

## Northpoint Light Industrial M-3 Zoning District: Public Review Draft

This proposed zoning text amendment creates a new section 21A.28.40: M-3 Northpoint Light Industrial District and amends other necessary sections of the zoning code to apply to the new M-3 zone.

Underlined text is new; text with strikethrough is proposed to be deleted. All other text is existing with no proposed change.

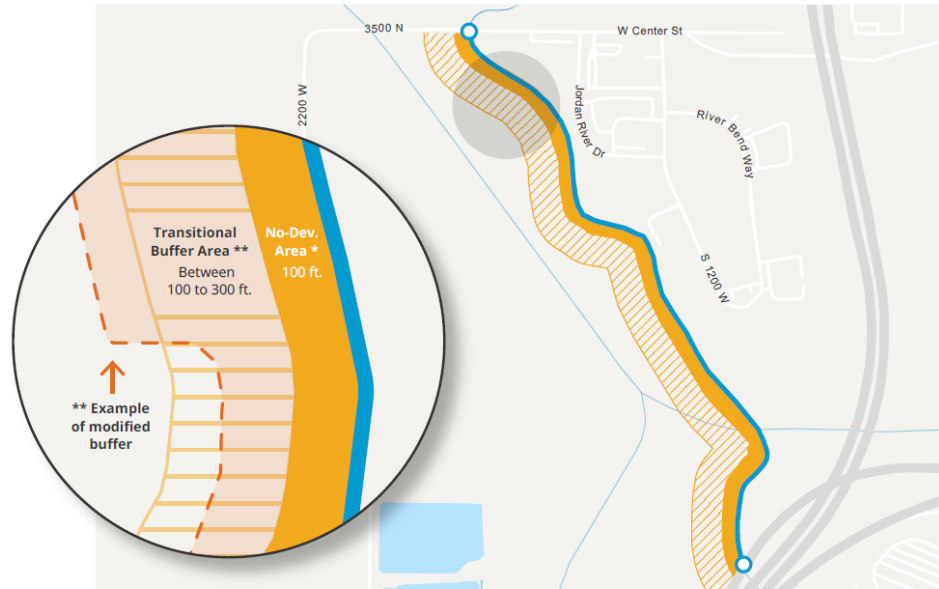
### Northpoint Light Industrial (M-3) Zoning District

#### **21A.28.040: M-3 Northpoint Light Industrial District**

- A. Purpose Statement: The purpose of the Northpoint District is to protect sensitive lands and wildlife habitat surrounding the Great Salt Lake shore lands and the Jordan River while providing an environment for light industrial, office, and research uses that produce minimal impact on adjacent residential and agricultural properties. This district is appropriate within the Northpoint Small Area Plan boundaries. The district promotes a high standard of building design quality, open space preservation, and protection of sensitive lands and waterways.
- B. Uses: Uses in the Northpoint District as specified in section 21A.33.040, "Table Of Permitted And Conditional Uses For Manufacturing Districts", of this title are permitted subject to the general provisions set forth in section 21A.28.010 of this chapter.
- C. Maximum Lot Area: The maximum allowable lot size is 5 acres. Approval for lots larger than 5 acres may be granted, per section 21A.28.040.I.
- D. Minimum Yard and Setback Requirements:
1. Front Yard: 20'
  2. Corner Side Yard: 20'
  3. Interior Side Yard: 15'
  4. Rear Yard: 15'
  5. Additional Setback: Principal structures must be setback a minimum of 65' from principal residential structures on adjacent properties.
  6. Buffer Yards:
    - a. The Jordan River shall have a 300' buffer from the annual high-water level (AHWL), as defined in section 21A.34.130 of this title.
      - i. No-Disturbance Area: The first 100' of the buffer, nearest to the river, shall be designated as a no-disturbance area. No construction or development activities are permitted within this area to preserve the natural habitat and water quality of the Jordan River. Permitted uses in the No-Disturbance Area shall be subject to the uses in Area A in Table 21A.34.130-3: USES ALLOWED ON UNDEVELOPED LAND.

Transitional Buffer Area: The remaining 200' of the buffer area (the area between 100' and 300') is designated as the transitional buffer area. This area shall be contiguous to the No-Disturbance area. The 200' width of the

buffer may be modified when a reduced width is compensated by a greater width provided elsewhere on the property. A modified buffer shall maintain the total required buffer area for the development area, to which it shall have for every square foot, one square foot added to the buffer area in a different, contiguous location on the property. Permitted uses in the Transitional Buffer Area shall be subject to the uses in Area C in Table 21A.34.130-2: USES ALLOWED BY AREA ON DEVELOPED LOTS.



— Jordan River | ● No-Development Area\* | ▨ Transitional Buffer Area\*\*

\* Cannot be modified.  
\*\* Can be modified if the original buffer square footage requirement is preserved.

- E. Maximum Height: No building shall exceed 40 feet in height.
- F. Building Size Limits: Building footprints are limited to a maximum of 100,000 square feet. The maximum footprint of a building may be increased per section 21A.28.040.I.
- G. Landscaping Requirements: The purpose of the landscaping in the Northpoint area is to provide appropriate native landscaping that prevents noxious weeds and to provide landscaping that will not negatively impact the adjacent sensitive lands and bird areas.
  - 1. All landscaping shall consist of native plants as identified in the "Salt Lake City Plant List and Hydrozone Schedule" on file with the City's Planning Division.
  - 2. All required front, corner side, side, and rear yards shall be maintained as landscape yards in conformance with the requirements of Chapter 21A.48.060.C of this title.
  - 3. Trees are required along all property lines in the following yards:
    - a. Front and Corner Side Yards: One tree for every 30 linear feet of lot frontage. Spacing may be modified to accommodate driveways, private streets, and drainage swales.
    - b. Interior Side and Rear Yards: One tree is required for every 30 linear feet of yard length.

- c. Interior Side and Rear Yards When Abutting Any District That Allows Residential Uses, AG Districts, or the OS District: One tree is required for every 15 linear feet of the property line abutting the residential use.
  - 4. Noxious weed species as identified by the Utah Department of Agriculture and Food (or its successor) in the State of Utah Noxious Weed List (or its successor) shall be removed from landscaped areas and areas disturbed by construction activity. Noxious weeds shall be controlled for a period of two years and methods of control shall be identified on the landscape plan.
  - 5. All other requirements in chapter 21A.48 of this title apply. This section shall take precedence in the case of a conflict with chapter 21A.48 of this title.
- H. Design Standards:
- 1. Maximum Building Façade Length along 2200 West: The maximum building façade length along 2200 West is limited to 250 feet. The maximum building façade length may be increased per Section 21A.28.040.I.
  - 2. Blank Walls: The maximum length of any blank wall uninterrupted by windows, doors, art, or architectural detailing along any street facing facade is 50'. Changes in plane, texture, materials, scale of materials, patterns, art, or other architectural detailing are acceptable methods to comply with this standard. The architectural feature shall be either recessed a minimum of twelve inches (12") or projected a minimum of twelve inches (12").
  - 3. Building Materials: To mitigate the contrast of the built and natural environment, the following building materials are permitted: brick, natural stone, wood, and tinted/textured concrete. Stucco, including EIFS, is limited to architectural detailing surfaces and articulation. Exterior plastic vinyl siding or any reflective or polished materials are prohibited. Other materials not specifically mentioned may be permitted, on a case-by-case basis, with approval from the Planning Director, provided they meet the intent to mitigate the contrast and impact of the materials on the natural environment. Windows and doors are not subject to the building material restrictions.
  - 4. Roofs: Light reflective roofing material with a minimum solar reflective index (SRI) of 82 shall be used for all roofs.
  - 5. Glass: For any building elevation with more than 10% glass, a minimum of 90% of all glass shall be treated with applied films, coatings, tints, exterior screens, netting, fritting, frosted glass, or other means to reduce the number of birds that may collide with the glazing. Any treatment must create a grid pattern that is equal to or smaller than 2 inches wide by 4 inches tall. Mirrored or highly reflective glass is prohibited.
  - 6. Lighting:
    - a. All lighting on the property, including lighting on the buildings, parking areas, and for signs shall be shielded to direct light down and away from the edges of the property to eliminate glare or light into adjacent properties and have cutoffs so that no light is emitted and/or reflected above the horizontal plane of the fixture. When a light manufacturer provides a BUG rating, the upright rating (U) shall equal zero (0).
    - b. Uplighting and event searchlights are prohibited.

- c. Outdoor lighting shall be a color temperature of 3,000 Kelvin or less.
7. Fencing: To minimize impacts on wildlife, fences shall have a visually open design with at least 50% of the fence open for the continuous length of the fence. Fencing that is less than 50% open is permitted when solid screening is otherwise required by this title.
- a. Prohibited Decorative Features:
    - i. Pointed extensions at the top of fences are prohibited to prevent injury to wildlife attempting to traverse the fence.
    - ii. Woven wire fencing and incorporating loose wires that may entangle animals is prohibited to avoid harm to wildlife.
    - iii. Hollow fence posts that are open at the top, where birds or other small animals may become entrapped, are prohibited. All fence posts must be solid or have caps securely attached.
8. Stormwater Management
- a. Drainage: Site stormwater shall be collected on site and routed to the public storm drain system or gutter. Stormwater may not discharge across property lines or across public sidewalks without legal authorization to do so. A Technical Drainage Study is required for the development of all lots detailing compliance with the requirements of this section to be reviewed with any site development or building permit.
  - b. Stormwater Quality: Stormwater treatment is required prior to discharge to the public storm drain. Sites shall utilize stormwater Best Management Practices (BMP's) to remove solids, oils, and other pollutants. Green Infrastructure should be used whenever possible. Options for Green Infrastructure and Low Impact Development include bioretention systems, harvest/reuse, permeable surfaces, green roofs, and site design.
  - c. Retention: Retention of the 80<sup>th</sup> percentile storm is required for all new and redevelopment projects greater than 1 acre.
  - d. Detention: Detention shall be provided to ensure stormwater discharge does not exceed 0.2 cfs per acre, or less, to match pre-development flows, as identified in the area stormwater master plan. Detention systems shall be designed using the 100-year 3-hour storm using the Farmer-Fletcher rainfall distribution.
  - e. This section shall be enforced by the Salt Lake City Public Utilities Department.
- I. Modifications of Standards: Modifications to the standards of this chapter are allowed as identified in this section:
- 1. Applicability. All development sites within the M-3 (Northpoint Light Industrial) zoning district. Development site includes all land that is proposed to be developed and land that contains multiple parcels or lots or that go through a subdivision, subdivision amendment, lot or parcel line adjustment, or consolidation of lots and parcels.
  - 2. Restrictive Covenants: Land that is used to modify a standard within this section shall be identified on the site plan as non-developable areas with a restrictive covenant in favor of the city

recorded on the title of the property that describe the area that is being voluntarily restricted to modify a zoning standard.

3. Allowed modifications:

- a. Maximum Lot Area: Approval for lots larger than 5 acres may be granted, provided the buildings and structures are grouped and comply with the following standards:
  - i. The cluster development shall be a minimum of five acres.
  - ii. A minimum separation of fifteen feet shall be provided between all principal buildings.
  - iii. A minimum of 20% of the lot is designated as natural open space, as defined in section 21A.62.040. Natural open space shall, to the greatest extent possible, be contiguous. Fragmented and disconnected small areas scattered throughout the development, and required setback yards, shall not count towards the 20%.
  
- b. Maximum Building Façade Length: The maximum building façade length along 2200 West may be increased if more natural open space is provided on the site. The maximum building façade length may increase at a ratio of 20 feet per 5% of the total site dedicated as natural open space, as defined in section 21A.62.040. The natural open space dedicated and permanently protected on site shall be no less than 7,000 SF and shall, to the greatest extent possible, be contiguous. Fragmented and disconnected small areas scattered throughout the development shall not be counted.
  
- c. Maximum Building Footprint Size: The maximum footprint of a building may be increased by complying with one or more of the options below. No more than an additional 100,000 square feet in building footprint will be permitted:

	<u>Option</u>	<u>Amount of additional building square footage</u>
1.	<u>Electric Vehicle Parking: Provide a minimum of 10 electric vehicle parking spaces on site. Electric vehicle parking spaces shall count toward the minimum required number of parking spaces. The electric vehicle parking space shall be:</u> <ul style="list-style-type: none"> <li>a. <u>Located in the same lot as the principal use;</u></li> <li>b. <u>Signed in a clear and conspicuous manner, such as special pavement marking or signage, indicating exclusive availability to electric vehicles; and</u></li> <li>c. <u>Outfitted with a standard electric vehicle charging station.</u></li> </ul>	<u>10,000 SF per 10 parking stalls</u>
2.	<u>At least 30% of the roof area shall be devoted to either solar panels or a vegetated green roof, or a combination of the two.</u>	<u>40,000 SF</u>

3.	<p><u>Designation of natural open space, as defined in section 21A.62.040. Natural open space shall, to the greatest extent possible, be contiguous. Fragmented and disconnected small areas scattered throughout the development, and required setback yards, shall not count towards the designated open space.</u></p> <p><u>Jordan River Transitional Buffer Area: Land within the Transitional Buffer Area may count as natural open space. The square footage increase shall be for a building outside of the required buffer area on the same development site and shall include item #4 below (Inclusion of a privately-owned public pathway, trail, or greenway connecting to or through natural open space areas).</u></p>	1 SF per 1 SF of natural open space
4.	<p><u>Inclusion of a privately-owned public pathway, trail, or greenway connecting to or through natural open space areas.</u></p>	<p><u>10,000 SF per 1,000 linear feet of trail</u></p> <p><u>25,000 SF per trailhead</u></p>
5.	<p><u>Providing full retention of site stormwater with no release to the public storm drain system or providing detention to the effect that no more than 0.1 cfs/acre is discharged for the 100-year 3-hour storm with the Farmer Fletcher Rainfall Distribution.</u></p>	50,000 SF
6.	<p><u>The site is developed as an all-electric property.</u></p>	50,000 SF

**21A.33.040: TABLE OF PERMITTED AND CONDITIONAL USES FOR MANUFACTURING DISTRICTS:**

Use	Permitted And Conditional Uses By District		
	M-1	M-2	<u>M-3</u>
Accessory use, except those that are otherwise specifically regulated elsewhere in this title	P	P	<u>P</u>
Agricultural use	P	P	<u>P</u>

Alcohol:			
Bar establishment	C <sup>6,10</sup>	C <sup>6,10</sup>	<u>P<sup>6,10</sup></u>
Brewpub	P <sup>6,10</sup>	P <sup>6,10</sup>	<u>P<sup>6,10</sup></u>
Distillery	P <sup>19</sup>	P <sup>19</sup>	<u>P<sup>19</sup></u>
Tavern	C <sup>6,10</sup>	C <sup>6,10</sup>	<u>P<sup>6,10</sup></u>
Winery	P <sup>19</sup>	P <sup>19</sup>	<u>P<sup>19</sup></u>
Ambulance services (indoor and/or outdoor)	P	P	<u>P</u>
Animal:			
Cremation service	P	P	<u>P</u>
Kennel	P <sup>13</sup>	P	
Pet cemetery	P <sup>2</sup>	P <sup>2</sup>	<u>P<sup>2</sup></u>
Pound	P <sup>12,13</sup>	P <sup>12</sup>	
Raising of furbearing animals	C	P	
Stockyard	C <sup>12</sup>	P <sup>12</sup>	<u>C<sup>12</sup></u>
Veterinary office	P	P	<u>P</u>
Antenna, communication tower	P	P	<u>P</u>
Antenna, communication tower, exceeding the maximum building height	C	C	<u>C</u>
Artisan food production	P <sup>19</sup>	P <sup>19</sup>	<u>P<sup>19</sup></u>
Bakery, commercial	P <sup>19</sup>	P <sup>19</sup>	<u>P<sup>19</sup></u>
Bio-medical facility	P <sup>18,19</sup>	P <sup>18,19</sup>	<u>P<sup>18,19</sup></u>
Blacksmith shop	P <sup>19</sup>	P <sup>19</sup>	<u>P<sup>19</sup></u>
Bottling plant	P <sup>19,20</sup>	P <sup>19,20</sup>	
Brewery	P <sup>19</sup>	P <sup>19</sup>	<u>P<sup>19</sup></u>
Building materials distribution	P	P	<u>P</u>

Bus line station/terminal	P	P	<u>P</u>
Bus line yard and repair facility	P <sup>12</sup>	P	<u>P<sup>12</sup></u>
Cannabis production establishment	P	P	<u>P</u>
Check cashing/payday loan business	P <sup>9</sup>		
Chemical manufacturing and/or storage		C <sup>19</sup>	
Commercial food preparation	P <sup>19</sup>	P <sup>19</sup>	<u>P<sup>19</sup></u>
Community correctional facility, large	C <sup>8,16</sup>		
Community correctional facility, small	C <sup>8,16</sup>		
Community garden	P		<u>P</u>
Concrete and/or asphalt manufacturing	C <sup>12,13,19</sup>	P <sup>12,19</sup>	
Contractor's yard/office	P	P	<u>P</u>
Crematorium	P	P	<u>P</u>
Data center	P <sup>19</sup>		
Daycare center, adult	P		<u>P</u>
Daycare center, child	P		<u>P</u>
Drop forge industry		P <sup>19</sup>	
<u>Distribution Center</u>			
Dwelling, living quarters for caretaker or security guard, limited to uses on lots 1 acre in size or larger and is accessory to a principal use allowed by the zoning district	P	P	<u>P</u>
Equipment, heavy (rental, sales, service)	P	P	<u>P</u>
Equipment rental (indoor and/or outdoor)	P	P	<u>P</u>
Explosive manufacturing and storage		C <sup>12,19</sup>	
Financial institution with or without drive-through facility	P <sup>11</sup>		<u>P</u>



Flammable liquids or gases, heating fuel distribution and storage		P <sup>12</sup>	
Food processing	P <sup>19</sup>	P <sup>19</sup>	<u>P<sup>19</sup></u>
Gas station	P	P	<u>P</u>
Golf course	P <sup>19</sup>		
Government facility	P	P	<u>P</u>
Government facility requiring special design features for security purposes	P	P	<u>P</u>
Grain elevator	C <sup>12</sup>	P	<u>C<sup>12</sup></u>
Greenhouse	P		<u>P</u>
Heavy manufacturing		P <sup>12,19</sup>	
Home occupation	P <sup>15</sup>	P <sup>15</sup>	<u>P<sup>15</sup></u>
Hotel/motel	P		<u>P</u>
Impound lot	P <sup>12</sup>	P <sup>12</sup>	<u>P<sup>12</sup></u>
Incinerator, medical waste/hazardous waste		C <sup>12,19</sup>	
Industrial assembly	P <sup>19</sup>	P <sup>19</sup>	<u>P<sup>19</sup></u>
Laboratory, medical related	P <sup>19</sup>	P <sup>19</sup>	<u>P<sup>19</sup></u>
Large wind energy system	P <sup>13,14</sup>	P	
Laundry, commercial	P <sup>19</sup>	P <sup>19</sup>	
Light manufacturing	P <sup>19</sup>	P <sup>19</sup>	<u>P<sup>19</sup></u>
Limousine service	P	P	<u>P</u>
Mobile business	P	P	<u>P</u>
Municipal services uses including City utility uses and police and fire stations	P		<u>P</u>
Office	P		<u>P</u>
Office, publishing company	P		<u>P</u>

Open space	P	P	<u>P</u>
Package delivery facility	P	P	
Paint manufacturing		P <sup>19</sup>	
Park	P	P	<u>P</u>
Parking:			
Commercial	P		<u>P</u>
Off site	P	P	<u>P</u>
Park and ride lot	P	P	
Park and ride lot shared with existing use	P	P	<u>P</u>
Photo finishing lab	P <sup>19</sup>	P <sup>19</sup>	<u>P<sup>19</sup></u>
Poultry farm or processing plant		P <sup>12,19</sup>	
Printing plant	P <sup>19</sup>		<u>P<sup>19</sup></u>
Radio, television station	P		<u>P</u>
Railroad, freight terminal facility	C <sup>4</sup>	C <sup>4</sup>	
Railroad, repair shop	C <sup>19</sup>	P <sup>19</sup>	
Recreation (indoor)	P		<u>P</u>
Recreation (outdoor)	P		<u>P</u>
Recycling:			
Collection station	P	P	<u>P</u>
Processing center (indoor)	P <sup>19</sup>	P <sup>19</sup>	<u>P<sup>19</sup></u>
Processing center (outdoor)	C <sup>12,13,14,19</sup>	P <sup>12,19</sup>	
Refinery, petroleum products		C <sup>12,19</sup>	
Research and development facility	P <sup>19</sup>	P <sup>19</sup>	<u>P<sup>19</sup></u>
Restaurant with or without drive-through facilities	P <sup>11</sup>		<u>P<sup>11</sup></u>

Retail goods establishment with or without drive-through facility	P <sup>11</sup>		<u>P<sup>11</sup></u>
Retail service establishment:			
Electronic repair shop	P		<u>P</u>
Furniture repair shop	P	P	<u>P</u>
Upholstery shop	P		<u>P</u>
Rock, sand and gravel storage and distribution	C	P	
School:			
Professional and vocational (with outdoor activities)	P		<u>P</u>
Professional and vocational (without outdoor activities)	P		<u>P</u>
Seminary and religious institute	P		<u>P</u>
Seasonal farm stand	P	P	<u>P</u>
Sexually oriented business	P <sup>5</sup>	P <sup>5</sup>	
Sign painting/fabrication	P	P	<u>P</u>
Slaughterhouse		P <sup>12</sup>	
Small brewery	P <sup>19</sup>	P <sup>19</sup>	<u>P<sup>19</sup></u>
Solar array	P <sup>17,19</sup>	P <sup>19</sup>	<u>P<sup>17,19</sup></u>
Storage and display (outdoor)	P	P	<u>P</u>
Storage, public (outdoor)	P	P	<u>P</u>
Storage, self	P	P	<u>P</u>
Store, convenience	P	P	<u>P</u>
Studio, motion picture	P		<u>P</u>
Taxicab facility	P	P	<u>P</u>
Technology facility	P <sup>19</sup>		<u>P<sup>19</sup></u>
Tire distribution retail/wholesale	P	P	<u>P</u>

Truck freight terminal	P <sup>12</sup>	P <sup>12</sup>	
Urban farm	P	P	<u>P</u>
Utility:			
Building or structure	P	P	<u>P</u>
Electric generation facility	C <sup>3,12,19</sup>	C <sup>3,12,19</sup>	
Sewage treatment plant	C	P	<u>C</u>
Solid waste transfer station	C <sup>12</sup>	P <sup>12</sup>	<u>C<sup>12</sup></u>
Transmission wire, line, pipe or pole	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>
Vehicle:			
Auction	P	P	
Automobile and truck repair	P	P	<u>P</u>
Automobile and truck sales and rental (including large truck)	P	P	<u>P</u>
Automobile part sales	P	P	<u>P</u>
Automobile salvage and recycling (indoor)	P <sup>19</sup>	P <sup>19</sup>	<u>P</u>
Automobile salvage and recycling (outdoor)	C <sup>12,13,14,19</sup>	P <sup>12,19</sup>	
Recreational vehicle (RV) sales and service	P	P	
Truck repair (large)	P	P	<u>P</u>
Vending cart, private property	P	P	<u>P</u>
Warehouse	P <sup>19</sup>	P <sup>19</sup>	<u>P<sup>19</sup></u>
Welding shop	P <sup>19</sup>	P <sup>19</sup>	<u>P<sup>19</sup></u>
Wholesale distribution	P <sup>19</sup>	P <sup>19</sup>	<u>P<sup>19</sup></u>
Wireless telecommunications facility (see Section <a href="#">21A.40.090</a> , Table <a href="#">21A.40.090E</a> of this title)			
Woodworking mill	P <sup>19</sup>	P <sup>19</sup>	<u>P<sup>19</sup></u>

## Qualifying provisions:

1. See Subsection [21A.02.050](#).B of this title for utility regulations.
2. Subject to Salt Lake Valley Health Department approval.
3. Electric generating facilities shall be located within 2,640 feet of an existing 138 kV or larger electric power transmission line.
4. No railroad freight terminal facility shall be located within 1 mile of a Residential Zoning District.
5. Pursuant to the requirements set forth in Section [21A.36.140](#) of this title.
6. If a place of worship is proposed to be located within 600 feet of a tavern, bar establishment, or brewpub, the place of worship must submit a written waiver of spacing requirement as a condition of approval.
7. Building additions on lots less than 20,000 square feet for office uses may not exceed 50 percent of the building's footprint. Building additions greater than 50 percent of the building's footprint or new office building construction are subject to a design review.
8. A community correctional facility is considered an institutional use and any such facility located within the AFPP Airport Flight Path Protection Overlay District is subject to the land use and sound attenuation standards for institutional uses of the applicable Airport Influence Zone within Section [21A.34.040](#) of this title.
9. No check cashing/payday loan business shall be located closer than 1/2 mile of other check cashing/payday loan businesses.
10. Subject to conformance with the provisions in Section [21A.36.300](#), "Alcohol Related Establishments", of this title.
11. Subject to conformance to the provisions in Section [21A.40.060](#) of this title for drive- through use regulations.
12. Prohibited within 1,000 feet of a Single- or Two-Family Zoning District.
13. Prohibited within the Eco-Industrial Buffer Area of the Northwest Quadrant Overlay District.
14. Prohibited within the Development Area of the Northwest Quadrant Overlay District.
15. Allowed only within legal conforming single-family, duplex, and multi-family dwellings and subject to Section [21A.36.030](#) of this title.
16. Prohibited within 1/2 mile of any Residential Zoning District boundary and subject to Section [21A.36.110](#) of this title.
17. Prior to issuance of a building permit in the M-3 District, Development Area and the Eco-Industrial Buffer Area of the Northwest Quadrant Overlay, consultation with the Utah Division of Wildlife Resources is required to obtain recommendations on siting and equipment types for all solar arrays on a particular property to mitigate impacts to wildlife.

- 18. Prohibited within 1/2 mile of a residential use if the facility produces hazardous or radioactive waste as defined by the Utah Department of Environmental Quality administrative rules.
- 19. Consult the water use and/or consumption limitations of Subsection [21A.33.010.D.1.](#)
- 20. Prohibited in the IP Inland Port Overlay District. See Subsection [21A.34.150.B.2.f.](#)

**21A.36.010: USE OF LAND AND BUILDINGS:**

The following rules shall apply to the use of land and buildings in each zoning district:

B. One Principal Building Per Lot: Not more than one principal building shall be located on any lot except that:

2. Lots in the RP, BP, M-1, M-2, M-3, AG, AG-2, AG-5, AG-20, A, OS, NOS, and EI Districts may have multiple buildings on a single lot regardless of street frontage and subject to meeting all other zoning regulations.

E. Flag Lots In Nonresidential Districts: In the CG, BP, RP, M-1, ~~and M-2, and M-3~~ Districts, flag lots shall be permitted, subject to subdivision regulations; provided, that:

- 1. As part of new subdivisions or through the planned development process only when the flag lot is proposed at the rear of an existing parcel;
- 2. The flag lot access strip shall have a minimum of twenty four feet (24') of frontage on a public street; and
- 3. The City subdivision review process determines ~~the following:~~ that
  - ~~a. It is not desirable or necessary to extend a public street to access the parcel, and~~
  - ~~b. The existing lot and site layout is not conducive to private street development. (Ord. 8-18, 2018)~~

**21A.37.060: DESIGN STANDARDS REQUIRED IN EACH ZONING DISTRICT:**

C. Manufacturing Districts:

Standard (Code Section)	District		
	M-1	M-2	<u>M-3</u>
Ground floor use (%) ( <a href="#">21A.37.050A1</a> )			
Ground floor use + visual interest (%) ( <a href="#">21A.37.050A2</a> )			
Building materials: ground floor (%) ( <a href="#">21A.37.050B1</a> )			
Building materials: upper floors (%) ( <a href="#">21A.37.050B2</a> )			
Glass: ground floor (%) ( <a href="#">21A.37.050C1</a> )			

Glass: upper floors (%) ( <a href="#">21A.37.050C2</a> )			
Building entrances (feet) ( <a href="#">21A.37.050D</a> )			
Blank wall: maximum length (feet) ( <a href="#">21A.37.050E</a> )			
Street facing facade: maximum length (feet) ( <a href="#">21A.37.050F</a> )			
Upper floor step back (feet) ( <a href="#">21A.37.050G</a> )			
Lighting: exterior ( <a href="#">21A.37.050H</a> )	X	X	<u>X</u>
Lighting: parking lot ( <a href="#">21A.37.050I</a> )	X	X	<u>X</u>
Screening of mechanical equipment ( <a href="#">21A.37.050J</a> )			
Screening of service areas ( <a href="#">21A.37.050K</a> )			
Ground floor residential entrances ( <a href="#">21A.37.050L</a> )			
Parking garages or structures ( <a href="#">21A.37.050M</a> )			

**21A.40.090: ANTENNA REGULATIONS:**

**TABLE 21A.40.090E  
WIRELESS TELECOMMUNICATIONS FACILITIES**

	Wall Mount 3	Roof Mount 3	Monopole With Antennas And Antenna Support Structure Less Than 2' Wide 3		Monopole With Antennas And Antenna Support Structure Greater Than 2' Wide 3		Lattice Tower
			District Height Limit But Not To Exceed 60' (Whichever Is Less)	60' Or Exceeding The Maximum Height Limit Of The Zone	District Height Limit But Not To Exceed 60' (Whichever Is Less)	60' Or Exceeding The Maximum Height Limit Of The Zone	
Commercial/manufacturing districts:							
M-1	P	P	P 4	C 4	P 4	C 4	C 4
M-2	P	P	P	C	P	C	C
<u>M-3</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>C</u>	<u>P</u>	<u>C</u>	<u>C</u>

**21A.44.040: REQUIRED OFF STREET PARKING:**

A. Minimum and Maximum Parking Spaces Required:

4. The maximum parking limit does not apply to properties in the M-1, M-2, M-3, BP, or Airport zoning districts that are located west of the centerline of Redwood Road.

<b>TABLE 21A.44.060-A: PARKING LOCATION AND SETBACK REQUIREMENTS:</b>				
<b>N = parking prohibited between lot line and front line of the principal building</b>				
<b>Zoning District</b>	<b>Front Lot Line</b>	<b>Corner Side Lot Line</b>	<b>Interior Side Lot Line</b>	<b>Rear Lot Line</b>
<b>GENERAL CONTEXT</b>				
<b>Residential (FR Districts, RB, RMF, RO)</b>				
FR	N		6 ft.	0 ft.
R-1, R-2, SR-1, SR-2	Parking in driveways that comply with all applicable city standards is exempt from this restriction.		0 ft.	
RMF-30	N		0 ft.; or 10 ft. when abutting any 1-2 family residential district	
RMF-35, RMF-45, RMF-75, RO			0 ft.; or 10 ft. when abutting any 1-2 family residential district. Limited to 1 side yard except for single-family attached lots.	
<b>Commercial and Manufacturing (CC, CS, CG, M-1, M-2, SNB)</b>				
CC	15 ft.		0 ft.; or 7 ft. when abutting any residential district	
CS			0 ft.; or 15 ft. when abutting any residential district	
CG	N. See also Subsection <a href="#">21A.26.070.I</a>			
M-1	15 ft.			
M-2			0 ft.; or 50 ft. when abutting any residential district	
<u>M-3</u>				

<b>TABLE 21A.44.060-C: MINIMUM AND MAXIMUM DRIVE APPROACH WIDTH:</b>		
<b>Zoning District</b>	<b>Minimum Drive Approach Width</b>	<b>Maximum Drive Approach Width*</b>
SR-1, SR-2 and SR-3	8 ft.	22 ft.
MH	8 ft.	16 ft.
Other Residential Zoning Districts	8 ft.	24 ft.
<u>M-1 and M-2 Manufacturing Districts</u>	12 ft. single lane and 24 ft. for two-way	30 ft.
Other Non-Residential Zoning Districts	12 ft. single lane and 24 ft. for two-way	30 ft.
* All drive approaches serving residential uses shall be a minimum eight feet (8') wide.		

**21A.44.090: MODIFICATIONS TO PARKING AREAS:**



- 4. Vehicle and Equipment Storage Without Hard Surfacing:
  - a. The property is located in a CG, M-1, M-2, M-3, or EI zoning district.

**21A.44.100: USE AND MAINTENANCE:**

B. Maintenance:

2. Except in the M-1, M-2, M-3, CG, and D districts, no cleaning or maintenance of loading areas using motorized equipment may be performed between ten o'clock (10:00) P.M. and seven o'clock (7:00) A.M. each day, except for snow removal.

**21A.46.055: TEMPORARY PORTABLE SIGNS:**

Pursuant to the terms and conditions set forth in this section, attended portable signs shall be allowed on public property in Residential/Business (RB), Residential/Mixed Use (R-MU), Neighborhood Commercial (CN), Community Business (CB), Community Shopping (CS), Corridor Commercial (CC), Sugar House Business (CSHBD), General Commercial (CG), Light Manufacturing (M-1), Heavy Manufacturing (M-2), Northpoint Light Manufacturing (M-3), Central Business (D-1), Downtown Support (D-2), Downtown Warehouse/Residential (D-3), Downtown Secondary Central Business (D-4), Gateway-Mixed Use (G-MU) and Business Park (BP) Zoning Districts.

**21A.46.100: SIGN REGULATIONS FOR MANUFACTURING DISTRICTS:**

The following regulations shall apply to signs permitted in the manufacturing districts. Any sign not expressly permitted by these district regulations is prohibited.

A. Sign Regulations For The ~~M-1 And M-2~~ Manufacturing Districts:

1. Purpose: Sign regulations for the ~~M-1 and M-2~~ manufacturing districts are intended to provide for appropriate identification of industrial and manufacturing uses. Signage should enhance the aesthetics of the districts, rather than clutter the area. Supportive commercial signage should be in scale with industrial signage.

2. Applicability: Regulations in subsection A3 of this section shall apply to all lots within the M-1, ~~and M-2,~~ and M-3 districts.

3. Sign Type, Size And Height Standards:

*STANDARDS FOR THE ~~M-1 AND M-2~~ MANUFACTURING DISTRICTS*

**21A.48.060: LANDSCAPE REQUIREMENTS:**

D. Landscape Buffer Standards:

District	When Abutting <sup>1</sup>	Required Landscape / Freeway
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		<b>Buffer Widths</b>
All districts (except Single- and Two- Family, Foothill, Special Development Pattern, SNB, FB-UN1, and those districts listed below that require a greater buffer width)	Single- and Two- Family, Foothill, & Special Development	10'
All districts	Freeway <sup>2</sup>	20'
All other non-residential districts (except SNB, FB-UN1, and those districts listed below that require a greater buffer width)	RMF-30, RMF-35, RMF-45, & RMF-75	10'
M-1 & M-3	Any district that allows residential uses, AG districts, & OS	15'
M-2	Any district that allows residential uses	50'
	AG districts & OS	30'
BP & RP	All residential districts (in Chapter 21A.24)	30'
EI	All districts	30'
MH	All districts	20'
1. Or when required elsewhere by this title.		
2. The zoning administrator may approve a reduced freeway buffer if there's an existing sound wall or required off-street parking cannot be met. If such a reduction is necessary, the buffer may not be less than 10' in width.		
<b>Landscape Buffer Standards</b>		
1 tree for every 30 linear feet of landscape buffer.		
1 shrub every 3 feet, with a mature height of no less than 4', along the entire length of the buffer.		
A 6-foot solid fence along the length of the required landscape buffer unless modified by the zoning administrator to better meet the fence height provisions in Section 21A.40.120.		
Turf is limited to active recreation areas.		
<b>Freeway Landscape Buffer Standards</b> (buffer standards for those properties abutting a freeway)		
1 tree for every 15 linear feet of required freeway landscape buffer. Trees shall be staggered along the length of the buffer.		
100% coverage required, may include adaptive or native grasses, wildflower, and shrubs. Turf is prohibited.		

**21A.55.060: MINIMUM AREA:**

**TABLE 21A.55.060  
PLANNED DEVELOPMENTS**

To view TABLE 21A.55.060 PLANNED DEVELOPMENTS in PDF, click [HERE](#).

<b>District</b>	<b>Minimum Planned Development Size</b>
Residential districts:	
FR-1/43,560 Foothills Estate Residential District	5 acres
FR-2/21,780 Foothills Residential District	5 acres
FR-3/12,000 Foothills Residential District	5 acres
R-1/12,000 Single-Family Residential District	24,000 square feet
R-1/7,000 Single-Family Residential District	14,000 square feet
R-1/5,000 Single-Family Residential District	10,000 square feet
SR-1 and SR-1A Special Development Pattern Residential District	10,000 square feet
SR-2 Reserved	
SR-3 Special Development Pattern Residential District	4,000 square feet
R-2 Single- and Two-Family Residential District	10,000 square feet
RMF-30 Low Density Multi-Family Residential District	9,000 square feet
RMF-35 Moderate Density Multi-Family Residential District	9,000 square feet
RMF-45 Moderate/High Density Multi-Family Residential District	9,000 square feet
RMF-75 High Density Multi-Family Residential District	9,000 square feet
RB Residential/Business District	No minimum required
R-MU-35 Residential/Mixed Use District	9,000 square feet
R-MU-45 Residential/Mixed Use District	9,000 square feet
R-MU Residential/Mixed Use District	No minimum required
RO Residential/Office District	No minimum required
Commercial districts:	

CN Neighborhood Commercial District	No minimum required
CB Community Business District	No minimum required
CS Community Shopping District	No minimum required
CC Corridor Commercial District	No minimum required
CSHBD Sugar House Business District	No minimum required
CG General Commercial District	No minimum required
TC-75 Transit Corridor District	No minimum required
Manufacturing districts:	
M-1 Light Manufacturing District	No minimum required
M-2 Heavy Manufacturing District	No minimum required
<u>M-3 Northpoint Light Manufacturing District</u>	<u>No minimum required</u>