recreational vehicle~~ Recreational Vehicle parking surface. All areas for parking ~~trailers~~ Trailers and ~~recreational vehicles~~ 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~~ 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.

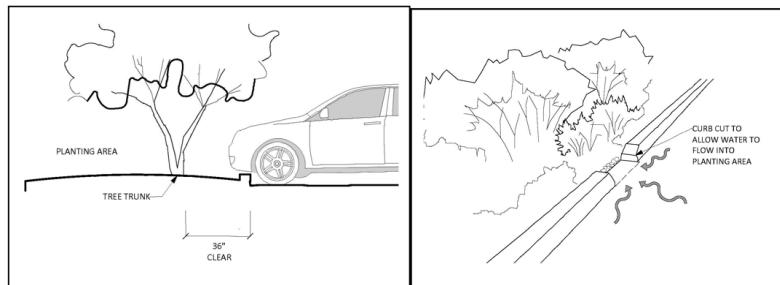
#### **17.06.140 Commercial Parking Lot design criteria.**

- 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.
  - ~~2.3.~~ Curb cuts for ingress and egress.
  - ~~3.4.~~ Parking dimensions and configuration.
  - ~~4.5.~~ Striping and traffic control markings.
  - ~~5.6.~~ Landscaping as required in this Chapter and other relevant sections.
  - ~~6.7.~~ Lighting.
  - ~~7.8.~~ Drainage calculations and facilities for on-site detention and introduction into the storm sewer.
  - ~~8.9.~~ Traffic or parking study if requested by the City or other government agency.
  - ~~9.10.~~ Any necessary agreements with adjacent property Owners for Shared Parking, ingress and egress, drainage or utilities.
  - ~~10.11.~~ 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.

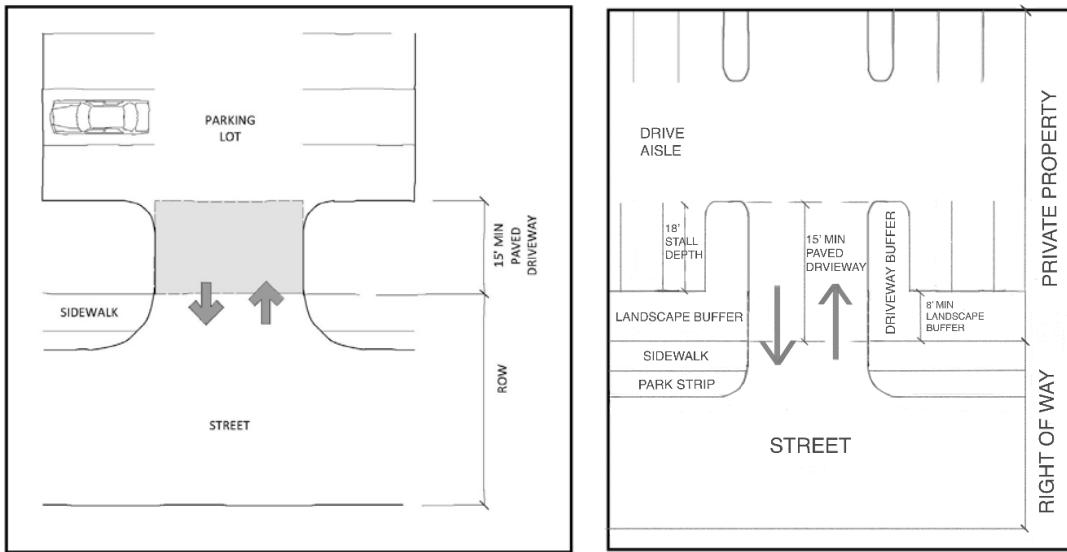


- E. Landscaping. Parking Lot Landscaping shall meet the requirements as found in Chapter 17.06.300.
- F. Drainage. Parking Lots shall be graded and drained to detain and dispose of all surface water as required by the City. The introduction of storm water into the storm sewer system shall meet minimum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

### **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.

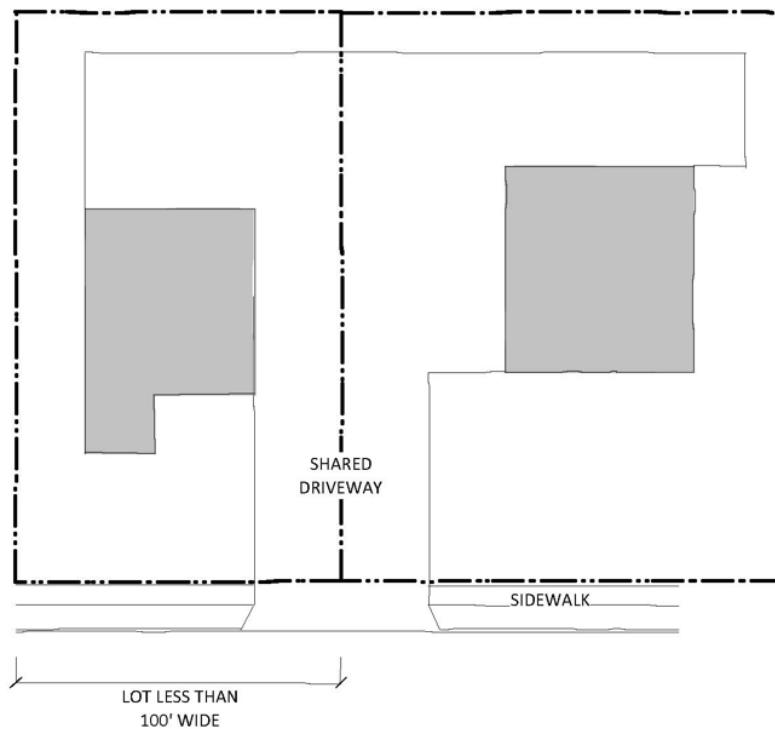
#### B. Ingress/Egress, Driveway Access and separation.

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. Driveways shall be a minimum of 10 feet wide along any point.**
  - c. 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 **more** 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.
  - d. Driveways on neighboring Lots shall be separated by a minimum of six feet (6'), as measured at the flare of the adjacent driveways. **There shall be a minimum of three feet (3') of separation, as measured from the flare to the Property Line.**
  - e. For Corner Lots, no driveway shall be located closer than 30 feet from on another at the point of curb intersections.

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



2. Townhome Unit Project Driveway Access. Vehicular access for Townhome Units shall be rear loaded, either from an Internal Primary Access Road, where the Unit fronts on a Street identified in the City's Standard Road Profiles, Roadways and Functional Classifications in the General Plan or from a Secondary Internal Access Road, where the Unit Fronts on an Internal Primary Access Road or on significant, platted Open Space.
3. Multi-Family, commercial and industrial driveways.
  - a. Lots with fewer than 100 feet of Frontage on Arterial or Collector Streets shall have only one approach. The maximum approach width is 30 feet. Shared common drive approaches are encouraged in order to reduce the number of entrances on the Street and to support efficient travel of vehicles.



- b. Lots that have Frontage greater than 100 feet may have one additional drive approach every 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.

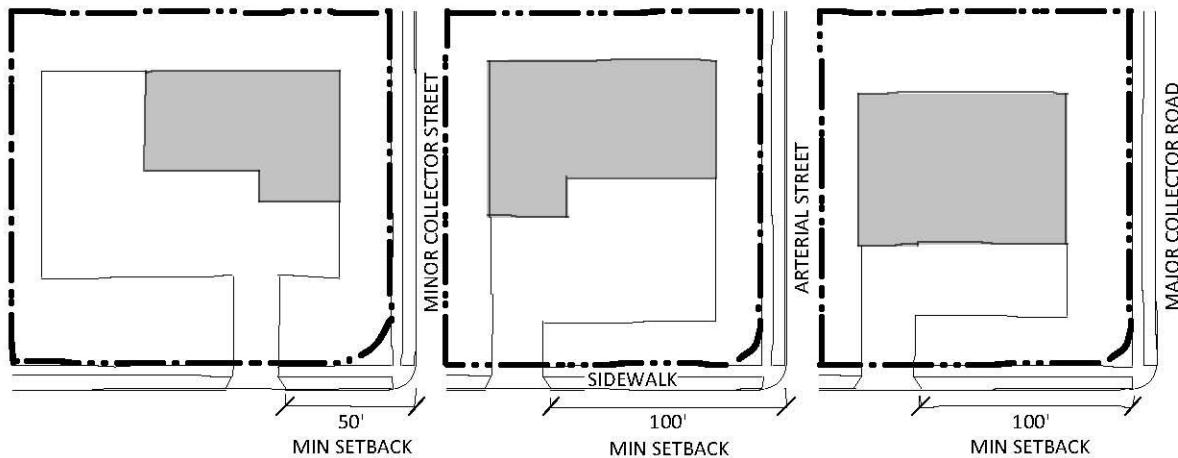
d. Driveways adjacent to intersections on Corner Lots shall meet the following minimum distance requirements as measured from the flare of the drive approach to the point of the corner intersection.

- 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 close 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 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.

### **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
<b>Dwelling</b>		
Dwelling Unit, Accessory	1 on-site parking space in addition to the requirements for a Single-Family Dwelling per ADU.	N/A
Dwelling, Single-Family	2 stalls per Single-Family Dwelling Unit; <del>for Dwelling, Accessory Unit (external and internal) 1 additional parking stall</del>	N/A
Dwelling, Multi-Family	<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 tow /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 <del>gest</del> guest parking per unit.</p> <p>One moving truck parking stall per</p>	1 per 15 units for visitor and .25 secure spaces per unit

	100 units - required in all land use districts.	
Dwelling, Townhome	2 stalls per Dwelling Unit, 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
<b>Retail Commercial</b>		
Auto Body Repair	1 stall per employee, 1 stall per 200 square feet of office, and 1 stall per 500 square feet of shop area	N/A
Automotive Restoration		
Automotive Service and Repair		
Automotive Service Station (Non-Mechanical)		
All-Terrain Vehicle (ATV), Motorcycle, Personal Watercraft (PWC), Snowmobile Sales and Service	1 stall for every 20 vehicles displayed with a maximum of 15 stalls. A minimum of three employee Parking Stalls provided. Off-Street customer and employee Parking Stalls shall be identified.	
Auto, Light Truck, RV, Boat, Trailer Dealership (Sale, Lease, or Rent)		
Bakery, Neighborhood	4 stalls per 1,000 square feet Downtown District: 3 stalls per 1,000 for General Retail and Service; 2 stalls per 1,000 square feet for Neighborhood Retail and Service	1 per 20 stalls
Commercial Repair Services		
Convenience Store with Fuel Pumps		
Farmers Market		
Horticulture / Produce Sales		
Pharmacy		
Retail, Accessory		
Retail, General		
Retail, Neighborhood		
Secondhand Merchandise Dealer		
Upholstery Shop / Tailoring Shop		
<b>Commercial Service / Office</b>		
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  1 per 20 stalls (or 1 per 25 employees for data processing or telemarketing Uses)
Animal Kennel / Day Care, Commercial		
<b>Barber Shop / Hair Salon</b>		
BioTech / Biolife		
Blood / Plasma Donation Center		
City Building		
Commercial Repair Services		
<b>Cosmetology</b>		
Day Spa		
Employment Agency / Temporary Staffing		
Financial Institution		

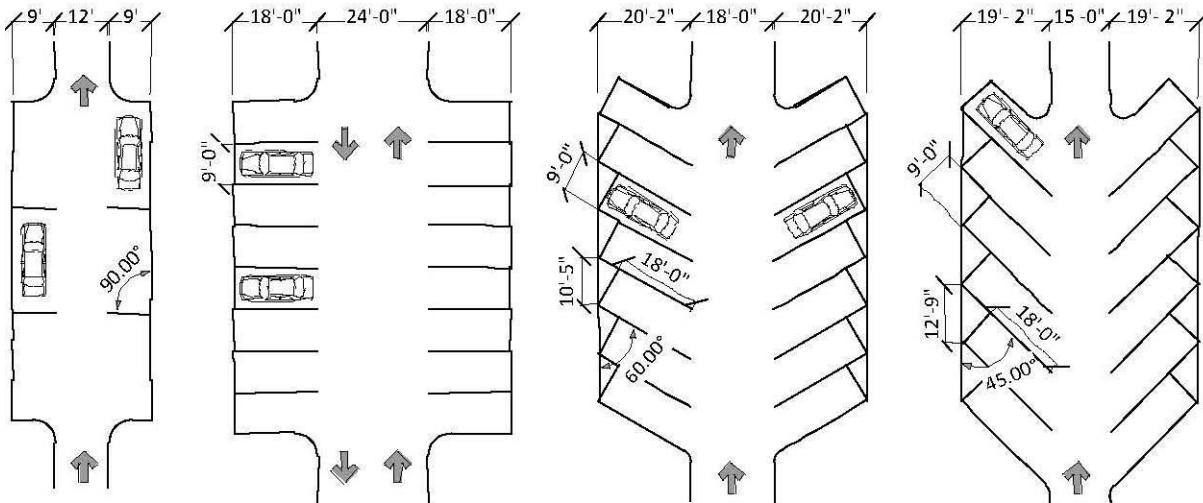
Grooming Services (Pet)		
Library		
Office, Professional		
Printing, Large Scale		
Sexually Oriented Business		
Day Treatment Center	4 stalls per 1,000 square feet	1 per 25 stalls
Massage Therapy		
Medical, Dental, Health Care Office		
Adult Daycare	1 stall per 5 children, plus unloading area	N/A
Child Care Center		
Car Wash	1 stall per employee, 1 stall per 200 square feet of office, and 3 stacked spaces per bay, and 5 stacked spaces for automated facility	N/A
Crematory / Embalming Facility	1 stall per 100 square feet of assembly area plus one per employee	N/A
Funeral / Mortuary Home		
Hotel	1 stall per unit plus 1 stall per 200 square feet of office, meeting, assembly, conference or banquet stall	1 per 50 stalls
Storage Facility, Indoor Climate Controlled	1 stall per employee, 3 stalls located at the registration area	1 per 50 stalls
Temporary Use	1 stall for every 3 patrons to the event	N/A
Equestrian Facility	1 stall per 1,000 square feet	1 per 50 stalls
Laundromat		
<b>Arts / Recreation</b>		
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		
<b>Restaurant</b>		
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 stalls
Food Truck Park	3 stalls per food truck/food trailer	1 per 20 stalls
<b>Public Uses</b>		
Hospital, Specialty	1 stall per every 2 beds	1 per 50 stalls
Education, Preschool		1 per 25 stalls

Education, Elementary or Secondary	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	
Education, Higher (Public)	1 stall for every 3 seats	
Education, Technical		
Place of Worship	1 stall for every 4 seats in the Place of Worship	
<b>Alcoholic Beverage</b>		
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		
<b>Industrial</b>		
Bakery, Commercial	1 stall per employee	1 per 50 stalls
Manufacturing		
Food Processing	2 stalls per 1,000 square feet plus designated parking stall for all food trucks/food trailers	N/A
Storage Facility, Warehouse	1 stall per 1,000 square feet	1 per 50 stalls

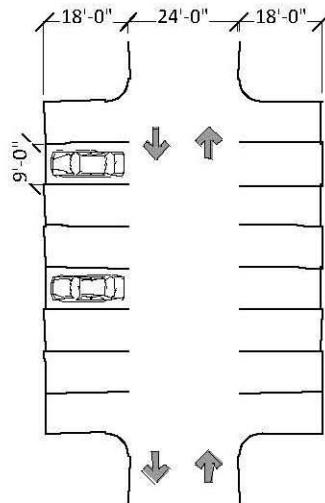
B. Parking Stall Configuration. The minimum Parking Stall and Drive Aisle configurations are provided in the following table and illustration.

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

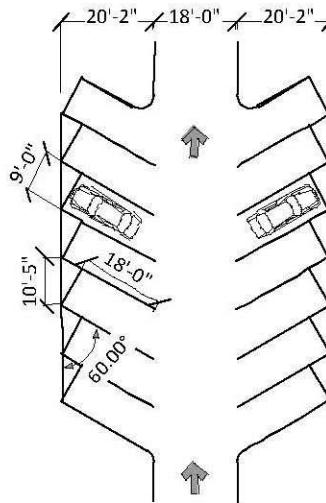
\*Drive Aisle widths may be increased when required by the City Fire Marshal or City Engineer.



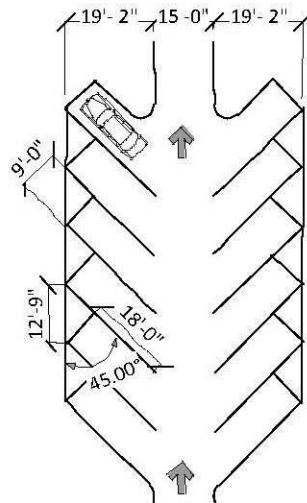
PARALLEL  
PARKING



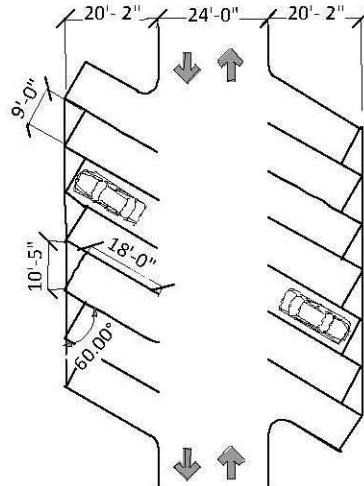
90 DEGREE  
PARKING



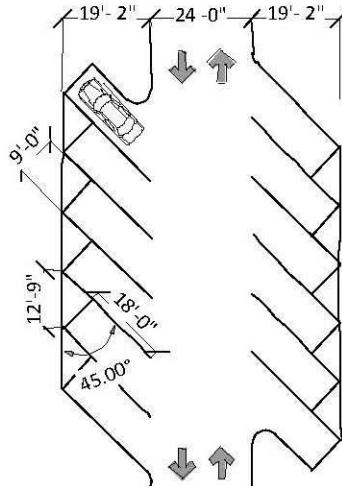
60 DEGREE  
PARKING



45 DEGREE  
PARKING



60 DEGREE PARKING  
TWO WAY



45 DEGREE PARKING  
TWO WAY

Parking Structure Stall Dimension Table*						
Angle of Parking	Stall Width	Stall Depth	Aisle Width	Wall to Wall Module Width	Interlock Reduction	Overhang Allowance
0	22'-0"	8'-3"	12'-8"	29'-2"	0'-0"	2'-0"
45	8'-3"	16'-10"	14'-11"	48'-7"	2'-3"	2'-0"
50	8'-3"	17'-5"	15'-6"	50'-4"	2'-0"	2'-0"
55	8'-3"	17'-11"	16'-2"	52'-0"	1'-10"	2'-1"
60	8'-3"	18'-3"	16'-10"	53'-4"	1'-7"	2'-2"
65	8'-3"	18'-6"	17'-9"	54'-9"	1'-4"	2'-3"

70	8'-3"	18'-7"	18'-7"	55'-9"	1'-1"	2'-4"
75	8'-3"	18'-6"	20'-1"	57'-1"	0'-10"	2'-5"
90	8'-3"	17'-6"	24'-10"	59'-10"	0'-0"	2'-6"
<hr/>						
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"
<hr/>						
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"
<hr/>						
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. Parking Reduction Plan. The land use authority may approve a modification in the number of off-Street Parking Stalls required for a Development in accordance with the ratios established in this Section. This section may not be applied in a Townhome Overlay District.

1. Residential Parking:

- a. The Applicant must submit evidence that the proposed Development meets one (1) of the following below.
  - i. Located in a 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. All Developments must submit a parking and traffic study performed by a licensed 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.
- c. All documentation shall be submitted to the Community Development Department and must comply with all applicable standards contained this Chapter with the following exceptions:
  - i. The standard requirement for residential parking 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):

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 in Transit-Oriented Developments may receive up to a twenty percent (20%) reduction in parking when located within the Transit Oriented Development-Core District, 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 (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 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 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~~ 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 <sup>1</sup>		
	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 <sup>2</sup>	5%	80%	100%	5%	100%	90%
Hotel	100%	65%	100%	100%	65%	100%
Light industrial	10%	100%	10%	10%	50%	10%
Entertainment <sup>3</sup>	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.

### **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.

### **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

### **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 Main Building entrance.

F. Where feasible, the use of existing overhangs or covered areas are encouraged to provide weather protection for bicycle parking areas.

#### **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, patching or crack sealing does not require a permit for maintenance unless such work changes the Grade or Retention Areas of the Site.

### **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.

#### **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	Urban-Style Multi-Family	Single-Story Commercial	Civic	Office	Large Format Commercial	Flex	Indoor Climate Controlled Storage Building	Accessory Structure to Non-Res. Building
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Commercial Corridor			A	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
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
Riverfront Flex/Office								A		A
Riverfront R1	A									
Riverfront RM1										
Riverfront School					A					A
Crossing MPMU - Anchor Tenant							A			A
Crossing MPMU - 2100 S/State St.		A	A							A
Crossing MPMU - Transit District			A			A	A			A
Downtown*			A	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.

### 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' 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	5'	5'	0'	0'	0'		
East Streetcar	*	*	*	*	*		
Granite Lofts Townhome Units 1-5,8-11,14-15,20-23	8'	236ft <sup>2</sup>	0	0	12'		
Granite Lofts Townhome Units 6,7,12,13,18,19,24,25	8'	236ft <sup>2</sup>	8'	20'	0		
Granite MPMU - Library	*	*	*	*	*		
Granite MPMU - Townhome	*	*	*	*	*		

\* 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 Frontage	The Crossing Transit	Downtown	East Streetcar	Granite Lofts Units 6,7,12,13,18,19,24,25	Granite Library	SSLC-PD
Min—In Feet	10	10	10	5	5	15	10	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
Hard Surface (at-grade level)	Shall not project into Yard areas, excluding the driveway.	2 feet	17 feet

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

### **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.

### **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 Main 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 Main Building.
  - a. Masonry and Brick Walls. All exterior Façades of waste container enclosures shall be constructed with finished block, brick, or split-faced blocks installed according to industry standards. All masonry walls shall have a permanent block or pre-cast end cap to prevent deterioration from climate exposure.
  - b. Concrete Walls. Pre-cast or poured concrete walls shall have a decorative textured finish. Pre-cast walls shall be installed according to industry standards.
  - c. Metal Enclosures.
    - i. Exterior walls of any metal waste container enclosure shall be constructed of at a minimum, 16-gauge metal cladding.
    - ii. Attachments of cladding to structural frame shall not exceed 32 inches (32") center-to-center in either direction.
    - iii. All structural posts, and their foundations, shall be adequately sized to support the walls and gates and shall be spaced at a maximum of six feet (6') center-to-center.
    - iv. Structural frame members shall have a minimum steel thickness of 3/16<sup>th</sup> 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.

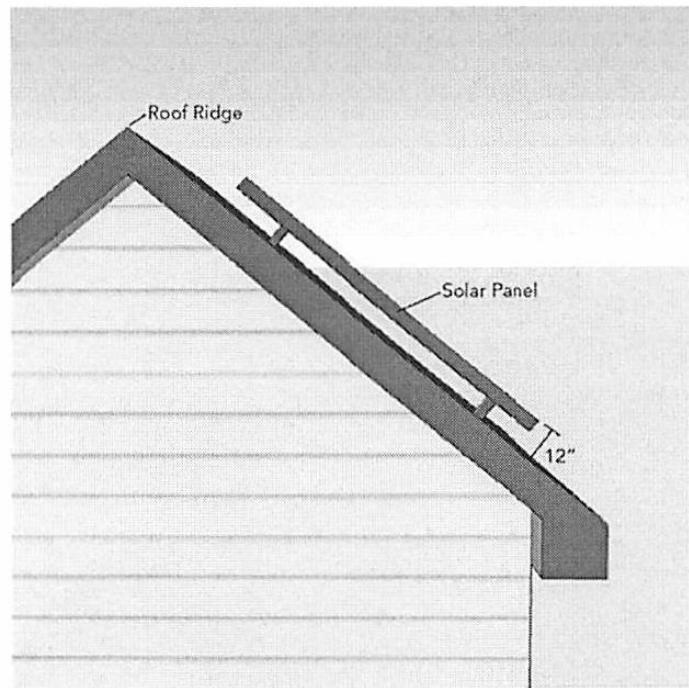
K. Utilities. All utility lines shall be underground in designated easements.

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.

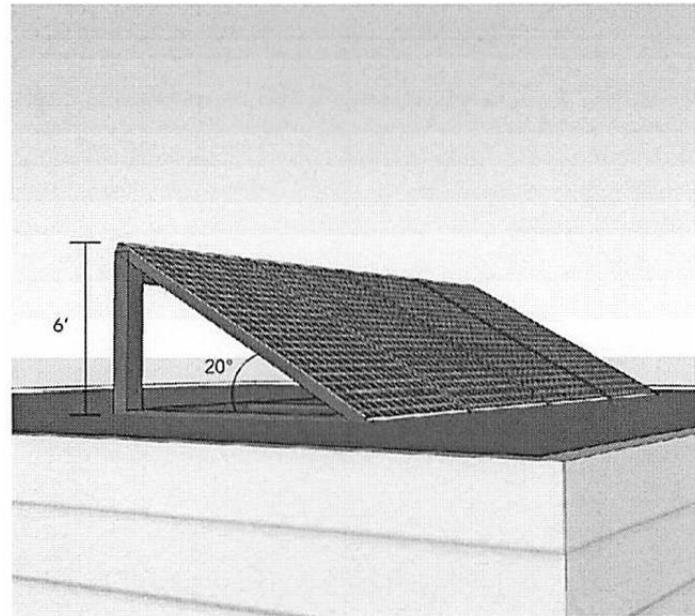
3. Gas meters, electric service meter panels, transformers, and other utility equipment shall be grouped together and shall be painted to match the adjacent Building wall.

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.

### **17.07.060 General Design Standards for Residential Buildings/Development.**

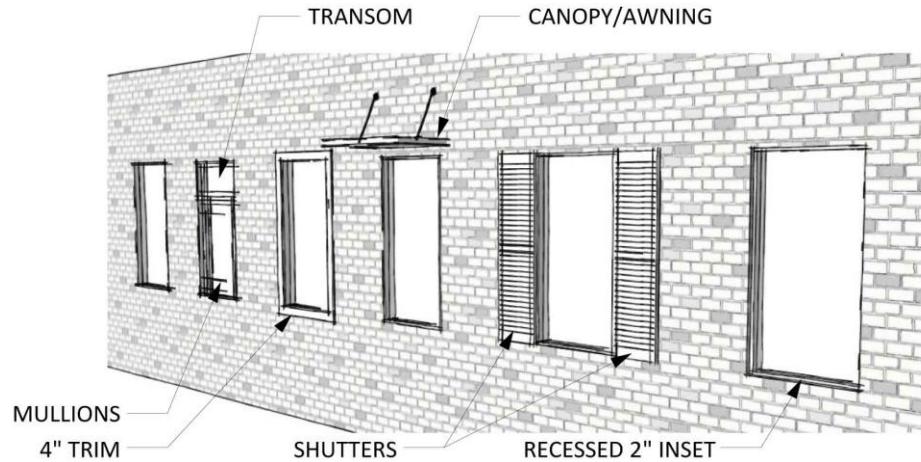
In addition to the general design standards contained in 17.07.050 the following design standards apply to all residential Building forms:

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.

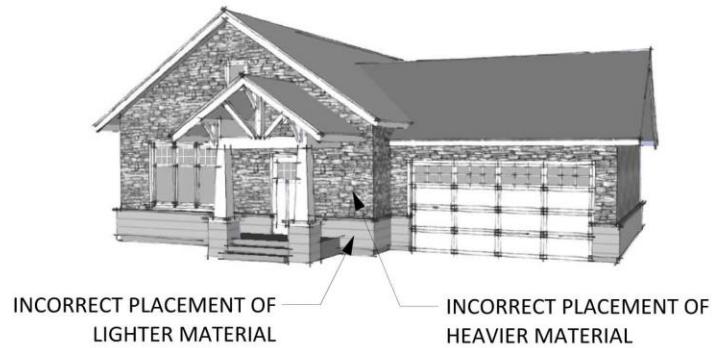
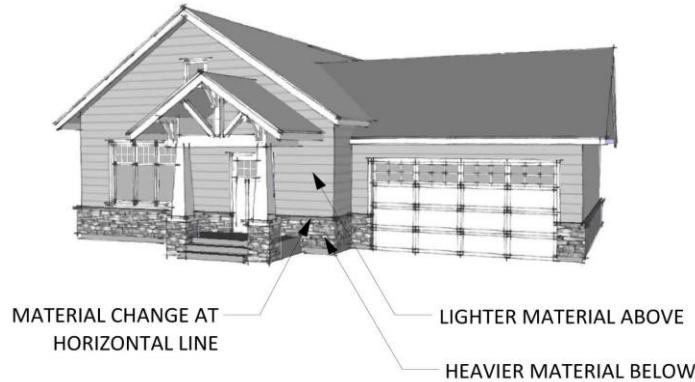
B. Windows and Doors.

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").

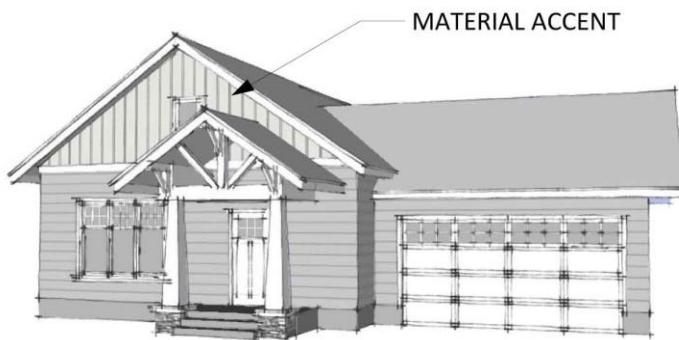


C. Materials.

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.



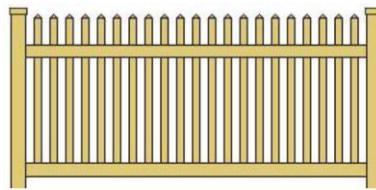
- c. Primary Façade materials and/or colors shall not change within two feet (2') of Building corners and shall continue along any Façade visible from a Street or pedestrian Right-of-Way. Materials may change where side or rear wings meet the main body of a Building. Primary Façade materials used on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

**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.

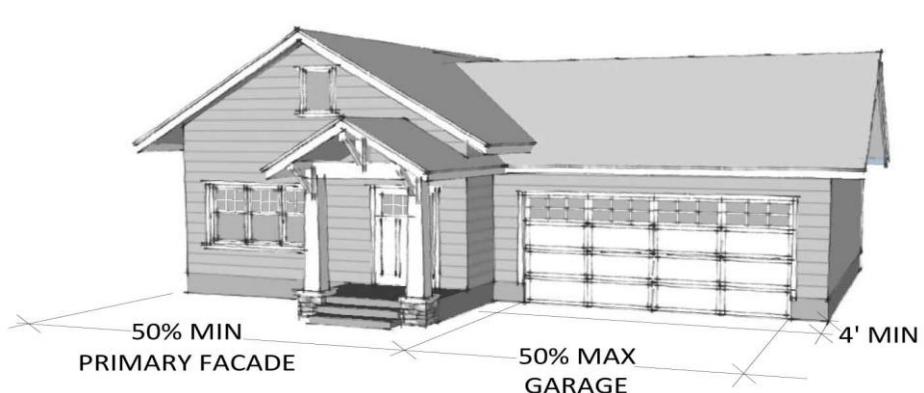
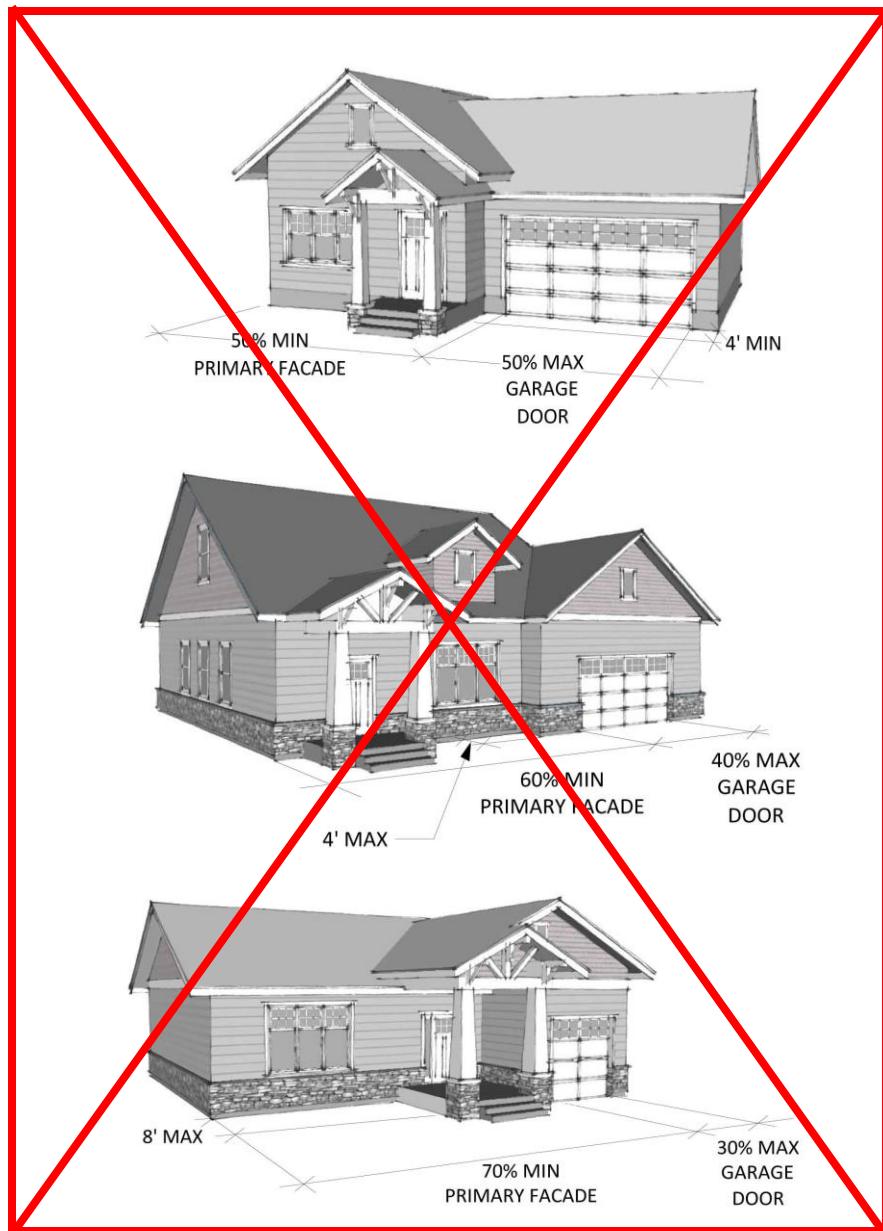
1. The maximum height for any Building shall be 35 feet measured from Grade to the peak of the roof or, for flat roofed Buildings, from Grade to the top of the parapet.
2. Buildings on Lots that abut existing single-Story residential Buildings in existing R1, RM, or Jordan River districts shall have a maximum height of 30 feet.

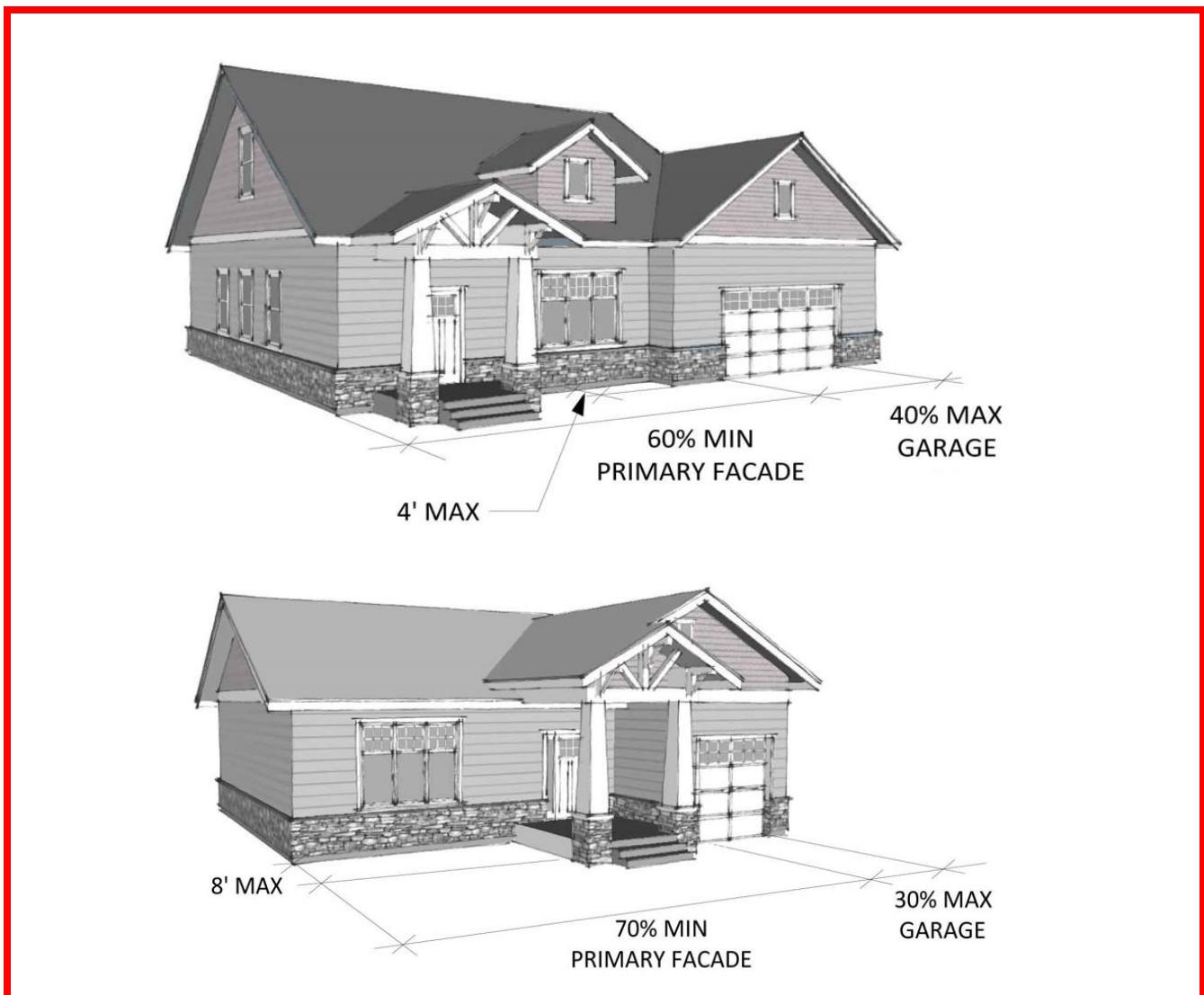
D. Materials. Additional permitted Primary Materials include:

1. Wood clapboard; or
2. Wood board and batten.

E. Garages. All Buildings shall include a garage. The following garage standards shall apply:

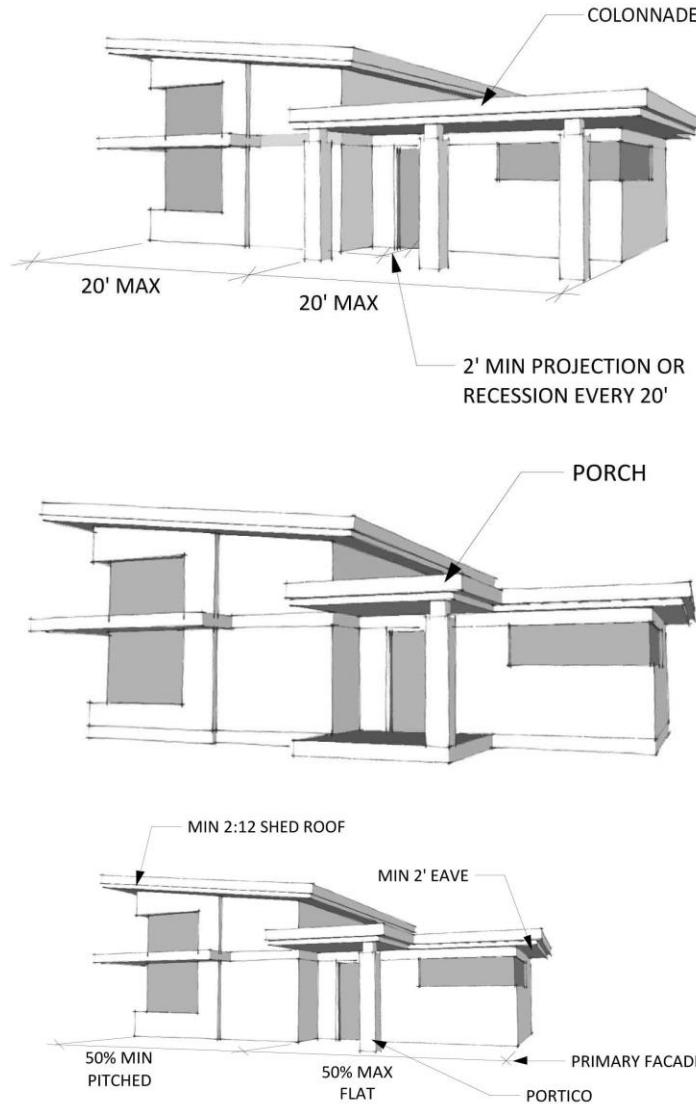
1. Garages shall not visually or architecturally dominate the Primary Façade of the Main Building.
2. Garages shall not comprise more than 50% of the Primary Façade.
3. Garages that comprise between 40% and 50% of the Primary Façade shall be recessed from the Primary Façade by at least four feet (4').
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.



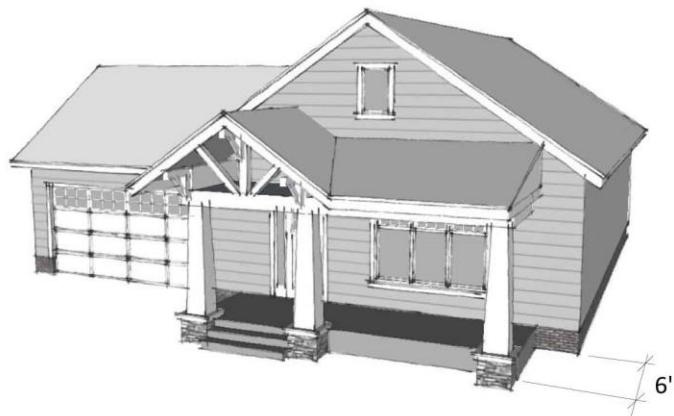


F. Roofs and Overhangs. Roofs and overhangs shall comply with the following standards:

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 Façade;
  - 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 ~~Main Building Primary Dwelling~~. 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 ~~Main Building Primary Dwelling~~.
  - 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 ~~Main Building Primary Dwelling~~.
2. Setbacks.
  - a. Accessory Structures shall be located behind the ~~Main Structure Primary Dwelling~~.
  - b. Accessory Structures shall be separated from the ~~Main Building Primary Dwelling~~ by at least ten feet (10').
  - c. Accessory Structures shall be located at least ~~two~~ three feet (~~-2~~ 3') 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. Internal ADU Development and Design Standards

1. Internal ADU Development Standards:
  - a. Maximum Number of Units per Lot or Parcel. One (1) Internal ADU is permitted per Lot or Parcel where a Single-Family Dwelling is the Primary Dwelling.
  - b. Area: The minimum Lot Area or Parcel for a Primary Dwelling (Single-Family Dwelling) in the R1 and RM District to develop a new Internal ADU is 6,000 square feet.
  - c. Minimum Width. The minimum width of any Lot or Parcel shall be fifty (50) feet at all points along the length of the property from the Front Property Line to the Rear Property Line.
  - d. Location. The Internal ADU shall be located within the Primary Dwelling (Single-Family Dwelling).
  - e. Parking. One (1) on-site parking stall is required in addition to the parking stall requirements for the Primary Dwelling. In no case shall fewer than three (3) total off-street parking stalls be provided. If the Primary Dwelling provides more than four (4) total off-street parking stalls, there shall be no additional parking stall requirement.

2. Internal ADU Design Standards:

- a. The Internal ADU shall have an exterior entrance with weather protection.
- b. The Internal ADU shall have a designated address next to the dwelling entrance.
- c. The Internal ADU shall conform to all applicable standards and codes.
- d. The Internal ADU shall be subject to the same standards for decks, patios, and other encroachments that apply to the Primary Dwelling.

J. External ADU Development and Design Standards. External ADU Development Standards

- a. Maximum Number of Units per Lot or Parcel. One (1) External ADU is permitted per Lot or Parcel where a Single-Family Dwelling is the Primary Dwelling.
- b. Area. The minimum Lot Area or Parcel for a Single-Family Dwelling in the R1 and RM District to develop a new External ADU is 6,000 square feet.
- c. Minimum Width. The minimum width of any Lot or Parcel shall be fifty (50) feet at all points along the length of the property from the Front Property Line to the Rear Property Line.
- d. Maximum Height. The maximum Height for any External ADU is either the same height of the Primary Dwelling or twenty (20) feet, whichever is the more restrictive. The External ADU shall not exceed two stories.
- e. Maximum Size. The maximum square footage of the External ADU shall not exceed 50% of the Primary Dwelling's total square footage, not including the garage, or up to 1,000 square feet, whichever is more restrictive.
- f. Rear Yard Coverage. An External ADU may not cover more than 50% of the Rear Yard area.
- g. Required Setbacks.
  - i. Distance from Primary Dwelling (Single-Family Dwelling) – 10 feet
  - ii. Side Yard Setback – 5 feet
  - iii. Rear Yard Setback – 5 feet
- h. Parking. One (1) additional on-site parking stall is required in addition to the parking stall requirements for the Primary Dwelling. Any additional vehicles owned by occupants must be accommodated on-site.

2. External ADU Design Standards.

- a. The External ADU shall have an exterior entrance with weather protection.
- b. The External ADU shall not contain more than two (2) bedrooms.
- c. The External ADU shall conform to all applicable standards and codes.
- d. The External ADU shall not be located in a Front or Corner Side Yard and shall meet the same setbacks as required for the Primary Dwelling in the land use district.
- e. Any External ADU located in a required Side Yard must comply with the setbacks for the Primary Dwelling and shall have adequate facilities for all discharge from roof and other drainage.
- f. Solar panels attached to the roof of an External ADU are permitted to exceed the maximum height of the Structure up to four feet.
- g. Conversion of existing Accessory Structures may only occur where the existing Accessory Structure meets the setback requirements for an ADU in the land use district and meets the applicable building codes.

- h. Rooftop patios on an External ADU are prohibited.
- i. Patios are permitted. A patio may be covered with a roof provided the square footage of the roof is no larger than 120 square feet and the covered patio complies with the setbacks required of the ADU. A covered patio shall not count towards the maximum square footage requirement of the ADU but does count toward the total building coverage of the lot.
- j. Balconies are permitted provided they do not extend into a required ADU setback and extend no further than 5 feet from an exterior wall of the ADU. Balconies shall not contain HVAC equipment nor be used as storage areas. Balconies are prohibited on Facades abutting adjacent residential properties.
- k. Second Story Windows: Windows on the second story of an External ADU are prohibited on an exterior wall that is adjacent to a Side or Rear Property Line unless:
  - i. The window is a clerestory window where the bottom of the window is at least 6 feet above the finished floor of the second story;
  - ii. The window is on a wall that faces an elevation of the Primary Dwelling;
  - iii. The window faces and is at least 10 feet from a Side or Rear Property Line;
  - iv. The exterior wall is adjacent to an alley; or
  - v. The window faces a Side or Rear Property Line that is adjacent to a property in a land use district that permits commercial uses or a property that contains a non-residential use.
- l. K. 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.

↳ L. Architectural Variability.

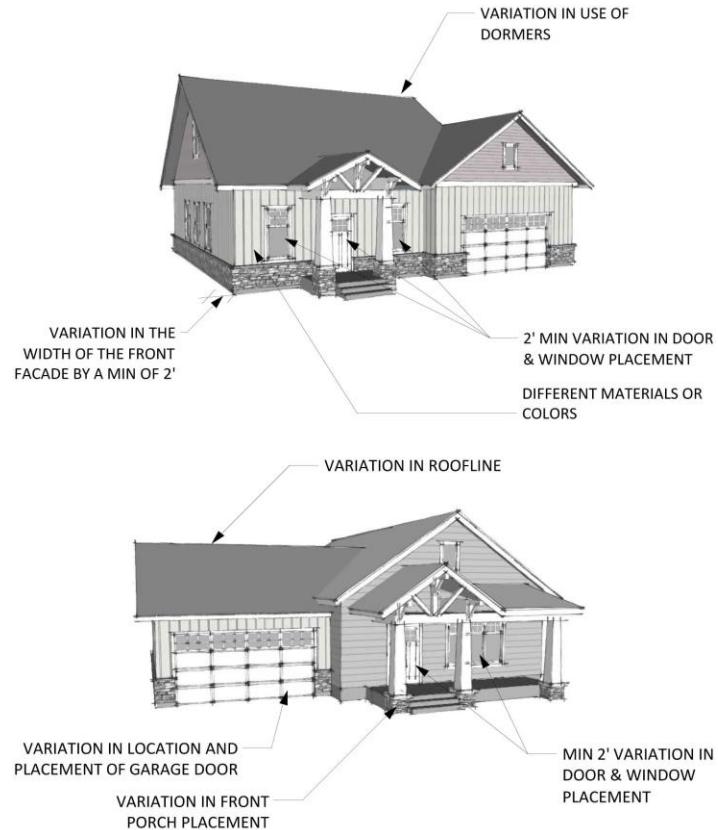
1. Developments with three to ten (3-10) units shall have a minimum of three (3) Distinctly Different Primary Façade variations.
2. Developments with greater than ten units shall add one additional Distinctly Different Primary Façade variation for each additional ten (10) units.
3. Mirror images of the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



### **17.07.080 Townhome building forms/development.**

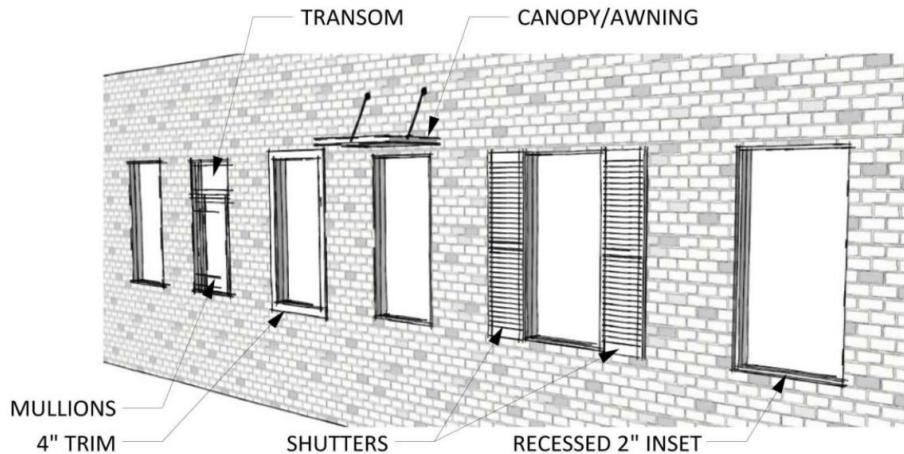
There are four allowed Townhome Building forms. Each Townhome Building form allows for no less than three (3) to and no more than eight (8) attached Dwelling Units (or commercial units in the Urban Style Townhome Building Form) to be located side by side, in a single Building. In addition to the design 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. Internal Primary Access Road; 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 any Façade facing a Public Street or Internal Primary Access Road. Any Façade facing secondary internal street or neighboring parcel or lot shall have at least 25% windows.
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** 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.

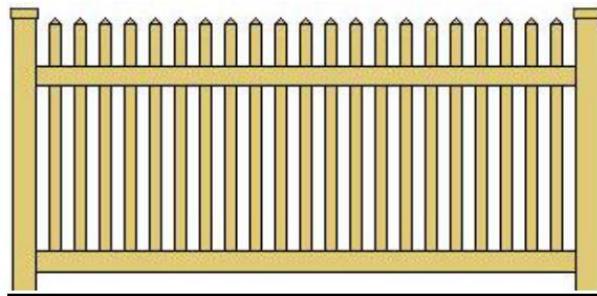
4. Roofs. All roofs shall be clad in asphalt shingles, standing seam metal, or a material of equivalent quality and durability.

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 at 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 must accommodate 2 cars.
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. 85% 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.

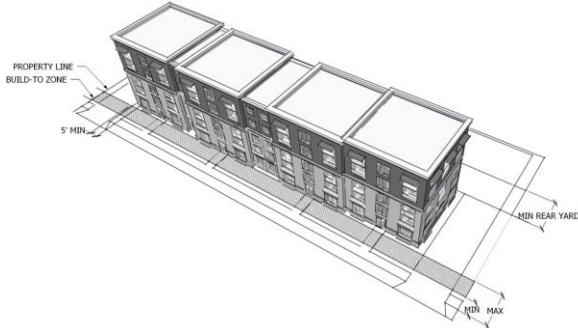


1. **Building Requirements.**
  - a. **Unoccupied:** The following standards apply to Accessory Structures that will not be occupied:
    - i. shall not exceed one Story and shall total no more than 700 square feet;
    - ii. shall be of similar architectural style, be clad in similar materials, and 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.

### **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.



#### **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
<b>Each Development shall include 3 of the following amenities for the first 50 units; 6 for 51-100 units; 9 units for 101-150; units etc.:</b>	<b>Each Development shall include 5 of the following amenities for the first 50 units; 6 for 51-100 units; 9 units for 101-150; units etc.:</b>	<b>Each Development shall include 4 of the following amenities for the first 50 units; 6 for 51-100 units; 9 units for 101-150; units etc.:</b>	<b>Each Development shall include 2 of the following amenities for the first 50 units; 6 for 51-100 units; 9 units for 101-150; units etc.:</b>
Individual garages for at least fifty percent (50%) of all units  Private Porches, patio, or balconies for every unit—at least 70 60 square feet each  Upgraded floor coverings (hardwood, tile, concrete, or similar)  Solid Doors throughout unit  Smart Building Capabilities  Trash Valet  Walk-In Closets—minimum of 6ft x 6ft  Dishwasher	Exterior Social Area—at least 1000 square feet  Project Security—automated gate or guard  Enclosed Parking Garage  Secured, Enclosed Storage Units, at least 80 sq/ft in size, for each Dwelling Unit  Public Transit Passes provided to each Dwelling Unit  Permanent On-Site Social Activities  Library, Office, or Meeting Facilities  Secure Package Room/Package Lockers  Freight elevator or loading area  Polished concrete in Building hallways  Rooftop patio/garden	Pool—at least 400 square feet  Internal Fitness Facilities at least 1000 square feet in size  Secured, programmed, children's playground (at least 1,000 sq/ft)  Hot Tub  Community Garden  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  Sport Court/Field  Bike Storage, Repair and Washing Area  Outdoor Dog Park—at least 1000 square feet in size  Grilling Stations and Outdoor Pavilions	Compliance with ENERGY STAR New Homes Standard for Buildings three stories or fewer  Compliance with ENERGY STAR Multi-Family High-Rise Program for Buildings four stories or greater  Installation of photovoltaic panels, wind turbines, or other electric generating renewable energy source to provide at least 20 percent of the project's estimated electricity demand.  Electric Vehicle Charging Stations  Participation in a recycling program as part of a rental agreement or HOA  Installation of tankless hot water systems.  Demonstrated compliance with any of the criteria listed in the Site Improvements,

		Bike Share/Green Bike program	Water Conservation, or Energy Efficiency sections of the 2011 Enterprise Green Communities Criteria
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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
<b>Each Development shall include 3 of the following amenities for the first 50 units; 6 for 51-100 units; 9 units for 101-150 units; etc.</b>	<b>Each Development shall include 6 of the following amenities for the first 50 units; 8 for 51-100 units; 10 units for 101-150 units; etc.:</b>	<b>Each Development shall include 2 of the following amenities for the first 50 units; 6 for 51-100 units; 9 units for 101-150 units; etc.:</b>
Upgraded floor coverings (hardwood, tile, concrete, or similar)	Secured, Enclosed Storage Units, at least 80 sq/ft in size, for each Dwelling Unit	Pool—at least 400 square feet
Solid Doors throughout unit	Clubhouse, Library, Office, or Meeting Facilities (min 1,000 square feet)	Internal Fitness Facilities at least 1000 square feet in size
Smart Building Capabilities		Secured, programmed, children's playground (at least 1,000 sq/ft)
Walk-In Closets—minimum of 6ft x 6ft	Secure Package Room/Package Lockers	Community Garden
Dishwasher	Rooftop patio/garden	Sport Court/Field
220 Volt garage power for EV charging		Bike Storage, Repair, and Washing Area
Hot Tub		Outdoor Dog Park- at least 1000 square feet in size
Fully amenitized rooftop garden/deck comprising at least 50% of the roof area		Grilling Stations and Outdoor Pavilions
Installation of tankless hot water systems		Bike Share/Green Bike program
Balcony on each unit (minimum 6 feet in depth, 70 square feet in area)		Participation in a recycling program as part of a rental agreement or HOA
		Demonstrated compliance with any of the criteria listed in the Site Improvements, Water Conservation, or Energy Efficiency sections of the 2011 Enterprise

			Green Communities Criteria
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