

MEETING DATE: December 3, 2020

REQUEST: OA-20-004 – AN ORDINANCE OF THE SOUTH SALT LAKE CITY COUNCIL REPEALING CHAPTER 4

OF THE DOWNTOWN SOUTH SALT LAKE CITY ZONING ORDINANCE & DESIGN STANDARDS; REPEALING CHAPTER 4 OF THE EAST STREETCAR NEIGHBORHOOD FORM BASED CODE; AMENDING CHAPTER 17.03 OF THE SOUTH SALT LAKE CITY CODE TO INTERGRATE THE LAND USE MATRICES FROM CHAPTER 4 OF BOTH THE DOWNTOWN SOUTH SALT LAKE CITY ZONING ORDINANCE AND THE EAST STREETCAR NEIGHBORHOOD FORM BASED CODE; AMENDING CHAPTERS 17.04 PERMITTED USE REVIEW AND 17.05 CONDITIONAL USE REVIEW OF THE SOUTH SALT LAKE CITY LAND USE AND DEVELOPMENT REGULATIONS; ALL AS A PART OF A COMPREHENSIVE EFFORT TO UPDATE AND CONSOLIDATE SOUTH SALT LAKE CITY LAND USE

REGULATIONS.

APPLICANT: South Salt Lake City

MEMO:

The proposed ordinance amendments are part of a comprehensive effort to remove errant and conflicting provisions, reorganize regulations, codify standards, codify plain language and conform to recent mandates of state law. The list below provides a highlight summary of proposed amendments:

CODE SECTIONS	HIGHLIGHT OF CHANGES
Amending Title 17.03 Land-use Districts and Matrix	 Only 1 new land use category was added to the matrix for clarification: Hair Salon (Previously combined with another category) No definitions were changed or modified for any defined terms Added the Downtown District Land Use Matrix as columns to the general Land Use Matrix Added the East Streetcar Neighborhood Land Use Matrix as columns to the general Land Use Matrix Conformance to State Law
Amending Title 17.04 Permitted Use Review	 Added above permitted uses to the Permitted Use Review Section No changes or modification to this process
Amending Title 17.05 Conditional Use Review	 Added above conditional uses to the Conditional Use Review Section No changes or modifications to this process
Repeal Chapter 9 – Downtown SSL Ordinance Downtown District Sign Ordinance	 Move and consolidate existing Downtown District Land Use Matrix to the general Land Use Matrix in Title 17.03
Repeal Chapter 9 – East Streetcar Ordinance East Streetcar Neighborhood Sign Ordinance	 Move and consolidate existing East Streetcar Land Use Matrix to the general Land Use Matrix in Title 17.03

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Adult Daycare C C C C	Satev Satev Satev
Alcoholic Beverage, P P P P P P P P P P P P	
Banquet and Catering Alcoholic Beverage, Bar C C C C C C C C C C C C C C C C C C C	
Alcoholic Beverage, Beer P P P P P P P P P P P P P P P P P P	+
Recreational Alcoholic Beverage, Beer	
Wholesaler Alcoholic Beverage, Hotel P P P P P P P P P P P P P P P P P P P	
Alcoholic Beverage,	
Liquor Warehouse Alcoholic Beverage, Local Industry Representative P P P P P P P P P P P P P P P P P P P	
Alcoholic Beverage, C C C C C C C	
Alcoholic Beverage, Off- PPPPPPPPPPPPPPPPPPPPPPPPPPPPPPPPPPP	$\overline{}$
Premise Beer Alcoholic Beverage, P P P P P P P P P P P P P P P P P P P	
Alcoholic Beverage, Reception Center	
Alcoholic Beverage, Restaurant (Beer Only)	P P P
Alcoholic Beverage, Restaurant (Limited Service) P P P P P P P P P P P P P P P P P P P	P P P
Alcoholic Beverage, Restaurant (full Service) P P P P P P P P P P P P P P P P P P P	P P P
Alcoholic Beverage, Special Use (Educational)	P P P
Alcoholic Beverage, Special Use (Industrial / P P P P P P P P P P P P P P P P P P	
Alcoholic Beverage, Special Use (Scientific)	
Alcoholic Beverage, Special Use (Religious)	P P P
Alcoholic Beverage, C C C C C C C C C	+
Alcoholic Beverage, State Liquor Store C C C C C C C	C C C
All-Terrain Vehicle (ATV), Motorcycle, Personal Watercraft (PWC), P Snowmobile Sales and	
Service Amusement Device	

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Land Use Categories	Commercial Corridor	Commercial Neighborhood	Commercial General	TOD and TOD-Core	Mixed Use	Business Park	Professional Office	Пех	Historic and Landmark	lordan River	school	City Facility	Open Space	81	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	Nature Center Pilot Project	SSLC-PD	тви	Downtown - Station	Downtown - Greenway	Downtown - Mixed-Use	Downtown - Retail	East Streetcar Nbhd State Street Gateway	East Streetcar Nbhd North Haven	East Streetcar Nbhd 500 East Gateway
Animal Hospital / Veterinary Office (Small Animal)	Р		Р	Р	Р			Р									Р		Р										Р	Р	Р	Р			
Animal Kennel / Day Care, Commercial	С		С	С	С			С																											
Animal Kennel / Day Care, Commercial (Indoor Only)																													С	С	С	С	С	С	С
Apiary										Р				Р																					
Art Gallery	Р	Р	Р	Р	Р		Р	Р	Р			Р					Р		Р										Р	Р	Р	Р	Р	Р	Р
Art Studio	Р	Р	Р	Р	Р		Р	Р	Р			Р					Р		Р										Р	Р	Р	Р	Р	Р	Р
Assisted Living Facility	С	С		С	С										С														С	С	С	С	С	С	С
ATM, Kiosk, Vending Machine (Self-Service, Interactive, Outdoors)	Р	Р	Р	Р	Р	Р	Р	Р				Р					Р												Р	Р	Р	Р	Р	Р	Р
Auction House																																			
Auto, Light Truck, RV, Boat, Trailer Dealerships (Sale, Lease, or Rent)	С		С					С																											
Auto Auction																																			
Auto Body Repair								Р																											
Automotive Restoration			Р					Р																											
Automotive Service and Repair			Р					Р																											
Automotive Service Station (Non-Mechanical)			Р			Р		Р																											
Aviary																																			
Bail Bonds																																			
Bakery, Commercial			P					Р																					P	P	P	P			
Bakery, Neighborhood	P	P	P	P	P												P	P											P	Р	P	P	P	P	P
Barber Shop / Hair Salon	Р	Р	Р	Р	Р		Р										Р	Р											Р	Р	Р	Р	Р	Р	Р
Billboard Blood / Plasma Donation																																			
Center				_																															
Bowling Alley	Р		Р	P																									Р	Р	Р	P			
Car Wash Child Care Center	C	C	C C	C C	С	С		С									С												С	С	С	C	С	С	С
City Building	C	C	C	Ë		Ë						P					C										P			J	C		Č		
City Park												P	P																						

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Land Use Categories	Commercial Corridor	Commercial Neighborhood	Commercial General	TOD and TOD-Core	Mixed Use	Business Park	Professional Office	Яex	Historic and Landmark	iordan River	School	City Facility	Open Space	81	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	Nature Center Pilot Project	SSLC-PD	тви	Downtown - Station	Downtown - Greenway	Downtown - Mixed-Use	Downtown - Retail	East Streetcar Nbhd State Street Gateway	East Streetcar Nbhd North Haven	East Streetcar Nbhd 500 East Gateway
Commercial Repair	Р	Р	Р	Р		Р		Р																					Р	Р	Р	Р	Р	Р	Р
Services Convenience Store with	С	С	С	С	С			С																					-	-	•	С			
Fuel Pumps Crematory / Embalming		C	_																																\vdash
Facility								С																											
Day Spa	С																С														С	С	С		
Day Treatment Center			С																																
Drive-Up Window	Р	Р	Р	Р	Р	Р		Р									Р																		
Dry Cleaning / Laundromat	Р	Р	Р	Р	Р			Р									Р												Р	Р	Р	Р	Р	Р	Р
Dwelling, Live / Work			С	С	С																														
Dwelling, Multi-Family	С			С	С										С		С	С		С									С	С	С	С	С	С	С
Dwelling, Single-Family										Р				Р	Р							Р													
Dwelling, Townhome		С		С	С										С		С	С					Р		Р				С	С	С		С	С	С
Education, After School (Children)	С	С	С	С	С		С		С		С	Р		С	С						С								С	С	С	С	С	С	С
Education, Elementary or											С																								
Secondary Education, Higher (Public)											С																								
Education, Preschool	С	С	С	С	С		С		С		С	P		С	С														С	С	С	С	С	С	С
Education, Technical		Ü		Č	Ú		Ú		Ü		С			Ť	Ť)	,		Ť	Ü	Ť
Employment Agency /	P		P	P				P																					P	Р	Р	P	Р	Р	Р
Temporary Staffing Equestrian Facility	_			Г						С																			-	_	r			r	Ė
Equipment Sales, Service, and Rental (Heavy and										C																									
Farm) Escort Service																																			
Farmers Market	С	С	С	С	С				Р			P	С																	С		С	С	С	С
Financial Institution	Р	C	Р	Р	P	P		P	r			É	Ĕ				P												P	Р	Р	Р	Р	Р	Р
Fitness Center	P	Р	P	P	P	F		P	P			P					P		P										P D	P	P	P	P	P	P
Food Truck /	P	P	P	P	P	P	P	P	P			P		Р	_		É		r										P	P	P	P	P	P	P
Food Trailer Food Processing	Р	Р	۲	Р	Ρ	Р	Ρ		۲			Р		۲	Р														Р	Р	۲	۲	۲	Р	P
(Large-Scale)								Р																											
Food Processing (Small- Scale)	Р	Р	Р	Р		Р		Р																					Р	Р	Р	Р			
Food Truck Park	Р	Р	Р	Р	Р	Р	Р	Р	Р																				Р	Р	Р	Р	Р	Р	Р
Funeral / Mortuary Home			С																																
Grooming Services (Pets)	Р	Р	Р	Р	Р			Р																					Р	Р	Р	Р	Р	Р	Р
Hair Salon	Р	Р	Р	Р	Р																								Р	Р	Р	Р	Р	Р	Р

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Land Use Categories	Sommercial Corridor	Sommercial Neighborhood	Sommercial General	OD and TOD-Core	Mixed Use	susiness Park	Professional Office	ilex	Historic and Landmark	ordan River	school	Jity Facility	Open Space	11	kesidential Multiple	crossing MPMU - Anchor Tenant	crossing MPMU - 2100 S / State St.	crossing MPMU- Transit District	liverfront MPMU - Flex/Office	siverfront MPMU - RM1	siverfront MPMU - School	siverfront MPMU - R1	sranite MPMU - Townhome	sranite MPMU - Library	sranite Lofts Townhome	Vature Center Pilot Project	SLC-PD	тви	Jowntown - Station	Jowntown - Greenway	Jowntown - Mixed-Use	Jowntown - Retail	ast Streetcar Nbhd State Street Gateway	ast Streetcar Nbhd North Haven	ast Streetcar Nbhd 500 East Gateway
Haunted House	Ĭ	Ŭ				ŭ						Р	Ĭ														Ü,								
Home Occupation, Category I	Р	Р	Р	Р	Р		Р							Р	Р		Р	Р		Р		Р	Р		Р				Р	Р	Р	Р	Р	Р	Р
Home Occupation,	С	С		С	С		С							С	С		С	С		С		С	С		С				С	С	С	С	С	С	С
Category II Homeless Shelter										С																									
Horticulture / Produce		С	С					С	С	С		P																	С	С	С	С	С	С	С
Sales Hospital, Specialty	С			С								-																	С	С	С	С			
Hotel	С	С	С	С	С																								С	С	С	С	С	С	С
Hotel, Extended-Stay																																			
Impound and Tow Lot																																			
Jail																																			
Juvenile Detention																																			
Facility Library												Р												Р											
Maintenance Facility,																																			
Vehicle / Transit Manufactured Home Park																																			
Manufacturing, Major																																			
Manufacturing, Minor			Р					P											P																
Massage Therapy	С																																		
Medical, Dental, Health	Р	Р	Р	Р	Р	Р	Р	Р				P					Р		Р										Р	Р	Р	Р	Р	Р	Р
Care Office Motel																																			
Movie Studio / Sound												P																							
Stage Mural												-																	Р	Р	Р	Р	Р	Р	Р
Museum	Р	Р	Р	Р	Р				Р			Р	С																Р	Р	Р	Р	Р	Р	Р
Nature Center																										Р									
Non-Depository Institution																																			
Nursery, Commercial			Р					Р		Р																									
Nursing Home		С		С	С										С														С	С	С	С	С	С	С
Office, Administrative	Р	Р	Р	Р	Р	Р	Р	Р	Р			Р					Р	Р	Р										Р	Р	Р	Р	Р	Р	Р
Office, Professional	Р	Р	Р	Р	Р	Р	Р	Р	Р			Р					Р	Р	Р										Р	Р	Р	Р	Р	Р	Р
Park and Ride (Structured Parking Only)	С			С																									С						
	Р	Р	Р	Р	P			Р				Р			Р														Р	Р	Р	Р	Р	Р	Р

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Land Use Categories	ommercial Corridor	ommercial Neighborhood	ommercial General	OD and TOD-Core	Aixed Use	susiness Park	rofessional Office	lex	istoric and Landmark	ordan River	chool	ity Facility	Open Space	13	tesidential Multiple	rossing MPMU - Anchor Tenant	rossing MPMU - 2100 S / State St.	rossing MPMU- Transit District	iverfront MPMU - Flex/Office	iverfront MPMU - RM1	tiverfront MPMU - School	tiverfront MPMU - R1	sranite MPMU - Townhome	sranite MPMU - Library	sranite Lofts Townhome	Vature Center Pilot Project	SLC-PD	тви	Jowntown - Station	Jowntown - Greenway	Jowntown - Mixed-Use	Jowntown - Retail	ast Streetcar Nbhd State Street Sateway	ast Streetcar Nbhd North Haven	ast Streetcar Nbhd 500 East Gateway
Pawn Shop	0	0	0		_		_			_ =	S	0	0	~	~	0	0	0	~	~	~	~	9	в	9		S	_					Ш (6		, i
Permanent Supportive																																			
Housing Pharmacy	С	С	С	С	С			С									С												С	С	С	С	С	С	С
Place of Worship	С	С	С	С	С	С	С	С	С					С	С		C												С	С	С	С	С	С	С
Portable Container	Р	Р	Р	P	Р	Р	Р	Р				P		P	Р	P	P	P	P	P		P	P		P	Р	Р	Р				Ť		Ň	Ň
Poultry, Urban			•	-	-	-		-		Р		-		P	Р							P				-	,								
Precious Metal Recycling																																			
Printing, Large-Scale				P		Р		Р																					Р	Р	Р	Р			
Protective Housing				С																															
Public Utility Facility	С	С	С	С	С	С		С		С		С	С																С	С	С	С	С	С	С
Recreation Center	С	С	С	С	С	С		С	С			Р	С				С												С	С	С	С	С	С	С
Recycling Collection / Drop-Off Facility																																			
Rehabilitation Center																																			
Restaurant	Р	Р	Р	Р	Р												Р	Р											Р	Р	Р	Р	Р	Р	Р
Retail, Accessory	Р	Р	Р	Р	Р	Р		Р	Р			Р					Р	Р	Р										Р	Р	Р	Р	Р	Р	Р
Retail, General	Р	Р	Р	Р	Р	Р		Р				Р				Р	Р		Р										Р	Р	Р	Р			
Retail, Neighborhood	Р	Р	Р	Р	Р	Р		Р	Р			Р					Р												Р	Р	Р	Р	Р	Р	Р
Secondhand Merchandise	Р	Р		Р	Р																														
Sexually Oriented Business						С																													
Slaughterhouse / Animal																																			
Processing Storage Facility,			С					Р											P																
Indoor Storage Facility, Outdoor			Ü																																
Storage Facility,								P											P																
Warehouse Tattoo Shop / Parlor								_											r																
Temporary Use	С	С	С	С												С	С																		
Theater, Live	_	Ĺ	C	С								P	P			C	C												P	P	P	P			
Performance	С			C								Р	P																_		_				
Theater, Movie	С																												Р	Р	Р	Р			
Tobacco Shop Transitional Care and																																			
Rehabilitation																																			
Transitional Housing																																			

Jse Categories	Commercial Corridor	Commercial Neighborhood	Commercial General	TOD and TOD-Core	Mixed Use	Business Park	Professional Office	Flex	Historic and Landmark	Jordan River	School	City Facility	Open Space	R1	Residential Multiple	Crossing MPMU - Anchor Tenant	Crossing MPMU - 2100 S / State St.	Crossing MPMU- Transit District	Riverfront MPMU - Flex/Office	Riverfront MPMU - RM1	Riverfront MPMU - School	Riverfront MPMU - R1	Granite MPMU - Townhome	Granite MPMU - Library	Granite Lofts Townhome	Nature Center Pilot Project	SSLC-PD	ТВО	Downtown - Station	Downtown - Greenway	Downtown - Mixed-Use	Downtown - Retail	East Streetcar Nbhd State Street Gateway	East Streetcar Nbhd North Haven	East Streetcar Nbhd 500 East Gateway
holstery Shop / ailoring Shop	Р	Р	Р	Р	Р			Р																					Р	Р	Р	Р	Р	Р	Р