

# PLANNING COMMISSION STAFF REPORT

## Salt Lake City Code Maintenance Fine Tuning Zoning Text Amendments PLNPCM2010-00064

**December 8, 2010**



Planning and Zoning Division  
Department of Community and  
Economic Development

**Applicant:** Mayor Ralph Becker

**Staff:** Lex Traugher  
(801) 535-6184  
[Lex.Traugher@slcgov.com](mailto:Lex.Traugher@slcgov.com)

**Tax ID:** N/A

**Current Zone:** N/A

**Master Plan:** City-wide

**Council District:** City-wide

**Lot Size:** N/A

**Current Use:** N/A

### **Applicable Land Use Regulations:**

*Review Standards:*  
21A.50.050 – Standards for General  
Amendments

### **Affected Text:**

21A.24 – Residential Districts  
21A.26 – Commercial Districts  
21A.28 – Manufacturing Districts  
21A.30 – Downtown Districts  
21A.31 – Gateway Districts  
21A.32 – Special Purpose Districts  
21A.36 – General Provisions  
21A.46 – Signs  
21A.60 – List of Terms  
21A.62 – Definitions

### **Notification**

- Notice mailed on November 23, 2010
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites November 23, 2010

## **Request**

Salt Lake City Mayor Ralph Becker is requesting that the Planning Commission analyze and adjust the Zoning Ordinance to provide for clarity and efficiency of use as part of a code maintenance program. The following minor fine tuning text amendments are proposed:

1. Chapter 21A.36 – General Provisions, Table 21A.36.020B – Obstructions in Required Yards: Allow an accessory structure in the side yard setback where said structure is located wholly behind the primary structure.
2. Chapter 21A.46 – Signs, Section 21A.46.110(A)(3)(b) – Sign Regulations for Downtown Districts: Change the “Delta Center” sub-section title and the “Standards for the Delta Center” sign overlay to a generic sub-section title and standards for the sports arena located on the block between South Temple and 100 South between 300 and 400 West Streets.
3. Chapter 21A.46 – Signs, Section 21A.46.120(E)(4)(b) – 21A.46.120(E)(4)(b) – Sign Regulations For The UI, PL, PL-2, I And OS Districts: Change the name “Standards for the Franklin Quest Baseball Stadium” sign overlay to “Standards for the Sports Stadium located on the southeast corner of 1300 South and West Temple.”
4. Chapter 21A.60 – List of Terms, Section 21A.60.020 – List of Defined Terms: Add “Pitched Roof” to the alphabetical list of defined terms.
5. Chapter 21A.62 – Definitions, Section 21A.62.040 – Definitions of Terms: Clarify in the definition that Fraternities and Sororities must have a national affiliation in order to be considered as a Fraternity or Sorority as it pertains to the Salt Lake City Zoning Ordinance.
6. Chapter 21A.62 – Definitions, Section 21A.62.040 – Definition of Terms: Create a definition for “Pitched Roof” to be a roof with a minimum of a two foot (2’) rise over a twelve foot (12’) run.
7. Eliminate the “Summary Tables of Yard and Bulk Requirements” for the various use district chapters throughout the Zoning Ordinance as follows:

Chapter 21A.24 – Residential Districts, Table 21A.24.200

<ul style="list-style-type: none"> <li>• Newspaper Notice November 24, 2010</li> </ul> <p><b>Attachments:</b>  Exhibit A – Proposed Ordinance Amendments  Exhibit B – Dept/Division Comments</p>	<p>Chapter 21A.26 – Commercial Districts, Table 21A.26.090  Chapter 21A.28 – Manufacturing Districts, Table 21A.28.050  Chapter 21A.30 – Downtown Districts, Table 21A.30.060  Chapter 21A.31 – Gateway Districts, Table 21A.31.060  Chapter 21A.32 – Special Purpose Districts, Table 21A.32.150</p> <p><b>Staff Recommendation</b></p> <p>Based on the findings listed in the staff report, it is the Planning Staff’s opinion that overall the project generally meets the applicable standards and therefore, recommends the Planning Commission transmit a favorable recommendation to the City Council.</p>
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## Background

### Project Description

The City adopted a comprehensive Zoning Ordinance in April 1995. At that time, it was understood that adjustments to the Zoning Ordinance would be necessary once it had been implemented and people had an opportunity to work with it. Salt Lake City intermittently processes Fine Tuning ordinance adjustments to provide code maintenance for the City’s ordinances.

Overall, the framework and structure of Salt Lake City’s zoning regulations and development standards are sound and do not require wholesale restructuring. However, at times, code changes are processed due to land use policy changes adopted by the City or because of State enabling regulation changes. It would be beneficial for Salt Lake City to make minor code revisions that lead to a greater ease of use and understanding.

Amendments to the City Code selected for Fine Tuning processing meet the following objectives:

- Improves the clarity and usability of the Zoning Code without changing the intent behind the specific regulation in question, and clarifies wording that may be open to interpretation;
- Addresses ongoing problems with administration of the existing Code language, and may result in a minor policy change of low significance;
- Implements the City’s Comprehensive Plan; and
- Provides ordinance consistency with existing policies and objectives.

### Proposed Code Changes

The Salt Lake Planning Division is processing specific adjustments to the Salt Lake City Code. The minor Fine Tuning text amendments being processed with this petition are discussed below.

#### Item 1. Chapter 21.A36 – General Provisions, Table 21A.36.020B – Obstructions in Required Yards:

Allow an accessory structure in the side yard setback where said structure is located wholly behind the primary structure.

*Discussion:* This provision would allow an accessory structure to be located behind the primary structure on a given parcel, but not necessarily within the rear yard setback unless otherwise precluded by the specific zoning district.

*Recommended Code Changes:* Indicate in Table 21A.36.020B that accessory structures are allowed in the side yard setback. Make reference to an additional footnote to the table indicating that an accessory structure that is proposed to be located in a side yard setback must be wholly located behind the primary structure on the property.

**Item 2. Chapter 21A.46 – Signs, Section 21A.46.110(A)(3)(b) – Sign Regulations for Downtown Districts:** Change the “Delta Center” sub-section title and the “Standards for the Delta Center” sign overlay to a generic sub-section title and standards for the sports arena located on the block between South Temple and 100 South between 300 and 400 West Streets.

*Discussion:* The name of the actual arena has changed and may change again in the future. Rather than providing a specific building name in the Zoning Ordinance, it is proposed to describe the building and its location. This action will prevent the need for future text amendments as they relate to the arena.

*Recommended Code Change:* Modify the text of Section 21A.46.110(A)(3)(b) to eliminate the reference to the Delta Center and include text to refer to this particular building as the sports arena located on the block between South Temple and 100 South between 300 and 400 West Streets.

**Item 3. Chapter 21A.46 – Signs, Section 21A.46.120(E)(4)(b) – Sign Regulations For The UI, PL, PL-2, I And OS Districts:** Change the name “Standards for the Franklin Quest Baseball Stadium” sign overlay to “Standards for the Sports Stadium located on the southeast corner of 1300 South and West Temple.”

*Discussion:* The name of the actual baseball stadium has changed and may change again in the future. Rather than providing a specific building name, it is proposed to describe the building and its location. This action will prevent the need for future text amendments as they relate to the stadium.

*Recommended Code Change:* Modify the text of Section 21A.46.120(E)(4)(b) to eliminate the reference to the Franklin Quest Baseball Stadium and include text to refer to this particular building as the sports arena located on the block between South Temple and 100 South between 300 and 400 West Streets.

**Item 4. Chapter 21A.60 – List of Terms, Section 21A.60.020 – List of Defined Terms:** Pitched Roof.

*Discussion:* If a definition for “Pitched Roof” is adopted and included in Chapter 21A.62 – Definitions, reference should be made to this defined term in Chapter 21A.60 – List of Terms.

*Recommended Code Change:* Add “Pitched Roof” to the alphabetical list of defined terms.

**Item 5. Chapter 21A.62 – Definitions, Section 21A.62.040 – Definitions of Terms:** Clarify in the definitions chapter that Fraternities and Sororities must have a national affiliation in order to be considered as a Fraternity or Sorority as it pertains to the Salt Lake City Zoning Ordinance.

*Discussion:* This text amendment would provide consistency with the current regulations of the University of Utah, which requires a national affiliation in order to become a Fraternity or Sorority of the University.

*Recommended Code Change:* Revise the definition for “Fraternity/Sorority House” in Chapter 21A.62 – Definitions, by adding text to the definition language that requires a national affiliation in order to become a Fraternity or Sorority of the college or University.

**Item 6. Chapter 21A.62 – Definitions, Section 21A.62.040 – Definitions of Terms:** Create a definition for “Pitched Roof” to be a roof with a minimum of a two foot (2’) rise over a twelve foot (12’) run, and add “Pitched Roof” to the alphabetized list of defined terms.

*Discussion:* The lack of this definition in the Zoning Ordinance has been an ongoing issue in determining the height of a structure, especially as it relates to the height regulations for single-family and two family zoning districts.

*Recommended Code Change:* Adopt the following definition for “Pitched Roof” for Zoning Ordinance clarification purposes:

**PITCHED ROOF:** The covering on the top of a structure, serving to protect against rain, snow, sunlight, wind, and extremes of temperature, having a minimum pitch or slope of a two foot (2’) rise over a twelve foot (12’) run.

**Item 7. Eliminate the “Summary Tables of Yard and Bulk Requirements” for the various use district chapters throughout the Zoning Ordinance as follows:**

**Chapter 21A.24 – Residential Districts, Table 21A.24.200**

**Chapter 21A.26 – Commercial Districts, Table 21A.26.090**

**Chapter 21A.28 – Manufacturing Districts, Table 21A.28.050**

**Chapter 21A.30 – Downtown Districts, Table 21A.30.060**

**Chapter 21A.31 – Gateway Districts, Table 21A.31.060**

**Chapter 21A.32 – Special Purpose Districts, Table 21A.32.150**

*Discussion:* In the past, the summary tables have not been routinely amended and updated as necessary to reflect the specific changes to the lot and bulk regulations for various zoning districts. In addition, the summaries found in the tables are not always specific enough to accurately portray the regulations; in other words they are simply a summary and not a comprehensive table. Comprehensive zoning information is located in each Chapter (Residential, Commercial, Manufacturing, etc) noting all the development standards for any particular zone. Rather than have summary tables that are codified in the Zoning Ordinance, and therefore more difficult to change when inaccuracies are found, the Community and Economic Development Department will use summary tables to help citizens and applicants in a more concise way, but the tables will not be codified.

The Building Services Division asserts that the tables should remain in the Code in their correspondence dated October 27, 2010. They indicated that the tables are often used as a handout for the public to relay zoning information. Planning Staff supports having convenient handouts for the public, but asserts that the handouts should consist of “complete” information, as opposed to a summary, and furthermore should be accurate. Incomplete and inaccurate information distributed to the public has little benefit for any of the parties involved in such an exchange. The most complete and accurate information to distribute to the public would be the actual adopted Zoning Ordinance text. Planning Staff therefore recommends that the codified “Summary Tables” be eliminated, and summary handouts developed for distribution to the public. Summary handouts could then be changed and updated to reflect City Council action as often as necessary.

*Recommended Code Change:* Eliminate these tables in their entirety.

## **Comments**

### **Public Comments**

An Open House was held on April 15, 2010. Notice of the Open House was sent to Community Council Chairpersons, Business Groups, and those whose names are on the Planning Division's list serve. Notice was also posted on the City's website. There were no comments received from the public related to the proposed text modifications.

### **City Department Comments**

The Planning Division routed a request for Department/Divisions comments on March 17, 2010. Several comments were received and are attached for review (Exhibit B). In general, there were no concerns for the proposed changes.

The Building Services/Permits Office requested a subsequent review of the proposed ordinance language in their original comments dated April 2, 2010. Follow-up review and comments dated October 27, 2010, noted the desire to have the "Summary Tables of Yard and Bulk Requirements" remain in the ordinance for ease of distribution to the public.

## **Analysis and Findings**

### **Options**

- Approval: If the Planning Commission finds that the proposal meets the standards of the ordinance as discussed below, the petition should be forwarded to the City Council with a recommendation of approval.
- Denial: If the Planning Commission finds that the proposal does not meet the standards of the ordinance as discussed below, the petition should be forwarded to the City Council with a recommendation of denial.
- Continuation: If the Planning Commission finds that additional information or further revision is needed in order to make a decision, then a final decision may be postponed with specific direction to Planning Staff regarding the additional information or revision required for the Planning Commission to take future action.

### **Findings**

**Section 21A.50.050 Standards for general amendments. A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the City Council and is not controlled by any one standard.**

**A. In making its decision concerning a proposed text amendment, the City Council should consider the following factors:**

**1. Whether a proposed text amendment is consistent with the purposes, goals, objectives, and policies of the City as stated through its various adopted planning documents;**

**Discussion:** The proposed text amendments are essentially a matter of house keeping. The purpose of the proposal is to correct minor oversights in prior Zoning Ordinance revisions, eliminate conflicting information, and to provide clarity for current, perhaps ambiguous, Zoning Ordinance language.

**Finding:** The proposed text revisions are for the purpose of maintaining, updating, and clarifying the Zoning Ordinance, and as such are consistent with adopted City planning documents.

**2. Whether a proposed text amendment furthers the specific purpose statements of the zoning ordinance;**

**Discussion:** Chapter 21A.46, addressing “Signs”, is the only chapter among the various proposed text revisions that includes a “Purpose Statement”. Section 21A.46.101 reads as follows:

Purpose: The regulations of this chapter are intended to:

1. Eliminate potential hazards to motorists and pedestrians by requiring that signs are designed, constructed, installed and maintained in a manner that promotes the public health, safety and general welfare of the citizens of Salt Lake City;
2. Encourage signs which, by their good design, are integrated with and harmonious to the buildings and sites, including landscaping, which they occupy;
3. Encourage sign legibility through the elimination of excessive and confusing sign displays;
4. Preserve and improve the appearance of the city as a place in which to live and to work, and create an attraction to nonresidents to come to visit or trade;
5. Allow each individual business to clearly identify itself and the nature of its business in such a manner as to become the hallmark of the business which will create a distinctive appearance and also enhance the city's character;
6. Safeguard and enhance property values;
7. Protect public and private investment in buildings and open space; and
8. Permit on premises signs as provided by the specific zoning district sign regulations included in this chapter. (Ord. 13-04 § 22, 2004; Ord. 88-95 § 1 (Exh. A), 1995)

**Finding:** The proposed text amendment to refer to the Delta Center and the Franklin Quest Baseball Stadium by their location, rather than a sponsor, furthers the specific purpose statements for Chapter 21A.46 – Signs.

**3. Whether a proposed text amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards; and**

**Finding:** The proposed text amendments do not affect any overlay zoning districts. Any specific development proposal would have to comply with applicable Overlay Zone requirements.

**4. The extent to which a proposed text amendment implements best current, professional practices of urban planning and design.**

**Analysis:** The framework and structure of Salt Lake City's zoning regulations and development standards are sound and do not require wholesale restructuring. However, at times code changes are processed due to land use policy changes adopted by the City or because of State enabling regulation changes. It would be beneficial for Salt Lake City to make minor code revisions that lead to a greater ease of use and understanding.

**Finding:** The proposed changes are a matter of code maintenance and as such implement the best current, professional practices of urban planning and design.

**Exhibit A –**  
**Proposed Ordinance Amendments**

## **Petition PLNPCM2010-00064, Proposed Ordinance Amendments**

Chapter 21.A36 – General Provisions, Table 21A.36.020B – Obstructions in Required Yards:

TABLE 21A.36.020B – OBSTRUCTIONS IN REQUIRED YARDS<sup>1</sup>

<b>Type Of Structure Or Use Obstruction</b>	<b>Front And Corner Side Yards</b>	<b>Side Yard</b>	<b>Rear Yard</b>
Accessory buildings subject to the provisions of chapter 21A.40 of this title, and located at least 1 foot from the side property line except for the FP and FR districts where no accessory building is permitted in any yard. Accessory buildings shall be at least 10 feet from a principal residential building on an adjacent lot.		<u>X<sup>3</sup></u>	X
Arbors and trellises not to exceed 12 feet in height or 120 square feet in residential districts. This requirement shall also apply to nonresidential districts unless otherwise authorized.	X	X	X
Architectural ornament not elsewhere regulated projecting not more than 4 inches	X	X	X
Awnings and canopies, extending not more than 2½ feet into front, corner side, or side yards and not more than 5 feet into rear yards allowed in residential districts only	X	X	X
Balconies projecting not more than 5 feet			X
Basketball hoop and backboard on or adjacent to permitted driveways	X	X	X
Bay windows which are 1 story high, not more than 10 feet long, project 2 feet or less and are located not less than 4 feet from a lot line	X	X	X

Below grade encroachments <sup>2</sup>	X	X	X
Breezeways and open porches			X
Central air conditioning systems, heating, ventilating, pool and filtering equipment, the outside elements shall be located not less than 4 feet from a lot line. Structures less than 4 feet from the property line shall be reviewed as a special exception according to the provisions of section 21A.52.030 of this title.		X	X
Chimneys projecting 2 feet or less into the yard must be located not less than 2 feet from a lot line.		X	X
Decks (open) 2 feet high or less	X	X	X
Eaves, not including gutters projecting 2 feet or less into the yard. 4 foot eave may project into a 20 foot yard area.	X	X	X
Fallout shelters (completely underground), conforming to applicable civil defense regulations and located not less than 4 feet from a lot line			X
Fences or walls subject to applicable height restrictions of chapter 21A.40 of this title	X	X	X
Fire escapes projecting 4 feet or less			X
Flagpoles:			
Residential districts: 1 permanent flagpole per street frontage	X	X	X
Nonresidential districts: 3 flagpoles per street frontage	X	X	X
Subject to provisions of table 21A.36.020C of this section			
Grade changes of 2 feet or less except for the FP and FR districts which shall be subject to the provisions of subsection 21A.24.010P of this title. (All grade changes located on a property line shall be supported by a retaining wall.)	X	X	X

Ground mounted utility boxes subject to the provisions of section 21A.40.160 of this title	X	X	X
Ham radio antennas subject to provisions of subsection 21A.40.090D of this title			X
Landscaping, including decorative berms 4 feet or less in height with no grade change along any property line, provided that if such landscaping obstructs the visibility of an intersection the city may require its pruning or removal.	X	X	X
Laundry drying equipment (clothesline and poles)			X
Parking, carports and covered parking spaces except as otherwise expressly authorized by table 21A.44.050 of this title			X
Patios on grade	X	X	X
Patios on grade (attached, covered and unenclosed) maintaining a minimum 15 foot setback from the rear property line			X
Porches (attached, covered and unenclosed) projecting 5 feet or less			X
Recreational (playground) equipment			X
Refuse dumpster			X
Removable ramp for persons with disabilities (when approved as a special exception)	X	X	X
Satellite dish antennas		X	X
Signs, subject to the provisions of chapter 21A.46 of this title	X	X	X
Steps and required landings 4 feet or less above or below grade which are necessary for access to a permitted building and located not less than 4 feet from a lot line	X	X	X
Swimming pools (measured to the water line), tennis		X	X

courts, game courts, and similar uses shall not be located less than 10 feet from a property line.			
Window mounted refrigerated air conditioners and evaporative "swamp" coolers located at least 2 feet from the property line. Window mounted refrigerated air conditioner units and "swamp" coolers less than 2 feet from the property line shall be reviewed as a special exception according to the provisions of section 21A.52.030 of this title.	X	X	X
Window wells not over 6 feet in width and projecting not more than 3 feet from structure	X	X	X

Notes:

1."X" denotes where obstructions are allowed.

2.Below grade encroachments (encroachments which are completely below grade where the surface grade remains intact and where the below grade encroachment is not visible from the surface) into required yards shall be treated as a routine and uncontested matter in accordance with the procedures set forth in chapter 21A.14 of this title.

3. The accessory structure shall be located wholly behind the primary structure on the property..

Chapter 21A.46 – Signs, Section 21A.46.110(A)(3)(b) – Sign Regulations for Downtown Districts:

b. Delta Center Sports Arena Located on the Block Between South Temple and 100 South between 300 and 400 West Streets:

STANDARDS FOR THE DELTA CENTER SPORTS ARENA LOCATED ON THE BLOCK BETWEEN SOUTH TEMPLE AND 100 SOUTH BETWEEN 300 AND 400 WEST STREETS

Types Of Signs Permitted	Maximum Area Per Sign Face	Maximum Height Of Freestanding Signs <sup>1</sup>	Minimum Setback <sup>2</sup>	Number Of Signs Permitted Per Sign Type	Limit On Combined Number Of Signs <sup>3</sup>
Awning/canopy signs	1 square foot per linear foot of storefront (sign area only)	See note 1	May extend 6 feet from face of building but not within 2 feet from back of curb <sup>6</sup>	1 per first floor door/window	None

Canopy, drive-through	40% of canopy face if signage is on 2 faces; 20% of canopy face if signs are on 4 faces	See note 1	n/a	1 per canopy face	None
Construction sign	64 square feet	12 feet	5 feet	1 per storefront	None
Flat sign (general building orientation)	4 square feet per linear foot of building face <sup>5</sup>	See note 1	n/a	1 per building face	None
Flat sign (storefront orientation) <sup>4</sup>	2 square feet per linear foot of each store frontage <sup>5</sup>	See note 1	n/a	3 per business storefront	None
Marquee sign	Subject only to subsection 21A.46.0700 of this chapter	See subsection 21A.46.0700 of this chapter	See subsection 21A.46.0700 of this chapter	1 per storefront	None
Monument sign	1 square foot per linear foot of street frontage	20 feet	None	1 per street frontage	1 sign per street frontage
Nameplate, building	3 square feet	8 square feet	None	1 per building	None
New development sign	200 square feet	12 feet	5 feet	1 per street frontage	None
Pole sign	1 square foot per linear foot of street frontage; 200 square feet maximum for a single business, 300 square	45 feet	None, but shall not extend across a property line	1 per street frontage	1 sign per street frontage

	feet maximum for multiple businesses				
Political sign	32 square feet	8 feet	5 feet	No limit	None
Private directional sign	8 square feet	4 feet	5 feet	No limit	None
Public safety sign	8 square feet	6 square feet	None	No limit	None
Real estate sign	32 square feet	8 feet	None	1 per street frontage	None
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 frontage	None
Window sign	25% of total frontage window area per use 90% of total frontage window area (interior or exterior) for <u>Delta Center Sports Arena</u> events, not to exceed 3 months in duration for each calendar year <sup>7</sup>	No limit	n/a	No limit	None

**Notes:**

1. For height limits on building signs, see subsection 21A.46.070J of this chapter.
2. Not applicable to temporary signs mounted as flat signs.
3. The total number of signs permitted from the sign types combined.
4. Storefront flat signs limited to locations on the lower 2 floors.
5. A single-tenant building may combine the square footage total of both the storefront orientation and the general building orientation flat signs to construct 1 larger sign.
6. Public property lease and insurance required for projection over property line.
7. Verbiage and/or corporate logos are limited to on premises advertising of ~~Delta Center~~ Sports Arena events only and are limited to 10 percent of the window coverage.

**Chapter 21A.46 – 21A.46.120(E)(4)(b) – Sign Regulations For The UI, PL, PL-2, I And OS Districts**

b. Standards For ~~The Franklin Quest Baseball Stadium~~ Sports Stadium Located on the Southeast Corner of 1300 South and West Temple: Flat signs, construction signs, political signs, real estate signs, new development signs, window signs, public safety signs, and nameplates shall comply with the table for standards for the PL, PL-2 and I districts.

The design, materials, and colors for all signs must be compatible with the Sports Stadium on the corner of 1300 South and West Temple Franklin Quest baseball stadium subject to the approval of the Salt Lake City urban design committee.

<b>Types Of Signs Permitted</b>	<b>Maximum Area Per Sign Face</b>	<b>Maximum Height Of Freestanding Signs<sup>1</sup></b>	<b>Minimum Setback<sup>2</sup></b>	<b>Number Of Signs Permitted</b>
Awning signs	1 square foot per linear foot of awning	See note 1	May extend 6 feet from face of building, 2 feet from back of curb face <sup>5</sup>	1 per first floor door/window and not to extend beyond 1 foot on each side of the door or window width
Monument signs <sup>3,4</sup>	60 square feet of total sign face area including a base. The base shall be 25% of the sign height	8 feet	10 feet	1 per building frontage
Pole signs (triangle frame structure)	180 square feet per gross sign face. 540 square feet for the structure	30 feet	No sign projection over the property line	1 pole sign which allows 4 sign panels per sign face, 1 of which may be an electronic changeable

				copy sign <sup>4</sup> and 1 Buzz logo sign (12 total signs for the triangular pole sign)
Private directional signs <sup>3</sup>	8 square feet of total sign face area including a base. The base shall be 25% of the sign height	4 feet	2 feet behind property lines	2 per driveway approach and as necessary for pedestrian direction

Notes:

1. For limits on the height of building signs, see subsection 21A.46.070J of this chapter.

2. Not applicable to temporary signs mounted as flat signs.

3. Modified from the standards for the PL, PL-2 and I districts and required for the Franklin Quest baseball sports stadium overlay district.

4. Electronic changeable copy signs shall only be permitted on arterial street frontages. Electronic changeable copy signs/panels shall not exceed 50 square feet.

5. Public property lease and insurance required for projection over property line.

Chapter 21A.60 – List of Terms, Section 21A.60.020 – List of Defined Terms:

Add “Pitched Roof” to the alphabetical list of defined terms.

Chapter 21A.62 – Definitions, Section 21A.62.040 – Definitions of Terms:

**FRATERNITY/SORORITY HOUSE:** A building which is occupied only by a group of university or college students who receive lodging and/or meals on the premises in exchange for compensation, and are associated together in a fraternity/sorority that is officially recognized by the university or college, and that has a national affiliation. ~~and who receive from the fraternity/sorority lodging and/or meals on the premises for compensation.~~

Chapter 21A.62 – Definitions, Section 21A.62.040 – Definition of Terms:

**PITCHED ROOF:** The covering on the top of a structure, serving to protect against rain, snow, sunlight, wind, and extremes of temperature, having a minimum pitch or slope of a two foot (2') rise over a twelve foot (12') run.

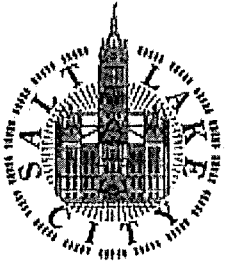
Eliminate the “Summary Tables of Yard and Bulk Requirements” for the various use district chapters throughout the Zoning Ordinance as follows:

Chapter 21A.24 – Residential Districts, Table 21A.24.200

Chapter 21A.26 – Commercial Districts, Table 21A.26.090  
Chapter 21A.28 – Manufacturing Districts, Table 21A.28.050  
Chapter 21A.30 – Downtown Districts, Table 21A.30.060  
Chapter 21A.31 – Gateway Districts, Table 21A.31.060  
Chapter 21A.32 – Special Purpose Districts, Table 21A.32.150

DRAFT

**Exhibit B –**  
**City Department/Division Comments**



# Work Flow History Report

**PLNPCM2010-00064**

Date	Task/Inspection	Status/Result	Action By	Comments
2/12/2010	Staff Assignment	In Progress	Coffey, Cheri	Target April 28 PC meeting
2/19/2010	Staff Assignment	Assigned	Traughber, Lex	
2/19/2010	Staff Assignment	In Progress	Traughber, Lex	
3/17/2010	Planning Dept Review	In Progress	Traughber, Lex	
3/17/2010	Staff Assignment	Routed	Traughber, Lex	
3/18/2010	Engineering Review	Complete	Drummond, Randy	The Engineering Division has no concerns regarding the proposed Zoning Ordinance Amendments.
3/24/2010	Transporation Review	Complete	Walsh, Barry	<p>March 24, 2010</p> <p>Lex Traughber, Planning</p> <p>Re: PLNPCM2010-00064, Zoning Ordinance Fine Tuning Amendments</p> <p>The division of transportation review comments and recommendations are as follows:</p> <p>The Eight items submitted do not reflect any direct impact to the Public Transportation roadway system or required on site transportation issues.</p> <p>Sincerely,</p> <p>Barry Walsh</p> <p>Cc Kevin Young, P.E. Randy Drummond, P.E. Peggy Garcia, Public Utilities Ted Itchon Fire Larry Butcher, Permits File</p>
3/30/2010	Zoning Review	In Progress	Brown, Ken	The Zoning review comments are; Once the language for each of the proposed changes has been drafted, Building Services Dept. would like to review the language to see how it affects the issuance of permits and also, to help in verifying that there are no conflicts with other city ordinances.
4/1/2010	Public Utility Review	Complete	Stoker, Justin	We support all of the proposed amendments without any concerns or comments.
4/2/2010	Zoning Review	Complete	Brown, Ken	The Zoning review comments are; Once the language for each of the proposed changes has been drafted, Building Services Dept. would like to review the language to see how it affects the issuance of permits and also, to help in verifying that there are no conflicts with other city ordinances.

## Traughber, Lex

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**From:** Brown, Ken  
**Sent:** Wednesday, October 27, 2010 10:08 AM  
**To:** Traughber, Lex  
**Cc:** Norris, Nick; Butcher, Larry; Hardman, Alan; Michelsen, Alan; Stonick, Anika  
**Subject:** RE: PLNPCM2010-00064 Zoning Ordinance Fine Tuning Amendments

**Categories:** Other

Lex,

I have circulated this proposal around this office and have the following comments;

Chapter 21.A36 – General Provisions, Table 21A.36.020B – Obstructions in Required Yards:  
No comments.

Chapter 21A.46 – Signs, Section 21A.46.110(A)(3)(b) – Sign Regulations for Downtown Districts:  
No comments.

Chapter 21A.46 – Signs, Section 21A.46.110(E)(4)(b) – Sign Regulations for Downtown Districts:  
The correct reference should be 21A.46.120(E)(4)(b) – Sign Regulations For The UI, PL, PL-2, I And OS Districts:  
No other comments.

Chapter 21A.60 – List of Terms, Section 21A.60.020 – List of Defined Terms:  
No comments.

Chapter 21A.62 – Definitions, Section 21A.62.040 – Definitions of Terms: Pitched Roof:  
Larry Butcher would like to see "having a minimum pitch or slope of a one two foot (4 2') rise over a twelve foot (12') run." This would be more in line with the building code requirement of using material designed for flat roofs on slopes less than two foot (2') rise over a twelve foot (12') run.

Eliminate the "Summary Tables of Yard and Bulk Requirements" for the various use district chapters throughout the Zoning Ordinance as follows:

There are people in this office that would like to see these Tables remain since they are a desirable handout for property owners, designers and architects which summarize several requirements in one place. Of course this would mean that we have to make an effort to assure that the information is current with the information provided elsewhere in the ordinances.

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**From:** Traughber, Lex  
**Sent:** Wednesday, October 20, 2010 12:49 PM  
**To:** Brown, Ken  
**Cc:** Norris, Nick  
**Subject:** RE: PLNPCM2010-00064 Zoning Ordinance Fine Tuning Amendments

Ken,

You had requested to see the draft changes for this petition prior to going to a hearing. Attached is a draft of the proposed ordinances changes if you want to look at them. If you have suggestions for changes, please let me know as soon as possible. If you have no comments, let me know that as

well. I'm taking this to the PC in Dec, so if you could get back to me in the next couple of weeks that would be great.

Thanks,

**Lex Traugher**  
Senior Planner  
Salt Lake City Planning Division  
451 S. State Street, Room 406  
P.O. Box 145480  
Salt Lake City, UT 84114-5480  
Telephone: (801) 535-6184  
Fax: (801) 535-6174

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**From:** Brown, Ken  
**Sent:** Tuesday, March 30, 2010 1:22 PM  
**To:** Traugher, Lex  
**Subject:** PLNPCM2010-00064 Zoning Ordinance Fine Tuning Amendments

Please see that attached Building Services comments.

Ken Brown  
Senior Development Review Planner  
SLC Building Services Dept.  
451 State St. Room 215  
**Mailing Address**  
PO Box 145471  
Salt Lake City, Ut 84114-5471  
801-535-6179  
801-535-7750 (Fax)