



MEETING DATE: PLANNING COMMISSION - APRIL 15, 2021 & APRIL 22, 2021

REQUEST: AN ORDINANCE OF THE CITY OF SOUTH SALT LAKE CITY COUNCIL AMENDING 20 SECTIONS OF TITLE 17 TO CLARIFY CERTAIN PROVISIONS, AMENDING ERRORS RESULTING FROM THE COMPREHENSIVE RECODIFICATION OF TITLE 17, AMENDING THE CODE TO COMPLY WITH NEW STATE CODE REFERENCES, ADOPTING A NEW TOWNHOME OVERLAY DISTRICT WITHIN TITLE 17, MODIFYING ALL TOWNHOME REFERENCES WITHIN TITLE 17, AND AMENDING THE ZONING MAP TO INCLUDE THE NEWLY ESTABLISHED TOWNHOME OVERLAY DISTRICT

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
<p>Amending Title 17.01 Definitions Chapter</p>	<ul style="list-style-type: none"> o <u>Conformance to State Law:</u> <ul style="list-style-type: none"> ✓ Amend Wireless Communication definitions to be in compliance with current State and Federal Law terminology (<i>No Policy Change Proposed - this will be a later discussion</i>) ✓ Amend Tobacco definitions to be in compliance with current State Law terminology (<i>No Policy Change Proposed</i>) o <u>General Clean Up:</u> <ul style="list-style-type: none"> ✓ Removing nonexistent definitions ✓ Removing duplicate definitions ✓ Simplify wording on definitions ✓ Fix a typo in Automotive Service & Repair definition ✓ Clarify language in Portable Container definition o <u>Townhome Ordinance Clean Up:</u> <ul style="list-style-type: none"> ✓ Amend Live/Work definition to clarify Townhome Building Form ✓ Amend Townhome Dwelling definition
<p>Amending Title 17.03 Land-use Districts and Matrix</p>	<ul style="list-style-type: none"> o <u>Conformance to State Law:</u> <ul style="list-style-type: none"> ✓ Proposed language in compliance with all current State Law regulations o <u>General Clean Up:</u> <ul style="list-style-type: none"> ✓ Consolidate Wireless Communication Matrix found previously in Section 17.04 to 17.03 Land Use Matrix (<i>No Policy Change Proposed - this will be a later discussion</i>) ✓ Amend Tobacco Specialty Retail terminology in Matrix to match State Law definition terminology (<i>No Policy Change Proposed</i>) o <u>Townhome Ordinance Clean Up:</u> <ul style="list-style-type: none"> ✓ Add Townhome Overlay Column to Matrix ✓ Remove Townhome standards from all applicable land use district subsections and consolidate all standards to one new section, 17.03.270 - Townhome Overlay District <ul style="list-style-type: none"> ▪ Minimum Lot Size: 2 Acres (<i>Current Ord. 1 Acre</i>) ▪ Minimum Frontage Width: 150 feet (<i>Current Ord. 250 ft</i>) ▪ Max Height - 38 feet (<i>No Change</i>) ▪ Minimum Width of each Unit: 22 feet (<i>No Change</i>) ▪ Requirement that each unit must be subdivided into individual lots or individual condominium units

<p>Amending Title 17.04 Permitted Use Review</p>	<ul style="list-style-type: none"> o <u>General Clean Up:</u> <ul style="list-style-type: none"> ✓ Remove and Relocate Wireless Communications Matrix to 17.03 <i>(No Policy Change Proposed - this will be a later discussion)</i>
<p>Amending Title 17.06 Development Standards</p>	<ul style="list-style-type: none"> o <u>Townhome Ordinance Clean Up:</u> <ul style="list-style-type: none"> ✓ Amend Parking and Lighting infrastructure standards to include standards for Townhome Developments <i>(Compliance with SSL Street Lights Master Plan)</i> ✓ Amend Right of Way Cross Section standards to include new right of way cross sections for townhome developments: <ul style="list-style-type: none"> ▪ Add Townhome Primary Internal Road Standard Cross Section: <ul style="list-style-type: none"> - Minimum 31 feet unobstructed right of way width (curb/gutter, 26 ft of travel lanes, curb/gutter), plus additional infrastructure amenities (Sidewalk, Landscaping, Parking, etc.). <i>(Current Ord. 55 ft.)</i> - Road must connect public road to public road. No dead ends, hammer head turn arounds or cul-de-sacs. <i>(Current Ord. allows a maximum of 3 units on a dead-end road.)</i> ▪ Add Townhome Secondary Internal Road Standard Cross Section (garage to garage alley access): <ul style="list-style-type: none"> - Minimum 26 feet unobstructed with a maximum dead-end length of 150 feet, as required by Fire Code. <i>(Current Ord. does not define)</i> ✓ Add Townhome Parking Standards to Parking Table (previously combined with Multifamily standards) <ul style="list-style-type: none"> ▪ Minimum 2 stalls per dwelling unit located in a side-by-side enclosed garage (no tandem parking). No transit reductions allowed for Townhome Developments. <i>(Current Ord. calculates based on number of bedrooms and allows reductions based on proximity to transit.)</i> ▪ 0.5 stalls guest parking per unit located on-site. On-street parking is not allowed to be calculated toward parking requirements. <i>(No Change)</i> ▪ 3 stalls per 1,000 sq. feet of commercial space for ground floor commercial uses within the townhome building form. This addresses the Live/work and urban form townhome building forms. <i>(Current Ord. has no standard)</i> ✓ Amend Parking Stall depth to 20 feet. Larger vehicles are now longer than 18 feet. <i>(Current Ord. 18 ft.)</i> ✓ Amend Urban Corridor Infrastructure requirements for State Street to match the Life on State Master Plan design elements. The current ordinance requires a 15-foot landscape buffer from back of sidewalk to the front of development and a landscaped park strip. The proposed ordinance language allows for a more urban focused design - i.e., large sidewalks, trees in tree grates, raised planter beds, and buildings interfacing with the sidewalk. ✓ Amend Landscape Standards to add Townhome specific requirements section <i>(Current Ord. combines requirements with Multifamily apartments)</i> <ul style="list-style-type: none"> ▪ 75% plant coverage in landscaped areas <i>(No Change)</i> ▪ Site trees every 20-25 feet in all setback and buffer areas <i>(Current Ord. requires 2 trees per 1,000 square feet)</i>
<p>Amending Title 17.07 Design Standards</p>	<ul style="list-style-type: none"> o <u>Townhome Ordinance Clean Up:</u> <ul style="list-style-type: none"> ✓ Amend Building Form Table to include Townhome Building Forms by Land Use District ✓ Amend Setback Table to include Townhome Developments

- ✓ Amend Architectural Elements and Mechanical Equipment encroachment table for Townhome Developments - i.e. no encroachments into right of ways or common area by overhangs, rooflines, balconies, mechanical equipment, etc. (Each dwelling unit must fit on lot and comply with setbacks)
- ✓ Amend Waste Container Enclosure standards to include requirements for Townhome Developments
 - Developments must provide a minimum number of waster containers per units and be located within a maximum distance of each Townhome building and shall be hidden from public view.
- ✓ Define Design Standards for four types of Townhome Building Forms:
 - 2 Story Townhome *(New)*
 - 3 Story Townhome
 - Live/Work Townhome *(New)*
 - Urban Style Townhome (Commercial Ground Floor) *(New)*
- ✓ Amend Townhome Building Form Design Standards:
 - Building Orientation
 - Front Doors/Front Facades oriented in the following hierarchy: 1) Public Streets, 2) Townhome Primary Internal Road, and 3) Park or Open Space. No frontage on Townhome Secondary Internal Road (garage alleys) *(No Change - Just terminology clean up)*
 - Exterior Materials *(Adjusting for current trends)*
 - Window Standards *(No Change)*
 - Fencing Standards
 - No fencing on public frontages *(No Change)*
 - Townhome fencing standards between Townhomes and existing Single Family - 8 ft Solid Wall.
 - Townhome fencing standards between Townhome developments and other Multifamily/Townhome or Commercial Development - Options for more transparent installations.
 - Façade Articulation
 - Changes in rooflines
 - Horizontal articulation
 - Vertical articulation
 - Building Height *(No Change)*
 - Front Porch Design
 - All Townhome Units shall have a covered porch that is the prominent architectural element of the primary façade and that is at least 6 feet deep *(No Change)*
 - Roofline Design
 - Pitched Roofs - 6:12 pitch *(No Change)*
 - Flat Roofs - 2 ft parapet with articulation between units
 - Solar Energy Systems Standards *(No Change)*
 - Garage Standards
 - Each unit must have 2 car garage (side by side, not tandem)
 - Each unit must include 3 exterior garage design standards: accent colors, ornamental light fixtures flanking doors, arbor/trellis, dormers, exposed eaves, roof line changes *(No Change)*
 - Carports are prohibited.
 - Fire Code Access Standards

	<ul style="list-style-type: none"> - 45 ft wall to wall clearance for all turns on Townhome Primary Internal Road (Truck turning radius over curb/gutter) ▪ Access and Off-Street Parking Areas <ul style="list-style-type: none"> - 90% of all Dwelling Units shall have garages face Townhome Secondary Internal Road - Internal parking stalls may not be located between the primary façade of a building and the Townhome Primary Internal Road. Parking should be oriented toward common open space and to the sides of buildings. ▪ Open Space Standards <ul style="list-style-type: none"> - Each Townhome Development will include a contiguous internal open space area that includes amenities. The open space shall be central to the project and located along the Townhome Primary Internal Road. The intent is that these areas are not landscape buffers, setbacks, or linear corridors between buildings. The open space is required to be usable and programed. - Percentage required - 20% of project area with ¼ this percentage being a central area with amenities, as described above. <i>(Current Ord. requires 20%)</i> ▪ Meter and Equipment Placement <i>(No Change)</i> ▪ Circulation & Connection <ul style="list-style-type: none"> - Each Townhome Development shall include sidewalks that connect each building to the internal street, public right of ways, all amenity spaces and waste container enclosures. ▪ Accessory Structures <ul style="list-style-type: none"> - Unoccupied structures have a maximum size of 700 square feet (maintenance building/utility building) - Design Standards for Occupied structures (clubhouses) ▪ Amenities <ul style="list-style-type: none"> - Add a new amenities table for Townhome Developments <i>(Current Ord. Combines with Multifamily)</i> - Categories: <ul style="list-style-type: none"> ▪ Unit Features ▪ General/Recreational Development Features ▪ Energy Efficiency Features
<p>Amending Title 17.10 Subdivision and Platting</p>	<ul style="list-style-type: none"> o <u>Townhome Ordinance Clean Up:</u> <ul style="list-style-type: none"> ✓ Add Engineering and Infrastructure Standards for Townhomes ✓ Add Fire Code Standards for Townhomes
<p>Repeal Applicable Chapter 5 - Downtown SSL Ordinance Downtown District Ordinance</p>	<ul style="list-style-type: none"> o <u>Townhome Ordinance Clean Up:</u> <ul style="list-style-type: none"> ✓ Move and consolidate existing Downtown District Townhome Regulations to the above Title 17 Chapters.
<p>Repeal Applicable Chapter 5 Sections - East Streetcar Ordinance East Streetcar Neighborhood Ordinance</p>	<ul style="list-style-type: none"> o <u>Townhome Ordinance Clean Up:</u> <ul style="list-style-type: none"> ✓ Move and consolidate existing East Streetcar Neighborhood Townhome Regulations to the above Title 17 Chapters.