

21A.32.140: JRF DISTRICT – Jordan River Fairpark District

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A. PURPOSE STATEMENT:

The purpose of the Jordan River Fairpark District is to provide a zoning district to facilitate the revitalization of the Jordan River Corridor west of downtown Salt Lake City and implement the State of Utah’s “Utah Fairpark Area Investment and Restoration District”. The zone provides for a mix of uses, including recreation, cultural, convention, entertainment, office, sport stadiums, residential, and commercial uses. This zone is only applicable to private, and city owned land located within the in the “Utah Fairpark Area Investment and Restoration District” boundary, which is generally located between 1000 West and Redwood Road and 300 North and I-80, as specified on the City’s zoning map. The JRF District is intended to provide an area in the city that will generate economic development and increase employment opportunities in the city, region and state of Utah.

As this is a unique area, the applicable regulations for this JRF District are found in this chapter.

B. MINIMUM LOT AREA, WIDTH AND YARD STANDARDS:

There are no minimum lot areas or lot widths required in the JRF District.

The following provisions are applicable to the yard, lot and bulk standards of the JRF District.

1. Front and Corner Side Yards: No minimum front and corner side yards are required. Regardless of the setback provided, doors shall be setback a minimum distance to allow the door to operate without swinging into a right of way or midblock walkway, public or private road.
2. Interior Side Yards: No minimum side yard is required.
3. Rear Yard: No minimum rear yard is required.
4. Open Space: There is no required open space on individual lots or parcels in the JRF District.
5. The setbacks found in section 21A.34.130 of this title are not applicable and the

uses found in section 21A.32.140.D are permitted in the riparian area of the Jordan River, located in the JRF District, when engineering best practices are used.

C. MAXIMUM BUILDING HEIGHT:

1. Building height shall be measured from finished grade.
2. The maximum building height shall not exceed [four hundred feet (400')]. Buildings taller than two hundred feet (200') and up to [four hundred (400')] must include a setback as follows:
 - Each building taller than two-hundred feet (200') shall include a minimum setback of five feet (5') or other architectural feature that can deflect snow and ice from falling directly onto a sidewalk, midblock walkway, or other public space(s); and the setback may be located the first floor and below one hundred twenty feet (120') in height above the sidewalk or public space. Exemption: buildings with less than fifty percent (50%) of the total façade surface clad in glass are exempt from this requirement;

D. USES:

Uses in the JRF District are specified below as permitted and conditional uses with such standards as specified in this subsection.

	Permitted And Conditional Uses By District
Use	<u>JRF</u>
Accessory use, except those that are otherwise specifically regulated elsewhere in this title	<u>P</u>
Adaptive reuse of a landmark site	<u>P²</u>
Affordable housing incentives development	<u>P</u>
Agricultural use	-
Air cargo terminals and package delivery facility	<u>P</u>
Airport	-
Alcohol:	-
Bar establishment	<u>P³</u>
Brewpub	<u>P³</u>
Distillery	<u>P³</u>
Tavern	<u>P³</u>
Winery	<u>P³</u>

Ambulance service (indoor)	-
Ambulance service (outdoor)	<u>P</u>
Amphitheater, formal	<u>P</u>
Amphitheater, informal	<u>P</u>
Animal:	
Kennel on lots of 5 acres or larger	-
Pet cemetery	-
Stable (private)	<u>P</u>
Stable (public)	<u>P</u>
Veterinary office	<u>P</u>
Antenna, communication tower	-
Antenna, communication tower exceeding the maximum building height in the zone	<u>P</u>
Art gallery	<u>P</u>
Artisan food production	<u>P</u>
Bed and breakfast	<u>P</u>
Bed and breakfast inn	<u>P</u>
Bed and breakfast manor	<u>P</u>
Bio-medical facility	<u>P</u> ⁶
Botanical garden	<u>P</u>
Cannabis production establishment	-
Cemetery	-
Clinic (medical, dental)	<u>P</u>
Commercial food preparation	<u>P</u>
Community garden	<u>P</u>
Convent/monastery	-
Data center	<u>P</u>
Daycare center, adult	<u>P</u>
Daycare center, child	<u>P</u>
Daycare, registered home daycare or preschool	-
Dwelling:	
Accessory unit	<u>P</u>
Assisted living facility (large)	<u>P</u>
Assisted living facility (limited capacity)	<u>P</u>
Assisted living facility (small)	<u>P</u>
Congregate care facility (large)	<u>C</u>
Congregate care facility (small)	<u>P</u>
Group home (large)	<u>C</u>

Group home (small)	<u>P</u>
Living quarters for caretaker or security guard	<u>P</u>
Manufactured home	-
Mobile home	-
Multi-family	<u>P</u>
Residential support (large)	<u>C</u>
Residential support (small)	<u>P</u>
Rooming (boarding) house	<u>P</u>
Shared housing	<u>P</u>
Single-family (attached)	<u>P</u>
Single-family (detached)	<u>P</u>
Twin home	<u>P</u>
Two-family	<u>P</u>
Exhibition hall	<u>P</u>
Extractive industry	-
Fairground	<u>P</u>
Farm stand, seasonal	<u>P</u>
Financial institution	<u>P</u>
Financial institution with drive-through facility	<u>P</u>
Gas station	<u>P</u>
Golf course	<u>P</u>
Government facility	<u>P</u>
Government facility requiring special design features for security purposes	<u>P</u>
Government office	<u>P</u>
Heliport	<u>P</u>
Home occupation	<u>P⁵</u>
Hospital, including accessory lodging facility	<u>P</u>
Hotel/motel	<u>P</u>
Hunting club, duck	-
Industrial assembly	<u>P</u>
Jail	-
Jewelry fabrication	-
Laboratory, medical related	<u>P⁶</u>
Large wind energy system	-
Library	<u>P</u>
Light manufacturing	<u>P</u>

Manufacturing, concrete or asphalt	-
Meeting hall of membership organization	<u>P</u>
Mixed use development	<u>P</u>
Mobile Business	<u>P</u>
Municipal service uses, including City utility uses and police and fire stations	<u>P</u>
Museum	<u>P</u>
Nursing care facility	<u>P</u>
Office	<u>P</u>
Open space	<u>P</u>
Park	<u>P</u>
Parking:	-
Commercial	<u>P</u>
Off site	<u>P</u>
Off site (to support uses in an OS or NOS Zoning District)	<u>P</u>
Park and ride lot	<u>P</u>
Park and ride lot shared with existing use	<u>P</u>
Performing arts production facility	<u>P</u>
Philanthropic use	<u>P</u>
Place of worship	<u>P</u>
Radio, television station	<u>P</u>
Reception center	<u>P</u>
Recreation (indoor)	<u>P</u>
Recreation (outdoor)	<u>P</u>
Research and development facility	<u>P</u>
Restaurant	<u>P</u>
Restaurant with drive- through facility	<u>P</u>
Retail (<u>goods or services</u>)	<u>P</u>
Retail, sales and service accessory use when located within a principal building	<u>P</u>
Retail, sales and service accessory use when located within a principal building and operated primarily for the convenience of employees	<u>P</u>
Retail service establishment	<u>P</u>

School:	
College or university	<u>P</u>
K - 12 private	<u>P</u>
K - 12 public	<u>P</u>
Music conservatory	<u>P</u>
Professional and vocational	<u>P</u>
Seminary and religious institute	<u>P</u>
Small brewery	<u>P</u>
Solar array	<u>P</u>
Stadium	<u>P</u>
Storage, accessory (outdoor)	<u>P</u>
Studio, art	<u>P</u>
Technology facility	<u>P⁶</u>
Theater, live performance	<u>P</u>
Theater, movie	<u>P</u>
Transportation terminal, including bus, rail and trucking	<u>P</u>
Urban farm	<u>P</u>
Utility, building or structure	<u>P¹</u>
Utility, transmission wire, line, pipe or pole	<u>P¹</u>
Vehicle, automobile rental agency	<u>P</u>
Warehouse	<u>P</u>
Warehouse, accessory to retail and wholesale business (maximum 5,000 square foot floor plate)	<u>P</u>
Wholesale distribution	<u>P</u>
Zoological park	<u>P</u>

Qualifying provisions:

1. The following Utility Installations shall be exempt from the regulations of this title: Wires, cables, conduits, vaults, laterals, pipes, mains, valves or other similar equipment for the distribution to consumers of telephone or other communications, electricity, gas or water, or the collection of water, sewage, or stormwater when owned, operated and/or maintained by a governmental entity or a public utility. This exemption includes ground mounted utility boxes installed by a governmental entity in the public right-of-way for public safety and management purposes, such as traffic control devices, utility boxes for lighting and parking meters. All other ground mounted utility boxes shall not be exempt from the regulations of this title and are subject to Section 21A.40.160 "Ground Mounted Utility Boxes", of this title.

2. When located in a building listed on the Salt Lake City Register of Cultural Resources.
3. Subject to conformance with the provisions in [Section 21A.36.300](#) "Alcohol Related Establishments", of this title.
4. Allowed only within legal conforming single-family, duplex, and multi-family dwellings and subject to Section [21A.36.130](#) of this title.
5. Allowed only within legal conforming single-family, duplex, and multi-family dwellings and subject to Section [21A.36.030](#) of this title.
6. 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.

E. DESIGN STANDARDS

The provisions of this section identifies each design standard applicable to the JRF District. If a box is checked (X), that standard is required. The specific dimension or detail of a design standard is indicated within the box.

1) Internal Buildings and Street Frontage

Standard	JRF DISTRICT
Screening of mechanical equipment - mechanical equipment for a building shall be screened from public view.	X
Street trees - for every new development, there shall be one street tree planted for every 30' of public street frontage.	X
Soil volume - each tree shall have an adequate volume of soil	X
Minimize curb cuts - place where cars intersect with the public street shall be minimized.	X
Overhead cover - Overhead covers shall be evaluated at building entrances to provide weather protection to pedestrians	X

2) Frontage along Redwood Road and North Temple: The following guidelines are only applicable to development within the JRF District on the side of the building fronting the public roadways of Redwood Road and North Temple.

Standard (Code Section)	JRF (Redwood Rd. and North Temple frontage)
Ground floor use (%) (21A.37.050A1)	60
Ground floor use + visual interest (%) (21A.37.050A2)	60/25
Building materials: ground floor (%) (21A.37.050B3)	75
Building materials: upper floors (%) (21A.37.050B4)	25
Glass: ground floor (%) (21A.37.050C1)	60
Blank wall: maximum length (feet) along North Temple or Redwood Rd. (21A.37.050E)	25
Screening of mechanical equipment (21A.37.050J)	X
Screening of service areas (21A.37.050K)	X

F. SIGN REGULATIONS

Within the JRF District, the Sign Standards found in section 21A.46 of this title are not applicable. The following provisions are applicable to signs constructed within the JRF District.

1. Signs shall be permitted within the JRF District. Signs which are oriented to a public street or public way are subject to the following applicable sign standards.

SIGN STANDARDS FOR THE JRF DISTRICT

Types of Signs Permitted	Maximum Area per Sign Face	Maximum Height of Freestanding Signs¹	Minimum Setback²	Number of Signs Permitted per Sign Type
Awning/canopy signs	5 square feet per linear foot of canopy length (sign area only)	Shall not be located above the second-floor level of the building for both awning and canopy signs	May extend 6 feet from face of building but not within 2 feet from back of curb for public street	1 per first floor window/door
Flat sign (general building orientation)	5 square feet per linear foot of building face	See note 1	n/a	1 per building face
Flat sign (storefront orientation)	5 square feet per linear foot of building face	See note 1	n/a	3 per tenant's leasable space
Flat sign display, electronic changeable copy ³	No larger than 1,600 square feet per sign	See note 1	n/a	5 per street public frontage
Freestanding sign, electronic changeable copy ⁴	Not more than 1,600 square feet per sign, which may be located	Shall not exceed the maximum height of the zone.	n/a	2 per street public frontage

	in a continuous round display			
Marquee and Canopy Signs	90% of total frontage	Shall not be located above the second-floor level of the building	n/a	3 per tenant's leasable space
Monument sign	3 square feet per linear foot of street frontage	20 feet	None	5 per street public frontage
Nameplates	2 square feet	See note 1	n/a	2 per building entry
Private directional sign ⁵	100 square feet	20 feet	No setback	No limit
Projecting Building Signs	10 square feet per sign side, total of 20 square feet	See note 1	May extend 4 feet from face of the building and 2 feet from back of curb. A minimum height of 10 feet above the sidewalk shall be maintained ²	1 per leasable space. All signs shall be located within the tenant's leasable space
Projecting Business Storefront Signs	4 square feet per side; 8 square feet total	Sign face limited to 2 feet in height See note 1	May extend 4 feet from the face of the building, but no more than 2 feet from back of curb ²	1 per street public frontage
Projecting Parking Entry Signs	10 square feet per sign side, total of 20 square feet	See note 1	May extend 4 feet from face of the building and 2 feet from back of	1 per driveway or parking lot entry

			curb. A minimum height of 10 feet above the sidewalk shall be maintained. See note 2	
Roof Signs:	4 square feet per linear foot of building face or 6 square feet per linear foot of building face on buildings taller than 100 feet	See note 1	n/a	1 per street public frontage
Roof surface sign	30,000 square feet ⁶	See note 1	n/a	1 per roof surface
Special event light pole sign	15 square feet	25 feet	n/a	2 per light pole
Special event sign	Sign may cover up to 60% of total building face	Shall not exceed the maximum height of the zone.	n/a	1 per street frontage
Wall Signs	2 square foot per linear foot of building face	See note 1	n/a	1 per building face
Window sign	90% of total frontage window area	No Limit	n/a	No Limit

Notes:

1. For height limits on building signs, see Subsection 21A.32.140.F.2 of this chapter.
2. Public property lease and insurance required for projection over

- property line adjacent to public area.
3. Flat sign, electronic changeable copy may display static or rotating messages or operate as outdoor video monitors.
 4. An advertising face on a freestanding sign with electronic changeable copy that is not oriented to a public street may be operated to allow full motion video display. Displays oriented to a public street must not allow animation, may change no more frequently than every 8 seconds and must complete each transition within 1 second.
 5. Private directional sign may include electronic changeable copy within the sign face area.
 6. To be located on the horizontal plane of a roof surface, primarily oriented to planes.
 7. Development quadrant is an area bounded by a public or private alley, trail, pathway, linear park or street on all sides.
2. Height and Elevation of Building Signs: The height and elevation of building signs shall conform with the following provisions:
- a. Flat Signs: Flat signs may extend a maximum of two feet (2') above the roofline or parapet wall of the building on which they are located.
 - b. Nameplates: Nameplates shall not be located above the first floor level of the building.
 - c. Projecting Building Signs: A projecting building sign shall not exceed the top of the vertical building wall on which it is located.
 - d. Projecting Business Storefront Signs: A projecting business storefront sign shall be located at the main pedestrian entry level of the building.
 - e. Projecting Parking Entry Signs: A projecting parking entry sign shall be located at the parking entry level of the building.
 - f. Roof Signs: The height of the sign face of roof signs shall not exceed twenty percent (20%) of the height of the building or ten feet (10'), whichever is less.
 - g. Wall Signs: Wall signs may extend to the top of the vertical building wall.

G. APPLICABILITY

1. General Plan

Within the JRF District, the effect of the adopted master plans or general plans found in section 21A.02 of this title are not applicable. Within the JRF District, no General or Master Plan is applicable to a proposed or existing use and shall not be used in evaluating any site plan, plat or other land use applications.

2. State of Utah Land

The regulations of this chapter are not applicable to land owned by the State of Utah.

21A.40.120.E.1.b.4.c

Recreation Facilities. For fences or walls constructed around [stadiums](#), [fairgrounds](#), parks, open space, or other outdoor recreation areas and their ancillary uses, the maximum height fence shall be ten (10) feet in height and may be located in any required yard, provided that the fence or wall is no less than eighty percent (80%) transparent above a height of six (6) feet. Fences or walls may exceed ten (10) feet in height if necessary to protect public safety, such as, for driving ranges, baseball fields, athletic fields; or similar facilities.