



MEMORANDUM

PLANNING DIVISION
COMMUNITY & NEIGHBORHOOD DEVELOPMENT

To: Salt Lake City Planning Commission

From: Cheri Coffey, AICP Assistant Director
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Date: April 12, 2017

Re: PLNPCM2010-00406- Regulation Changes for Open Space and Similar Uses

BACKGROUND: On February 8, 2017 the Planning Commission held a public hearing and reviewed the proposed changes to the Salt Lake City Zoning Ordinance relating to Open Space and Similar uses. At that meeting the commission passed a motion to continue the public hearing and requested Staff to return to the Commission with revisions and responses to the following issues:

1. Allow standalone Restaurants in Parks
2. Allow standalone Reception Centers in Parks
3. Bring information to the Commission about the Public Utilities request to be exempt from regulations relating to Open Space and similar Uses
4. Acknowledge that Dog Parks are an activity in Parks
5. Do not allow standalone solar panels (solar farms) in the Open Space or Natural Open Space zoning districts

RECOMMENDATION: Based on the information in this staff report and the factors to consider for zoning text amendments, Planning Staff recommends that the Planning Commission forward a positive recommendation to the City Council regarding this proposal with specific direction on whether all Public Utilities Department facilities should be exempt from zoning.

ATTACHMENTS:

- A. Revised Text Changes and Use Tables
- B. Findings
- C. Research from Other Cities about Stand Alone Restaurants in Parks
- D. Department Comments
- E. Staff Report from February 8, 2017 Planning Commission Meeting
- F. Minutes from February 8, 2017 Planning Commission Meeting

PROJECT DESCRIPTION:

The Planning Commission first reviewed the zoning text changes in April 2015, and gave direction to the Planning Staff to return with additional information. On February 8, 2017, the Planning Commission reviewed the matter again and directed staff to return to the Commission addressing the issues as noted above.

The majority of the publically owned open space in Salt Lake City is owned or, managed by the US Forest Service, Airport, Public Utilities and Public Services Departments. There are several zones that include open space and recreation type uses. There are some privately owned properties that are zoned Open Space, such as the Salt Lake Country Club property or private property that is on a slope that it 30% or greater and therefore, not buildable according to City regulations.

KEY ISSUES:

At the February 8, 2017 public hearing, the Planning Commission tabled the matter and asked staff to return with more information on the following uses:

Issue 1. Allow standalone Restaurants in Parks.

Response: The Planning Commission requested Staff revise the ordinance to allow standalone restaurants in parks ensuring there is some type of review that includes public input, limit the number of such uses on any one property and ensure the restaurant use is subordinate to the main park use of the property.

Staff researched other cities to understand whether they allow standalone restaurants in parks and if so, how they regulate them. Staff reviewed information from the following cities: New York, Denver, Minneapolis, Austin, Portland, Chicago, West Valley, Ogden, Salt Lake County, Sandy, South Jordan, Park City, West Jordan and St. George.

The cities that staff researched allowed concessions in their parks, but did not specifically allow for standalone restaurants. In most instances the food operations in parks are seasonal and provided as concessions as an accessory use to the park use. New York City does allow standalone restaurants but their ordinance specifically exempts park uses and regulations from zoning ordinances. In addition, since parks are allowed in various zoning districts (not just open space or a public type of zone), if those zones also allow standalone restaurants, they would be allowed in a park in that zoning district.

In formulating standards for standalone restaurants in parks in Salt Lake City, staff took into consideration various issues including impacts to parks and impacts to competition for restaurants outside parks. Restaurants within parks would not be able to serve alcohol. Parks are part of the State Definition of Community Location. Establishments serving alcohol must be located 450 feet away from a Community Location. In addition, the restaurant would not be able to have an outside smoking area. City ordinances prohibit smoking in a public park. Hours of operation would be limited to park hours which are typically 5:00 am to 11:00 pm for most parks.

Staff proposes that standalone restaurant be allowed in parks in the open space zoning district as a conditional use with the following qualifying provisions:

- a. Park must be 100 acres or larger (This ensures there is adequate room and the restaurant would truly be subordinate to the park use)
- b. Allowed in existing buildings (this would ensure that space was not being removed from open space/ recreation areas)
- c. The restaurant use must be subordinate to the use of the property as a park.
- d. Limited to one standalone restaurant per park.
- e. Hours of operation are limited to park hours.
- f. Could not remove land use for recreational purposes to accommodate the restaurant use, including land for parking.

Issue 2. Allow standalone reception centers in parks

Response: This issue is similar to that of allowing standalone restaurants in parks. However, the use of holding a reception in parks is already allowed. These typically occur on the grounds of the park or in existing buildings. In this way, receptions would still be allowed.

The proposal would allow a standalone reception center where the use of the building would be specifically for receptions and not other functions of the park.

Staff has included the following qualifying provision to allow standalone reception centers as a conditional use in the open space zoning district.

- a. Park must be 100 acres or more
- b. Allowed in existing buildings
- c. The Reception Center must be subordinate to the use of the property as a park
- d. Limited to one reception center per park
- e. Hours of operation are limited to park hours
- f. Could not remove land use for recreational purposes to accommodate the reception center use, including land for parking.

Issue 3. Public Utility Uses and Open Space regulations.

Response: Public Utility Buildings and Structures are a permitted use in the Open Space Zoning District. Staff met with representatives of the Public Utilities Department. Public Utilities is required to efficiently and safely manage the City water utilities for drinking water, sanitary sewage and storm water. In most instances, the proposed regulations are such that the Public Utilities Department facilities will meet the standards. However, because of the necessity to provide public utility services of water, sanitary sewer and storm water drainage, and the inability to foresee all of the future needs for these services, there needs to be some type of flexibility and reliance on best practices for these types of structures.

Currently there is a clause in the zoning ordinance that exempts various things from zoning regulations, such as development on federal, state or school district lands, railroads and some types of public utilities facilities. These are found in the beginning of the Zoning Ordinance, Section 21A.02.050, and include things that are needed for the distribution of public utility services like wires, vaults, poles, conduits, etc. The Public Utilities Department is requesting that facilities in the Open Space Zoning District, such as tanks and water treatment and reclamation facilities also be exempt. (Please see letter in Attachment D)

There are concerns that some of the lot and bulk requirements of the zoning district, including maximum height regulations, may impede their ability in the future of providing required services. Since the water services are located in the foothills and mountainous areas which are mainly zoned open space, they are concerned that the open space zoning regulations be flexible for their needs to provide these necessary services. Therefore, staff has added draft language to the Open Space Zoning District which exempts the Salt Lake City Public Utilities Department from lot and bulk regulations of the Open Space Zoning District.

- I. Public Utility Exemption. Infrastructure and facilities of the Salt Lake City Public Utility Department related to the development of water treatment or reclamation facilities, including pumps or the storage of water shall be exempt from the lot and bulk standards of the Open Space zoning district.

A member of the Public Utilities Department will be at the Planning Commission meeting to answer question of the Commission.

Issue 4. Dog Parks: Acknowledge that dog parks are a use found in parks

Response: In staff's analysis of this issue we note that the proposed definition for parks includes a reference to chapter 2.94.030. This is the Parks, Natural Lands, Trails, and Urban Forestry Advisory Board chapter of the City Code that also includes a definition of Parks. In that definition, Dog Parks are included (as noted below). Therefore, rather than include the words dog park in the zoning ordinance definition staff recommends that we rely on the reference in chapter 2.94.030.

Chapter 2.94.030 verbiage states:

PARKS: The areas defined by the parks division in a list that is updated and provided to the board no less than annually. Those areas shall comprise land in a predominantly developed condition that is suitable for any of the following:

- | | |
|-----------------------------|--|
| A. Recreation areas. | H. Concessions. |
| B. Sport courts and fields. | I. Historic parks. |
| C. Pavilions. | J. Dog parks. |
| D. Playgrounds. | K. Community gardens. |
| E. Turf areas. | L. Nonmotorized trail and greenway corridors in developed and urban areas. |
| F. Horticultural gardens. | M. Active recreation uses. |
| G. Special events areas. | |

Issue 5. Do not allow solar farms in the Open Space Zone

Response: Standalone solar farms are not currently allowed in the Open Space nor the Natural Open Space Zoning Districts. The use tables will remain as they currently exist for this use.

The draft ordinance language has been updated to reflect this information.

NEXT STEPS

If the Planning Commission agrees with the proposed changes to the draft ordinance, it should pass a motion to send a favorable recommendation to the City Council to adopt the proposed text amendments. If the Planning Commission does not agree with the proposed changes, it could pass a motion to send a favorable recommendation to the City Council without the proposed changes discussed in this memo and / or removal of any other proposed changes in the petition that it does not agree with. The Planning Commission may also pass a motion recommending the City Council not adopt any of the proposed changes.

Attachment A. Revised Text Changes and Use Tables

NOTE: PROPOSED TEXT CHANGES ARE HIGHLIGHTED IN GREEN

Yellow highlight indicates proposed changes from earlier petition that has not yet been adopted

21A.02.050: APPLICABILITY:  

A. General Applicability: The provisions of this title shall apply to all of the land area within the corporate limits of Salt Lake City, as indicated on the zoning map as provided in chapter 21A.22 of this title. Except as expressly provided in this title, no development shall be undertaken without prior zoning approval pursuant to the provisions of this title.

B. Exemptions: The following properties, uses and structures shall, to the extent provided by law, be exempt from the regulations of this title:

1. Properties Of The State Of Utah Or Federal Government: Properties owned and occupied by the state of Utah or the United States. Where laws applicable to such properties require the property owner to take reasonable steps to comply with local regulations, this exemption shall not be construed to abrogate that requirement.
2. Utility Installations: 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. Such installations shall comply with federal communications commission and federal aviation administration rules and regulations and those of other authorities having jurisdiction. 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.
3. Railroad Facilities: Railroad tracks, signals, bridges and similar facilities and equipment located on a railroad right of way, and maintenance and repair work on such facilities and equipment. (Ord. 14-15, 2015)

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Chapter 21A 32 Special Purpose Districts

21A.32.100: OS OPEN SPACE DISTRICT:

A. Purpose Statement: The purpose of the OS open space district is to preserve and protect areas of public and private open space and exert a greater level of regulation over any potential redevelopment of existing open space areas. This district is appropriate in areas of the city where the applicable master plans support this type of land use.

A. Purpose Statement: The purpose of the Open Space zone is to preserve and enhance public and private open space, natural areas, and improved park and recreational areas. These areas serve to provide opportunities for active and passive outdoor recreation; provide contrasts to the built environment; preserve scenic qualities; protect sensitive or fragile environmental areas such as wetlands, steep slopes, ridge lines, meadows, and stream corridors; preserve the capacity and water quality of the storm water drainage system; encourage sustainability, conservation and renewable energy and provide pedestrian and bicycle transportation connections. This district is appropriate in areas of the city where the applicable master plans support this type of land use.

B. Uses: Uses in the OS open space district, specified in section [21A.33.070](#), "Table Of Permitted And Conditional Uses For Special Purpose Districts", of this title, are permitted subject to the general provisions set forth in section [21A.32.010](#) of this chapter and this section.

C. Minimum Lot Size-Area and Lot Width: None required.

1. Minimum lot area: Ten thousand (10,000) square feet.

2. Minimum lot width: Fifty feet (50').

D. Maximum Building and Recreation Equipment Height:

1. Lots less than four (4) acres. Building height shall be limited to thirty five feet (35'); provided that for each foot of height in excess of twenty feet (20'), each required yard and landscaped yard shall be increased one foot (1').

2. Lots greater than four (4) acres. Building height shall be limited to thirty five feet (35'). Building heights in excess of thirty five feet (35') but not more than forty five feet (45') may be permitted provided, that for each foot of height over thirty five feet (35'), each required yard and landscaped yard shall be increased one foot (1'). Building heights in excess of forty five feet (45') up to sixty feet (60') may be approved through the Special Exception process and that for each foot of height over thirty five feet (35'), each required yard and landscaped yard shall be increased one foot (1').

Recreation Equipment heights or heights for Buildings or Structures for the Salt Lake City Public Utilities Department that are not specifically exempt in Section 21A.02.050, in excess of sixty feet (60') may be approved through the Special Exception process.

E. Minimum Yard Requirements:

1. Lots four (4) acres or less:

- a. Front Yard: Ten feet (10').
- b. Corner Side Yard: Ten feet (10').
- c. Interior Side Yard: Ten feet (10').
- d. Rear Yard: Ten feet (10').

2. Lots greater than four (4) acres:

- a1. Front Yard: ~~Thirty~~ Ten feet (30) (10').
- b2. Corner Side Yard: ~~Thirty~~ Ten feet (30) (10').
- c3. Interior Side Yard: ~~Twenty~~ Fifteen feet (20) (10').
- d4. Rear Yard: ~~Thirty~~ Fifteen feet (30) (10').

35. Accessory Buildings And Structures In Yards: Accessory buildings and structures may be located in required yard areas subject to section [21A.36.020](#), table [21A.36.020B](#), "Obstructions In Required Yards", of this title.

F. Landscape Yard Requirements: All required yards shall be maintained as landscaped yards excluding authorized accessory buildings and structures. Landscape yards shall be required for each use in the OS open space district and shall be improved in conformance with the requirements of [chapter 21A.48](#), "Landscaping And Buffers", of this title.

1. Front Yard: Twenty feet (20').

2. Corner Side Yard: Twenty feet (20').

3. Interior Side Yard: Ten feet (10').

4. Rear Yard: Ten feet (10').

G. Special Conditional Use Controls Over Communications Towers:

1. Designation Of Telecommunication Site: Within the OS open space zoning district there is set aside a telecommunication site to accommodate the erection of microwave, radio or other communication towers and related facilities, located north of Ensign Peak in Salt Lake County, Utah, and described as follows:

- a. Beginning at a point that is located S. 19° 10' 29" E. 1.533.61 feet from the northwest corner of Section 19, T.1N., R.1E., SLB&M; thence S 32° 33' 21" E. 364.42 feet; thence S. 57° 26' 39" W. 2.890.15 feet; thence N. 32° 33' 21" ~~N-W~~. 285.15 feet; thence N. 55° 52' 23" E. 2.891.23 feet to the point of beginning, containing 21.549 acres, more or less.

- b. This telecommunication site is set aside in order to promote the location of communications towers in a manageable area and to protect the aesthetics and environment of the site.
- 2. Special Conditional Use Standards: A conditional use may be authorized by the planning commission pursuant to the standards and procedures for conditional uses set forth in [chapter 21A.54](#) of this title, to permit a communication tower within the established telecommunications site provided the planning commission makes the additional findings:
 - a. The facility is located within the telecommunication site described above;
 - b. The facilities and access roads are designed and constructed so as to minimally disturb the natural terrain; and
 - c. The owner of the communications tower agrees to accommodate the multiple use of the tower where feasible.
- 3. Title To Site To Remain With City: Pursuant to section 69-3-1, Utah Code Annotated, or its successor, the city shall retain title to all property which it presently owns within such site.
- 4. Exceptions: This section shall not affect the use, operation, expansion or construction of towers and related facilities on property owned by telecommunication companies as of January 1, 1986.

H. Lighting: All uses and developments that provide lighting shall ensure that lighting installations do not have an adverse impact on traffic safety or on surrounding properties and uses. Light sources shall be shielded to eliminate excessive glare or light into adjacent properties and have cutoffs to protect the view of the night sky.

I. Public Utility Exemption. Infrastructure and facilities of the Salt Lake City Public Utility Department related to the development of water treatment or reclamation facilities, including pumps or the storage of water shall be exempt from the lot and bulk standards of the Open Space zoning district.

21A.32.105: NOS NATURAL OPEN SPACE DISTRICT:

A. Purpose Statement: The purpose of the NOS natural open space district is to protect and ensure stewardship over important natural open land areas of citywide or regional importance. This district is appropriate in areas of the city where the applicable master plans support this type of land use.

A. Purpose Statement: The purpose of the Natural Open Space district is to specifically delineate natural areas of special environmental or scenic value, and support the preservation of these areas through limited development. This district is appropriate in areas of the city where the applicable master plans support this type of land use.

B. Definition: "Natural open space" areas are lands which are principally undeveloped with near native vegetation and may include environmentally sensitive areas; areas of geologic significance;

wetlands; stream corridors; foothills; mountains; shorelands; uplands and areas of significant wildlife habitat.

B. Uses: Permitted activities in this district are limited to ecosystem management, conservation and passive recreational uses as listed in section [21A.33.070](#), "Table Of Permitted And Conditional Uses For Special Purpose Districts", of this title.

21A.36.020: CONFORMANCE WITH LOT AND BULK CONTROLS:

A. Conformance With District Requirements: No structure or lot shall be developed, used or occupied unless it meets the lot area, lot width, yards, building height, and other requirements established in the applicable district regulations, except where specifically established otherwise elsewhere in this title.

In any residential district, on a lot legally established prior to April 12, 1995, a single-family dwelling may be erected regardless of the size of the lot, subject to complying with all yard area requirements of the R-1/5,000 district. Legal conforming lots in nonresidential districts shall be approved for any permitted use or conditional use allowed in the zoning district subject to complying with all yard area requirements of the district in which the lot is located.

B. Obstructions In Required Yards: Accessory uses and structures, and projections of the principal structure, may be located in a required yard only as indicated ("X") in table 21A.36.020B of this section. No portion of an obstruction authorized in table 21A.36.020B of this section shall extend beyond the authorized projection. Dimensions shall be measured from the finished surface of the building or structure.

TABLE 21A.36.020B OBSTRUCTIONS IN REQUIRED YARDS¹

Type Of Structure Or Use Obstruction	Front And Corner Side Yards	Side Yard	Rear Yard
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		X ³	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 ²	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
Changes of established grade for commercial or industrial uses in zones, where conditionally or otherwise permitted, the grade is changed to accommodate site retention or detention requirements	X	X	X
Changes of established grade of 4 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.) For properties outside of the H historic preservation overlay, changes of established grade greater than 4 feet are special exceptions subject to the standards and factors in chapter 21A.52 of this title	X	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	X	X	X

title			
Fire escapes projecting 4 feet or less			X
Flagpoles: Residential districts: 1 permanent flagpole per street frontage Nonresidential districts: 3 flagpoles per street frontage Subject to provisions of table 21A.36.020C of this section	X X	X 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 section 21A.44.060 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
<u>Recreational (playground) equipment, private</u>	-		<u>X</u>
<u>Recreational (playground) equipment, public park or public open space</u>	<u>X</u>	<u>X</u>	<u>X</u>
Refuse and recycling 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	X	X	X

lot line			
Swimming pools (measured to the water line), tennis courts, game courts, and similar uses shall not be located less than 10 feet from a property line		X	X
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 special exception in accordance with the procedures set forth in chapter 21A.52 of this title.
3. The accessory structure shall be located wholly behind the primary structure on the property.

C. Height Exceptions: Exceptions to the maximum building height in all zoning districts are allowed as indicated in table 21A.36.020C of this section.

TABLE 21A.36.020C HEIGHT EXCEPTIONS

Type	Extent Above Maximum Building Height Allowed By The District	Applicable Districts
Chimney	As required by local, state or federal regulations	All zoning districts
Church steeples or spires	No limit	All zoning districts
Elevator/stairway tower or bulkhead	16 feet	All commercial, manufacturing, downtown, FB-UN2, RO, R-MU, RMF-45, RMF-75, RP, BP, I, UI, A, PL and PL-2 districts
Flagpole	Maximum height of the zoning district in which the flagpole is located or 60 feet, whichever is less. Conditional use approval is required for additional height	All zoning districts

<u>Light poles for sport fields such as ballparks, stadiums, soccer fields, golf driving ranges and similar uses¹</u>	<u>Maximum height of the zoning district or 90 feet whichever is greater. Special Exception approval is required for any further additional height or if the lights are located closer than 30 feet from adjacent residential structures.</u>	<u>All zoning districts that allow sport field activities and stadiums excluding parks less than 4 acres in size</u>
Mechanical equipment parapet wall	5 feet	All zoning districts, other than the FP, FR-1, FR-2, FR-3, and open space districts

Notes:

1. Lighting shall be shielded to eliminate excessive glare or light into adjacent properties and have cutoffs to protect the view of the night sky.

DRAFT

Chapter 21A.40.090 Antenna Regulations:

E. Wireless Telecommunications Facilities; Low Power Radio Services Facilities: The purpose of this section is to address planning issues brought on by the rapid growth in demand for low power radio services. This section distinguishes low power radio from other broadcasting type telecommunication technologies and establishes provisions that deal with issues of demand, visual mitigation, noise, engineering, residential impacts, health, safety and facility siting. The requirements of this section apply to both commercial and private low power radio services. Low power radio services facilities include "cellular" or "PCS" (personal communications system) communications and paging systems.

1. Uses: The uses specified in table 21A.40.090E of this section, indicate which facility types are allowed as either a permitted or conditional use within specific zoning districts. Low power radio service facilities may be an accessory use, secondary use or principal use.

a. Administrative Consideration Of Conditional Uses: Applications for low power wireless telecommunication facilities that are listed as conditional uses shall be reviewed according to the procedures set forth in section [21A.54.155](#) of this title.

TABLE 21A.40.090E

WIRELESS TELECOMMUNICATIONS FACILITIES

			Monopole With Antennas And Antenna Support Structure Less Than 2 Feet Wide ³		Monopole With Antennas And Antenna Support Structure Greater Than 2 Feet Wide ³		Lattice Tower
			Wall Mount ³	Roof Mount ³	District Height Limit But Not To Exceed 60 Feet (Whichever Is Less)	60 Feet Or Exceeding The Maximum Height Limit Of The Zone	
Residential districts:							
R-1/12,000	P ¹						
R-1/7,000	P ¹						
R-1/5,000	P ¹						
SR-1	P ¹						
SR-3	P ¹						
R-2	P ¹						
RMF-30	P ¹						

RMF-35	P ¹						
RMF-45	P	C					
RMF-75	P	C					
Mixed use - residential/office districts:							
RB	P ¹						
R-MU	P	C					
RO	P ¹						
Commercial/manufacturing districts:							
CN	P ¹						
CB	P	C					
CS	P	P					
CC	P	P	P	C	C	C	
CSHBD	P	P	P	C	C	C	
CG	P	P	P	C	C	C	C
D-1	P	P	P	C	C	C	
D-2	P	P	P	C	C	C	
D-3	P	P	P	C	C	C	
D-4	P	P	P	C	C	C	
G-MU	P	P	P	C	C	C	
M-1	P	P	P	C	P	C	C
M-2	P	P	P	C	P	C	C
Special purpose/overlay districts:							
RP	P	C					
BP	P	P	P	C	C	C	
AG	P ¹	P ¹	C	C	C		
AG-2	P ¹	P ¹	C	C	C		
AG-5	P ¹	P ¹	C	C	C		
AG-20	P ¹	P ¹	C	C	C		
A	P	P	P	P	P	C	C
PL	P	C					
PL-2	P	C					
I	P	C					
UI	P	P	C	C	C		
OS ²			C	C	C	C	C
EI	P	P	P	C	C	C	
MU	P	C					

Notes:
P Permitted use
C Conditional use

1. Allowed as a permitted use on a residential building consisting of 4 or more attached dwelling units and on nonresidential buildings. Zoning administrator approval is required to assure compliance to subsection E2a of this section.
2. New telecommunication towers are allowed outside the telecommunication corridor in the OS zone for public safety, public security or Salt Lake City Public Utilities Department purposes only.
3. Collocation of a wireless telecommunication facility is allowed per subsection E4 of this section.

Chapter 21A.46.120 Sign Regulations for Special Purpose Districts

E. Sign Regulations For The UI, PL, PL-2, I, And OS and NOS Districts:

1. Purpose: Sign regulations for the PL, PL-2, I, UI, and OS and NOS districts are established to control signage for public and semipublic uses and facilities. These regulations are intended to respond to larger campus type settings as well as development on individual lots.
2. Applicability: Regulations in subsections E3, E4, and E5 and E6 of this section, respectively, shall apply to all lots within the UI, PL, PL-2, I, and OS and NOS districts.
3. Sign Type, Size And Height Standards for the UI District:

STANDARDS FOR THE UI DISTRICT

Types Of Signs Permitted	Maximum Area Per Sign Face	Maximum Height Of Freestanding Signs ¹	Minimum Setback ²	Number Of Signs Permitted
Construction sign	32 square feet	8 feet	10 feet	1 per street frontage
Development entry sign	40 square feet each	8 feet	10 feet	1 per street frontage
Flat sign	0.5 square foot per linear foot of building frontage	See note 1	n/a	1 for each frontage of each use
Monument sign	60 square feet	8 feet	10 feet	1 per street frontage
Nameplates	2 square feet	See note 1	n/a	1 per building entry
New development sign	160 square feet	8 feet	10 feet	1 per street

	maximum per sign; 200 square feet for 2 signs			frontage
Political sign	16 square feet	8 feet	10 feet	No limit
Private directional sign	8 square feet	4 feet	5 feet	No limit
Public safety sign	8 square feet	6 feet	10 feet	No limit
Real estate sign	32 square feet	8 feet	10 feet	1 per street frontage
Window sign	12 square feet	See note 1	n/a	No limit

5. Sign Type, Size And Height Standards For The OS District:

a. Standards For The OS District:

Types Of Signs Permitted	Maximum Area Per Sign Face	Maximum Height Of Freestanding Signs ¹	Minimum Setback ²	Number Of Signs Permitted
Construction sign	24 square feet	8 feet	10 feet	1 per street frontage
Development entry sign	32 square feet each	4 feet	10 feet	1 per street frontage
Flat sign	0.5 square foot per linear foot of building frontage; total not to exceed 60 square feet	No limit	n/a	1 for each frontage of each use
<u>Government sign</u>	<u>8 square feet</u>	<u>6 feet</u>	<u>None</u>	<u>No limit</u>
Monument sign	60 square feet	8 feet	10 feet	1 per building frontage
Monument sign in parks 28 acres or	60 square feet	10 feet	10 feet	1 per building frontage

greater ³				
New development sign	160 square feet maximum per sign; 200 square feet for 2 signs	8 feet	10 feet	1 per street frontage
Park banner sign, park identity banner ^{3,4,5}	12 square feet	18 feet	10 feet	1 set of 3 signs per 5 acres of park land relating to the specific park
Park banner sign, permanent venue ^{3,4}	12 square feet	18 feet	10 feet	1 set of 3 banners per permanent venue
<u>Public parks and open space interpretative or orientation sign⁶</u>	<u>32 square feet</u>	<u>8 feet</u>	<u>10 feet</u>	<u>No limit</u>
<u>Pole sign⁷</u>	<u>24 square feet</u>	<u>12 feet</u>	<u>10 feet</u>	<u>1 for each frontage of each use</u>
Political sign	16 square feet	8 feet	10 feet	No limit
Private directional sign ⁸	8 square feet	4 feet	5 feet	No limit
Public safety sign ⁸	8 square feet	6 feet	10 feet	No limit
Real estate sign	24 square feet	8 feet	10 feet	1 per street frontage
Window sign	12 square feet	See note 1	n/a	No limit

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. Allowed only in parks 28 acres or larger, and does not apply to public property used for cemeteries, golf courses, river banks, trails or natural open space areas.
4. Park banner signs must be grouped within an 18 foot radius.
5. Park banner signs must have a consistent design.
6. Interpretive or orientation signs are allowed on publicly owned open space zoned lands subject to location and number approved by the appropriate agencies governing such properties consistent with this section.

7. Pole signs without clearance standards are permitted on public open space lands subject to being placed in manner that they do not project over any walk or pathway and are subject to minimum setback standards and location approval by the appropriate agencies governing such properties consistent with this section.

8. Trail wayfinding signs are a type of directional and public safety sign that are required to be setback from the trail edge with a maximum height of 6 feet and a minimum setback of 5 feet from a public right of way line.

6. Sign Type, Size And Height Standards For The NOS District:

a. Standards For The NOS District¹

<u>Types Of Signs Permitted</u>	<u>Maximum Area Per Sign Face</u>	<u>Maximum Height Of Freestanding Signs</u>	<u>Minimum Setback</u>	<u>Number Of Signs Permitted</u>
<u>Development entry sign</u>	<u>18 square feet each</u>	<u>4 feet</u>	<u>10 feet</u>	<u>1 per street frontage</u>
<u>Government sign</u>	<u>8 square feet</u>	<u>6 feet</u>	<u>None</u>	<u>No limit</u>
<u>Open space interpretative or orientation sign²</u>	<u>32 square feet</u>	<u>8 feet</u>	<u>10 feet</u>	<u>No limit</u>
<u>Pole sign³</u>	<u>24 square feet</u>	<u>12 feet</u>	<u>10 feet</u>	<u>1 for each frontage of each use</u>
<u>Private directional sign⁴</u>	<u>6 square feet</u>	<u>4 feet</u>	<u>5 feet</u>	<u>No limit</u>
<u>Public safety sign</u>	<u>8 square feet</u>	<u>6 feet</u>	<u>10 feet</u>	<u>No limit</u>

Notes:

1. Signs within the NOS District shall not be illuminated.

2. Interpretive or orientation signs are allowed on publicly owned natural open space zoned lands subject to location and number approved by the appropriate agencies governing such properties consistent with this section.

3. Pole signs without clearance standards are permitted on public natural open space lands subject to being placed in manner that they do not project over any walk or pathway and are subject to minimum setback standards and location approval by the appropriate agencies governing such properties consistent with this section.

4. Trail wayfinding signs are a type of directional and public safety sign that are required to be setback from the trail edge with a maximum height of 6 feet and a minimum setback of 5 feet from a public right of way line.

6 7. Illumination: Illuminated signs where permitted, shall be limited to flat signs, monument signs, window signs, and development entry signs.

21A.52.030: SPECIAL EXCEPTIONS AUTHORIZED:

- A. In addition to any other special exceptions authorized elsewhere in this title, the following special exceptions are authorized under the provisions of this title:
1. Accessory building height, including wall height, in excess of the permitted height provided:
 - a. The extra height is for architectural purposes only, such as a steep roof to match existing primary structure or neighborhood character.
 - b. The extra height is to be used for storage of household goods or truss webbing and not to create a second level.
 - c. No windows are located in the roof or on the second level unless it is a design feature only.
 - d. No commercial use is made of the structure or residential use unless it complies with the accessory dwelling unit regulations in this title.
 2. Accessory structures in the front yard of double frontage lots, which do not have any rear yard provided:
 - a. The required sight visibility triangle shall be maintained at all times.
 - b. The structure meets all other size and height limits governed by the zoning ordinance.
 3. Additional height for fences, walls or similar structures may be granted to exceed the height limits established for fences and walls in chapter 21A.40 of this title if it is determined that there will be no negative impacts upon the established character of the affected neighborhood and streetscape, maintenance of public and private views, and matters of public safety. Approval of fences, walls and other similar structures may be granted under the following circumstances subject to compliance with other applicable requirements:

- a. Exceeding the allowable height limits; provided, that the fence, wall or structure is constructed of wrought iron, tubular steel or other similar material, and that the open, spatial and nonstructural area of the fence, wall or other similar structure constitutes at least eighty percent (80%) of its total area;
 - b. Exceeding the allowable height limits on any corner lot; unless the city's traffic engineer determines that permitting the additional height would cause an unsafe traffic condition;
 - c. Incorporation of ornamental features or architectural embellishments which extend above the allowable height limits;
 - d. Exceeding the allowable height limits, when erected around schools and approved recreational uses which require special height considerations;
 - e. Exceeding the allowable height limits, in cases where it is determined that a negative impact occurs because of levels of noise, pollution, light or other encroachments on the rights to privacy, safety, security and aesthetics;
 - f. Keeping within the character of the neighborhood and urban design of the city;
 - g. Avoiding a walled-in effect in the front yard of any property in a residential district where the clear character of the neighborhood in front yard areas is one of open spaces from property to property; or
 - h. Posing a safety hazard when there is a driveway on the petitioner's property or neighbor's property adjacent to the proposed fence, wall or similar structure.
4. Additional building height in commercial districts is subject to the standards in chapter 21A.26 of this title.
 5. Additional foothills building height, including wall height, shall comply with the standards in chapter 21A.24 of this title.
 6. Additional residential building height, including wall height, in the R-1 districts, R-2 districts and SR districts shall comply with the standards in chapter 21A.24 of this title.
 7. Any alternative to off street parking not listed in chapter 21A.44 of this title intended to meet the number of required off street parking spaces.
 8. Barbed wire fences may be approved subject to the regulations of chapter 21A.40 of this title.
 9. Conditional home occupations subject to the regulations and conditions of chapter 21A.36 of this title.
 10. Dividing existing lots containing two (2) or more separate residential structures into separate lots that would not meet lot size, frontage width or setbacks provided:

- a. The residential structures for the proposed lot split already exist and were constructed legally.
 - b. The planning director agrees and is willing to approve a subdivision application.
 - c. Required parking equal to the parking requirement that existed at the time that each dwelling unit was constructed.
11. Use of the front yard for required parking when the rear or side yards cannot be accessed and it is not feasible to build an attached garage that conforms to yard area and setback requirements, subject to the standards found in chapter 21A.44 of this title.
 12. Grade changes and retaining walls are subject to the regulations and standards of chapter 21A.36 of this title.
 13. Ground mounted central air conditioning compressors or systems, heating, ventilating, pool and filtering equipment located in required side and rear yards within four feet (4') of the property line. The mechanical equipment shall comply with applicable Salt Lake County health department noise standards.
 14. Hobby shop, art studio, exercise room or a dressing room adjacent to a swimming pool, or other similar uses in an accessory structure, subject to the following conditions:
 - a. The height of the accessory structure shall not exceed the height limit established by the underlying zoning district unless a special exception allowing additional height is allowed.
 - b. If an accessory building is located within ten feet (10') of a property line, no windows shall be allowed in the walls adjacent to the property lines.
 - c. If the accessory building is detached, it must be located in the rear yard.
 - d. The total covered area for an accessory building shall not exceed fifty percent (50%) of the building footprint of the principal structure, subject to all accessory building size limitations.
 15. In line additions to existing residential or commercial buildings, which are noncomplying as to yard area or height regulations provided:
 - a. The addition follows the existing building line and does not create any new noncompliance.
 - b. No additional dwelling units are added to the structure.
 - c. The addition is a legitimate architectural addition with rooflines and exterior materials designed to be compatible with the original structure.
 16. Operation of registered home daycare or registered home preschool facility in residential districts subject to the standards of chapter 21A.36 of this title.

17. Outdoor dining in required front, rear and side yards subject to the regulations and standards of chapter 21A.40 of this title.
18. Razor wire fencing may be approved subject to the regulations and standards in chapter 21A.40 of this title.
19. Replacement or reconstruction of any existing noncomplying segment of a residential or commercial structure or full replacement of a noncomplying accessory structure provided:
 - a. The owner documents that the new construction does not encroach farther into any required rear yard than the structure being replaced.
 - b. The addition or replacement is compatible in design, size and architectural style with the remaining or previous structure.
20. Underground building encroachments into the front, side, rear and corner side yard setbacks provided the addition is totally underground and there is no visual evidence that such an encroachment exists.
21. Window mounted refrigerated air conditioner and evaporative swamp coolers located in required front, corner, side and rear yards within two feet (2') of a property line shall comply with applicable Salt Lake County health department noise standards.
22. Vehicle and equipment storage without hard surfacing in the CG, M-1, M-2 or EI districts, subject to the standards in chapter 21A.44 of this title.
23. Ground mounted utility boxes may be approved subject to the regulations and standards of section [21A.40.160](#) of this title. (Ord. 14-15, 2015)
24. Legalization of excess dwelling units may be granted subject to the following requirements and standards:
 - a. Purpose: The purpose of this subsection is to implement the existing Salt Lake City community housing plan. This plan emphasizes maintaining existing housing stock in a safe manner that contributes to the vitality and sustainability of neighborhoods within the city. This subsection provides a process that gives owners of property with one or more excess dwelling units not recognized by the city an opportunity to legalize such units based on the standards set forth in this subsection.
 - b. Review Standards: A dwelling unit that is proposed to be legalized pursuant to this subsection shall comply with the following standards.
 - (1) The dwelling unit existed prior to April 12, 1995. In order to determine whether a dwelling unit was in existence prior to April 12, 1995, the unit owner shall provide documentation thereof which may include any of the following:

- (A) Copies of lease or rental agreements, lease or rent payments, or other similar documentation showing a transaction between the unit owner and tenants;
 - (B) Evidence indicating that prior to April 12, 1995, the city issued a building permit, business license, zoning certificate, or other permit relating to the dwelling unit in question;
 - (C) Utility records indicating existence of a dwelling unit;
 - (D) Historic surveys recognized by the planning director as being performed by a trained professional in historic preservation;
 - (E) Notarized affidavits from a previous owner, tenant, or neighbor;
 - (F) Polk, Cole, or phone directories that indicate existence of the dwelling unit (but not necessarily that the unit was occupied); and
 - (G) Any other documentation that the owner is willing to place into a public record which indicates the existence of the excess unit prior to April 12, 1995.
- (2) The excess unit has been maintained as a separate dwelling unit since April 12, 1995. In order to determine if a unit has been maintained as a separate dwelling unit, the following may be considered:
- (A) Evidence listed in subsection A24b(1) of this section indicates that the unit has been occupied at least once every five (5) calendar years;
 - (B) Evidence that the unit was marketed for occupancy if the unit was unoccupied for more than five (5) consecutive years;
 - (C) If evidence of maintaining a separate dwelling unit as required by subsections A24b(2)(A) and A24b(2)(B) of this section cannot be established, documentation of construction upgrades may be provided in lieu thereof.
 - (D) Any documentation that the owner is willing to place into a public record which provides evidence that the unit was referenced as a separate dwelling unit at least once every five (5) years.
- (3) The property where the dwelling unit is located:
- (A) Can accommodate on site parking as required by this title, or
 - (B) Is located within a one-fourth ($\frac{1}{4}$) mile radius of a fixed rail transit stop or bus stop in service at the time of legalization.

(4) Any active zoning violations occurring on the property must be resolved except for those related to excess units.

c. Conditions Of Approval: Any approved unit legalization shall be subject to the following conditions:

- (1) The unit owner shall apply for a business license, when required, within fourteen (14) days of special exception approval.
- (2) The unit owner shall allow the city's building official or designee to inspect the dwelling unit to determine whether the unit substantially complies with basic life safety requirements as provided in [title 18, chapter 18.50](#), "Existing Residential Housing", of this code. Such inspection shall occur within ninety (90) days of special exception approval or as mutually agreed by the unit owner and the city.
- (3) All required corrections indicated during the inspection process must be completed within one year unless granted an extension by the zoning administrator.

d. Application: In addition to the application requirements in this chapter, an applicant shall submit documentation showing compliance with the standards set forth in subsection A24b of this section.

25. Additional Height for sports relating light poles such as light poles for ballparks, stadiums, soccer fields, golf driving ranges and sport fields or where sports lights are located closer than 30 feet from adjacent residential structures.

26. Additional Height for buildings and recreational equipment in the Open Space Zoning District subject to Chapter 21A.32.100.D.2

Chapter 21A.62 Definitions

Section 21A.62.040

ADAPTIVE REUSE OF A LANDMARK BUILDING: The process of reusing a building for a purpose other than which it was built or designed for. This tool is designed for the preservation of landmark buildings ~~in residential areas~~ whose original use is no longer feasible ~~due to size. Churches, schools, or large single family homes are typically candidates for this process.~~

AMPHITHEATER, FORMAL: A large open air built structure partly or completely surrounded by tiers of seats intended to be used primarily for viewing entertainment. Formal Amphitheatres typically include highly constructed elements including an elevated stage, formal lighting, stairs and other similar features.

AMPHITHEATER, INFORMAL: A small open air gathering area with a focal point that is at grade. Seating is generally created using natural or semi-natural materials such as wood or timbers, wood or stone benches or gabion seats.

GOLF COURSE: An outdoor area of land laid out for golf with a series of holes each including tee, fairway and putting green and often one or more natural or artificial hazards. A Golf Course may also consist of a club house or building where activities associated with golf take place including retail sales and or services, a café venue where meals are prepared and served, an office and area where private or public events and other similar activities associated with a golf course take place.

GOVERNMENTAL FACILITY: State or federal government operations providing services from specialized facilities, such as the highway department maintenance/construction, state police and federal bureau of investigation, etc. Local government operations providing services from specialized facilities, such as road maintenance/construction, equipment and materials storage, greenhouses, local police and fire operations, etc. Local government operations providing services from nonspecialized facilities shall be considered office uses. State or federal operations providing services from nonspecialized facilities shall also be considered office uses.

NATURAL OPEN SPACE: Land in a predominantly open and undeveloped condition that is suitable for protection of sensitive environmental conditions such as aquifer recharge areas; floodplains, river, stream and riparian corridors, water bodies, wetlands, shorelands and uplands, geologically unique or sensitive areas, wildlife habitat, native plant communities and similar features.

OPEN SPACE AREA: Any area of a lot which is completely free and unobstructed from any structure or parking areas. Landscaping, walkways, uncovered patio areas, light poles and other ornamental features shall not be considered as obstructions for purposes of this definition. Driveways that provide access to parking lots shall not be considered as an obstruction subject to the driveways not exceeding twenty percent (20%) of any required yard area that they provide access through.

OPEN SPACE: An area of land or water that is improved or unimproved, and serves the purposes of preservation of natural resources, recreation, or public health and safety. Open space is land set aside for conservation or recreation purposes. It may include woodlands, play areas, recreation centers, government facilities, walking and riding trails, nature center, wetlands and lands in the floodplain as well as land use for passive or active recreation.

PARK: A noncommercial, not for profit facility designed to serve the recreation needs of the residents of the community. Such facilities may include a park, playground, swimming pool, golf course or athletic field, pavilions, turf areas, horticultural gardens, nature center, community gardens, special events areas, concessions, trails, passive and active recreational uses, and other similar uses typically found within a park, within the city. This definition is further supplemented by the definitions of Section 2.94.030 of the City code.

RECREATION EQUIPMENT: Structures used to provide recreational activities such as ropes courses, climbing walls, water slides, back stops and other similar features commonly found in parks, recreation centers and active recreation areas.

RECREATION (OUTDOOR): Public or private golf courses, golf driving ranges, miniature golf, swimming pools, tennis courts, community gardens, country clubs, ball fields, ball courts, fishing piers, skateboarding courses, water slides, mechanical rides, go-cart or motorcycle courses, raceways, drag strips, stadiums, marinas, overnight camping, hunting where permitted by Salt Lake City ordinance, fishing, hiking, biking or gun firing ranges, or other similar type uses which are not enclosed in buildings and are operated for the use of persons who do not reside on the same lot as that on which the recreational use is located. The term "recreation (outdoor)" shall include any accessory uses, such as snack bars, concessionaires and pavilions, pro shops, and clubhouses, which are designed and intended primarily for the use of patrons of the principal recreational use. The term "recreation (outdoor)" shall not include any use which is otherwise listed specifically in the table of permitted and conditional uses.

UTILITY, BUILDING OR STRUCTURE: A building or structure used in conjunction with the provision of public or private utilities, needed to provide distribution, transmittal and maintenance of public utility services for water, sewer and flood control including wells, pumping stations, reservoirs, water treatment plant, water storage tanks, detention basins, lift stations, regulators and other similar facilities unless exempted in Section 21A.02.050.

UTILITY, SEWAGE TREATMENT PLANT: A licensed facility that purifies sanitary sewer effluent to a minimum level as established by state and/or federal environmental protection agencies. A facility used for the treatment of industrial, commercial or domestic wastewater approved by the appropriate county, state, city, or federal agencies, which provides a collection network and a central wastewater treatment facility for a community, or a region.

ZOOLOGICAL PARK: An area, building, or structures which contain wild animals on exhibition for viewing by the public. It may also consist of accessory uses such as treatment facilities for the animals, storage areas, offices, retail sales and or services, concession areas and areas where private or public events and other similar activities associated with a zoological park take place.

NOTE: The following text changes relate to amendment of the term “open space area” requirements of various sections of the zoning ordinance. The proposed changes modify the term “open space” to “open space area”. The purpose of these text changes is to eliminate conflict with the Open Space land use definition.

21A.24.164: R-MU-35 RESIDENTIAL/MIXED USE DISTRICT:

F. Minimum Open Space Area: For residential uses and mixed uses containing residential uses, not less than twenty percent (20%) of the lot area shall be maintained as open space. This open space may take the form of landscaped yards or plazas, balconies and courtyards, subject to site plan review approval.

21A.24.168: R-MU-45 RESIDENTIAL/MIXED USE DISTRICT:

F. Minimum Open Space Area: For residential uses and mixed uses containing residential uses, not less than twenty percent (20%) of the lot area shall be maintained as open space. This open space may take the form of landscaped yards or plazas, balconies and courtyards, subject to site plan review approval.

21A.24.170: R-MU RESIDENTIAL/MIXED USE DISTRICT:

G. Minimum Open Space Area: For residential uses and mixed uses containing residential use, not less than twenty percent (20%) of the lot area shall be maintained as open space. This open space may take the form of landscape yards or plazas and courtyards, subject to site plan review approval.

21A.26.078: TSA TRANSIT STATION AREA DISTRICT:

G. Development Standards:

1. Intent: The purpose of the following development standards is to promote an intense and efficient use of land at increased densities in the station areas. The development standards are intended to create a safe and pleasant environment near transit stations by encouraging an intensive area of mixed use development and activities, pedestrian amenities and by limiting conflicts between vehicles and pedestrians. Development standards are intended to create a reasonably continuous building edge that defines the exterior spatial enclosure of the street or open space and protect adjacent low density residential zoning districts. With some exceptions, buildings line a street at or near the public right of way to the greatest extent possible.

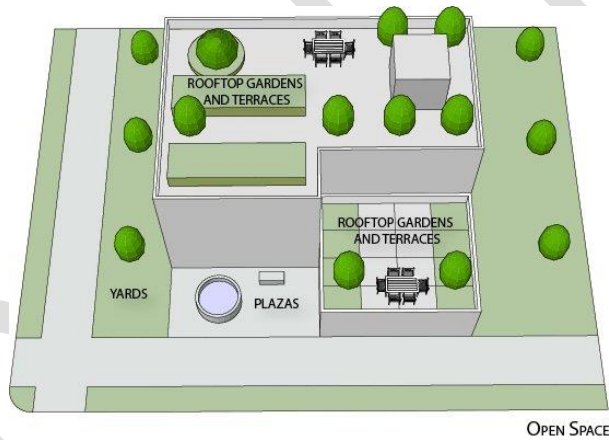
2. Application: The dimensional requirements of this section apply to all new buildings and developments as well as additions to existing buildings. The following development standards apply to the core and transition areas of all station types:

d. Open Space **Area**: In order to provide space for passive and active recreation, public and private use, offset storm drainage due to nonpermeable surfaces and as an amenity to individual developments and their residents, employees and customers, open space is required for all new developments.

(1) Core Area:

(A) Within the core area, open space may include landscaped yards, patios, public plazas, pocket parks, courtyards, rooftop and terrace gardens and other similar types of open space amenity.

(B) A minimum of ten percent (10%) of the land area up to five thousand (5,000) square feet.



(2) Transition Area:

(A) Within the transition area, open space may include landscaped yards, patios, public plazas, pocket parks, courtyards, rooftop gardens and terraces, community gardens and other similar types of amenities.

(B) The minimum open space requirement is ten percent (10%) of the land area up to two thousand five hundred (2,500) square feet.

(3) Access To Open Space: All required open space shall be accessible to the users of the building(s).

N. Developments Over Five Acres:

g. Open Space Area: In order to provide space for passive and active recreation, public and private gatherings, offset storm drainage due to nonpermeable surfaces and as an amenity to individual developments and their residents, employees and customers, usable open space is required for all new developments.

(1) Required: In the core and transition areas of all station areas, a minimum of ten percent (10%) of the site, up to fifteen thousand (15,000) square feet, shall be devoted to open space. "Usable open space" is defined as landscaped areas, plazas, outdoor dining areas, terraces, rooftop gardens, storm water retention areas, and any other similar type of area.

(2) Connectivity To Adjacent Open Space: When adjacent to public open space, parks, trails and pathways, open space on developments over five (5) acres in size are encouraged to provide access to the public open space.

21A.27.020 B 1: FB-UN1 AND FB-UN2 FORM BASED URBAN NEIGHBORHOOD DISTRICT:

c. Cottage Development: A unified development that contains two (2) or more detached dwelling units with each unit appearing to be a small single-family dwelling with a common green or open space area. Dwellings may be located on separate lots or grouped on one lot.

d. Additional Development Standards For Cottage Building Forms:

(1) Setbacks Between Individual Cottages: All cottages shall have a minimum setback of eight feet (8') from another cottage.

(2) Footprint: No cottage shall have a footprint in excess of eight hundred fifty (850) square feet.

(3) Building Entrance: All building entrances shall face a public street or a common open space area.

(4) Open Space Area: A minimum of two hundred fifty (250) square feet of common, open space area is required per cottage up to a maximum of one thousand (1,000) square feet. At least fifty percent (50%) of the open space shall be contiguous and include landscaping, walkways or other amenities intended to serve the residents of the development.

21A.27.030 C: BUILDING CONFIGURATION AND DESIGN STANDARDS

4. Additional Design Standards Required For The Form Based Special Purpose Corridor Districts:

- a. Facade Length: The maximum length of any building facade facing a street is two hundred feet (200').
- b. Step Back Requirement: Floors rising above thirty feet (30') in height shall be stepped back fifteen (15) horizontal feet from the building foundation at grade for building elevations that are adjacent to a public street, public trail, or public open space area. This step back does not apply to buildings that have balconies on floors rising above thirty feet (30') in height.
- c. Glass: For all floors or levels above the ground floor, a minimum of fifteen percent (15%) of all street facing facades must be glass.
- d. Second Floor Balconies And Patios: Commercial uses or businesses that face a greenway corridor may have a second floor balcony or patio. Rooftops can be used as patios and shall comply with all applicable zoning standards.
- e. Ground Floor Uses: On the ground floor, a permitted use other than parking shall occupy at least seventy five percent (75%) of the width of any street facing building facade. All portions of such ground floor spaces shall extend a minimum of twenty five feet (25') into the building. Parking may be located behind these spaces.
- f. Design Standards For Parking Structures: The following standards shall apply to parking structures whether stand alone or incorporated into a building:
 - (1) Parking structures shall have an external skin designed to improve visual character when adjacent to a public street or other public space. Examples include heavy gauge metal screen, precast concrete panels; live green or landscaped walls, laminated or safety glass, decorative photovoltaic panels or match the building materials and character of the principal use. The planning director may approve other decorative materials not listed if the materials are in keeping with the decorative nature of the parking structure.
 - (2) The architectural design of the facades should express the internal function of the structure. Facade elements should align to parking levels and there shall be no sloped surfaces visible from a public street, public trail, or public open space area.
 - (3) Internal circulation must be designed such that parking surfaces are level (or without any slopes) along all primary facades. All ramping between levels need to be placed along the secondary facade or to the center of the structure. Parking structures shall be designed to conceal the view of all parked cars and drive ramps from public spaces.
 - (4) Elevator and stairs shall be highlighted architecturally so visitors, internally and externally, can easily access these entry points.

- (5) Signage and wayfinding shall be integrated with the architecture of the parking structure and be architecturally compatible with the design. Public parking structure entrances shall be clearly signed from public streets.
- (6) Interior garage lighting should not produce glaring sources toward adjacent properties while providing safe and adequate lighting levels. Lighting within parking structures shall not be visible from the public realm. The use of sensor dimmable LEDs and white stained ceilings are a good strategy to control light levels on site while improving energy efficiency.
- (7) Where a driveway crosses a public sidewalk, the driveway shall be a different color, texture, or paving material than the sidewalk to warn drivers of the possibility of pedestrians in the area.
- (8) The street level facing facades of all parking structures shall be wrapped along all street frontages with habitable space that is occupied by a use that is allowed in the zone as a permitted or conditional use.
- (9) Parking structures should be designed to minimize vehicle noise and odors on the public realm. Venting and fan locations should not be located next to public spaces and shall be located as far as possible from adjacent residential land uses.

5. Pedestrian Connections: Where required, the following pedestrian connection standards apply:

- a. The connection shall provide direct access from any building entry to the public sidewalk or walkway.
- b. The connection shall comply with the Americans with disabilities act (ADA) standards for accessibility.
- c. The connection shall be fully paved and have a minimum width of four feet (4').
- d. The connection shall be separated from vehicle drive approaches and drive lanes by a change in grade and a wheel stop if the walkway is less than eight feet (8') wide.
- e. Pedestrian connections that lead directly from the sidewalk to the primary building entrance may contain wing walls, no taller than two feet (2') in height for seating, landscaping, etc.

6. Ground Floor Transparency: Where required, the ground floor transparency standards apply:

- a. Minimum of sixty percent (60%) of street facing facade, located between two (2) and eight feet (8') above the grade of the sidewalk, shall be transparent glass. This may be reduced to twenty percent (20%) if the ground floor is within one of the following building types: urban house, two-family, cottage, and row house.
- b. There must be visual clearance behind the glass for a minimum of six feet (6'). Three-dimensional display windows at least six feet (6') deep are permitted and may be counted toward the sixty percent (60%) glass requirement.

- c. Ground floor windows of commercial uses shall be kept clear at night, free from any window covering, with internal illumination. When ground floor glass conflicts with the internal function of the building, other means shall be used to activate the sidewalk, such as display windows, public art, architectural ornamentation or detailing or other similar treatment.
- d. The first floor elevation facing a street of all new buildings, or buildings in which the property owner is modifying the size of windows on the front facade, shall comply with these standards.
- 7. Building Materials: A minimum of seventy percent (70%) of any street facing building facade shall be clad in high quality, durable, natural materials, such as stone, brick, wood lap siding, fiber cement board siding, shingled or panel sided, and glass. Other materials may count up to thirty percent (30%) of the street facing building facade. Exterior insulation and finishing systems (EIFS) is permitted for trim only.
- 8. Open Space Area: A minimum of ten percent (10%) of the lot area shall be provided for open space area. Open space area may include landscaped yards, patio, dining areas, common balconies, rooftop gardens, and other similar outdoor living spaces. Private balconies shall not be counted toward the minimum open space area requirement. Required parking lot landscaping or perimeter parking lot landscaping shall also not count toward the minimum open space area requirement.
- 9. Building Fenestration: No building wall that faces onto a street shall exceed more than thirty feet (30') in length without being interrupted by windows, doors, or change of building wall plane that results in an offset of at least twelve inches (12").

21A.30.040: D-3 DOWNTOWN WAREHOUSE/RESIDENTIAL DISTRICT:

- J. Minimum Open Space Area: All lots containing dwelling units shall provide common open space in the amount of twenty percent (20%) of the lot area. This common open space may take the form of ground level plazas, interior atriums, landscape areas, roof gardens and decks on top of buildings or other such forms of open space available for the common use by residents of the property.

21A.32.020: RP RESEARCH PARK DISTRICT:

- E. Minimum Open Space Area: The minimum open space for any use shall not be less than thirty percent (30%) of the lot area.

21A.32.030: BP BUSINESS PARK DISTRICT:

- E. Minimum Open Space Area: The minimum open space for any use shall not be less than thirty percent (30%) of the lot area.

21A.32.080: I INSTITUTIONAL DISTRICT:

E. Minimum Open Space **Area**: The minimum open space for any use shall not be less than forty percent (40%) of the lot area

21A.32.090: UI URBAN INSTITUTIONAL DISTRICT:

E. Minimum Open Space **Area**: The minimum open space for any use shall not be less than twenty percent (20%) of the lot area.

21A.32.110: MH MOBILE HOME PARK DISTRICT:

J. Common Open Space **Area**: Common open space shall be provided for the use and enjoyment of the residents of a mobile home park. The amount of common open space provided shall equal two hundred fifty (250) square feet per dwelling unit.

21A.32.130: MU MIXED USE DISTRICT:

H. Minimum Open Space **Area**: For residential uses and mixed uses containing residential use, not less than twenty percent (20%) of the lot area shall be maintained as open space. This open space may take the form of landscaped yards or plazas and courtyards, subject to site plan review approval.

Chapter 21A.58 SITE PLAN REVIEW: 21A.58.010: PURPOSE STATEMENT:

B. The quantity, quality, utility, size and type of a project's required open space **area** and proposed landscaping improvement.

Green highlight indicates proposed changes

21A.33.070: TABLE OF PERMITTED AND CONDITIONAL USES FOR SPECIAL PURPOSE DISTRICTS:

Legend: C = Conditional P = Permitted

Use	Permitted And Conditional Uses By District																
	RP	BP	FP	AG	AG-2	AG-5	AG-20	OS	NOS	A	PL	PL-2	I	UI	MH	EI	MU
Accessory use, except those that are otherwise specifically regulated elsewhere in this title	P	P	P	P	P	P	P	P ²⁵		P	P	P	P	P	P	P	P
Adaptive reuse of a landmark site								C ²			C ²		C ²				P ²
Agricultural use		C		P	P	P	P	P		P							
Air cargo terminals and package delivery facility		P								P							
Airport										P							
Alcohol:																	
Brewpub (2,500 square feet or less in floor area)		P ¹²															C ¹²
Brewpub (more than 2,500 square feet in floor area)		P ¹²															
Dining club (2,500 square feet or less in floor area)																	C ¹²
Social club (2,500 square feet or less in floor area)																	C ¹²
Tavern (2,500 square feet or less in floor area)																	C ¹²
Ambulance service (indoor)	P	P															
Ambulance service (outdoor)	P ¹⁰	P ¹⁰															
Amphitheater, Formal								P				C					
Amphitheater, Informal								P	P								
Animal:																	
Kennel on lots of 5 acres or larger		C		P ⁸	P ⁸	P ⁸	P ⁸										
Pet cemetery				P ⁴	P ⁴	P ⁴	P ⁴	P ^{4.5}									
Stable (private)				P	P	P	P										
Stable (public)				P	P	P	P										
Veterinary office		P															P
Antenna, communication tower	P	P	C	P	P	P	P	P ²⁶		P	P	C	P	P			P
Antenna, communication tower, exceeding the maximum building height in the zone	C	C						P ²⁶		P		P ¹¹	C	C			C
Art gallery								P			P	P	P	P			P
Bed and breakfast													P ²	P			P
Bed and breakfast inn													P ²	P			P
Bed and breakfast manor													P ²	P			P
Botanical garden	P							P			P	P					
Cemetery								P									
Clinic (medical, dental)	P	P											P	P			P
Community garden	P	P	P	P	P	P	P	P			P	P	P	P	P		P
Convent/monastery														P	P		
Daycare center, adult	P	P						P			P	P	P	P			P
Daycare center, child	P	P						P		P	P	P	P	P			P
Daycare, nonregistered home daycare	P ²²	P ²²	P ²²	P ²²	P ²²	P ²²	P ²²			P ²²	P ²²	P ²²	P ²²	P ²²	P ²²		P ²²
Daycare, registered home daycare or preschool	P ²²	P ²²	P ²²	P ²²	P ²²	P ²²	P ²²			P ²²	P ²²	P ²²	P ²²	P ²²	P ²²		P ²²
Dental laboratory/research facility	P	P											C	C			P
Dwelling:																	
Assisted living facility (large)													P ¹⁶	P			P
Assisted living facility (limited capacity)													P	P			P
Assisted living facility (small)													P	P			P
Group home (large) ¹⁷																	C
Group home (small) ¹⁸			P	P	P	P											P
Living quarters for caretaker or security guard	P	P						C			P		P	P			P
Manufactured home				P	P	P											P
Mobile home															P		
Multi-family														P			P
Residential support (large) ¹⁹																	C
Residential support (small) ²⁰																	P
Rooming (boarding) house																	P
Single-family (attached)																	P
Single-family (detached)			P	P	P	P											P
Twin home and two-family																	P
Eleemosynary facilities											P	P	P ^{16, 21}	P			P
Exhibition hall											C	P	C	P			
Extractive industry																	P
Fairground											C						
Farm stand, seasonal	P	P		P	P	P	P	P			P	P	P	P	P		P
Financial institution	P	P															P
Financial institution with drive-through facility	P ¹⁴	P ¹⁴															

Gas station			P ⁷																	
Golf Course										P			P	P						
Government facility	C	C		P	P	P	P	P ²⁵			P	C	C	C ¹³	C			P	C	
Government facility requiring special design features for security purposes								C												C
Government office	P	P									P	P	P	P	P					P
Heliport	C	C									P		P	C	C					
Home Occupation	p ²³	p ²³	p ²³	p ²³	p ²³	p ²³	p ²³				p ²³	p ²³	p ²³	p ²³	p ²³	p ²³			p ²³	
Hospital, including accessory lodging facility	C													P	P					
Hotel/motel	C	C									P									P
Industrial assembly		P									P									
Jail												C								
Jewelry fabrication		P																		
Large wind energy system	C	C		C	C	C	C				C			P	P					
Library												P	P	P	P					P
Light manufacturing		C									P									
Manufacturing, concrete or asphalt																			P ¹⁵	
Meeting hall of membership organization		P										P	P	P						P
Mixed use development																				P
Mobile food business (operation on private property)	P	P													P	P				P
Municipal service uses, including city utility uses and police and fire stations	C	C		P	P	P	P				P	C	C	C ¹⁴	C			P	C	
Museum	C							P				P	P	P	P					P
Nursing care facility														P	P					P
Office	P	P									P	P	P	P	P					P
Open space	P	P	P	P	P	P	P	P	P ⁹		P	P	P	P	P	P	P	P	P	P
Park	C	P	P		P	P	P	P	P		P	P	P	P	P	P	P	P	P	P
Parking:																				
Commercial		C																		
Off site											P	P	P	P	P					C
Off site (to support uses in an OS or NOS Zoning District)								P												
Park and ride lot											P	C								
Park and ride lot shared with existing use	P	P									P	P		P	P			P	P	
Performing arts production facility		P																		P
Philanthropic use													P	P	P					P
Place of worship	P	P												P	P					P
Radio, television station		P ⁶												P						
Reception center								C ²⁸				C	P	P	P					P
Recreation (indoor)		C						P				P	P	P	P					P
Recreation (outdoor)								P			P	P		P						
Research and development facility	P	P										P	P							C
Research facility (medical)	P													P	P					P
Restaurant		P ⁷						C ²⁷												P
Restaurant with drive-through facility		P ^{7,14}																		P ³
Retail goods establishment		P ⁷												P						P
Retail, sales and service accessory use when located within a principal building								P ²⁵					P							
Retail, sales and service accessory use when located within a principal building and operated primarily for the convenience of employees	P	P										P	P	P	P					P
School:																				
College or university														P	P	P				
K - 12 private													P	P	P	P				
K - 12 public													P	P	P	P				
Music conservatory														P	P					P
Professional and vocational	P	P										P			P	P				
Seminary and religious institute														P	P					C
Small brewery		C																		
Solar array	P	P		P								P	P		P					
Stadium												C		C	C					
Storage, accessory (outdoor)		P						P				P							P	
Studio, art																				P
Temporary Use:																				
Construction trailer and / or temporary contractor's storage yard	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴
Festival, bazaar, outdoor sale event, carnival, circus, or other special event															P ²⁴	P ²⁴				
Movie/film location	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴
Outdoor sales of plant products during spring and summer															P ²⁴					

Relocatable office	P ²⁴	P ²⁴							P ²⁴		P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴			P ²⁴	
Snow cone or shaved ice hut	P ²⁴	P ²⁴																	P ²⁴
Tent	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴		P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴
Theater, live performance	C ¹⁵	C ¹⁵										C ¹⁵	C ¹⁵	C ¹⁵	C ¹⁵			C ¹⁵	
Theater, movie																			C
Transportation terminal, including bus, rail and trucking											P								
Urban farm	P	P	P	P	P	P	P	P			P	P	P	P					
Utility, building or structure	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹			P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹
Utility, transmission wire, line, pipe or pole	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹			P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹
Vehicle, automobile rental agency		P									P								
Vending cart, private property	P	P																	
Vending cart, public property									P										
Warehouse		P									P								
Warehouse, accessory to retail and wholesale business (maximum 5,000 square foot floor plate)																			P
Wholesale distribution		P									P								
Wireless telecommunications facility (see section 21A.40.090, table 21A.40.090E of this title)																			
Zoological park									P										

Qualifying provisions:

- Subject to conformance to the provisions in subsection 21A.02.050B of this title.
- When located in a building listed on the Salt Lake City register of cultural resources.
- When located on an arterial street.
- Subject to Salt Lake Valley health department approval.
- In conjunction with, and within the boundaries of, a cemetery for human remains.
- Radio station equipment and antennas shall be required to go through the site plan review process to ensure that the color, design and location of all proposed equipment and antennas are screened or integrated into the architecture of the project and are compatible with surrounding uses.
- When approved as part of a business park planned development pursuant to the provisions of chapter 21A.55 of this title.
- Kennels, whether within penned enclosures or within enclosed buildings, shall not be permitted within 200 feet of an existing single-family dwelling on an adjacent lot.
- Trails and trailheads without parking lots and without directional and informational signage specific to trail useage shall be permitted with signage subject to Chapter 21A.46.E Sign Regulations.
- Greater than 3 ambulances at location require a conditional use.
- Maximum of 1 monopole per property and only when it is government owned and operated for public safety purposes.
- Subject to conformance with the provisions in section 21A.36.300, "Alcohol Related Establishments", of this title.
- If located on a collector or arterial street according to the Salt Lake City transportation master plan - major street plan: roadway functional classification map.
- Subject to conformance to the provisions in section 21A.40.060 of this title for drive-through use regulations.
- Prohibited within 1,000 feet of a single- or two-family zoning district.
- Occupancy shall be limited to 25 persons.
- No large group home shall be located within 800 feet of another group home.
- No small group home shall be located within 800 feet of another group home.
- No large residential support shall be located within 800 feet of another residential support.
- No small residential support shall be located within 800 feet of another residential support.
- No eleemosynary facility shall be located within 800 feet of another eleemosynary, group home or residential support.
- Allowed only within legal conforming single-family, duplex and multi-family dwellings and subject to Section 21A.36.130
- Allowed only within legal conforming single-family, duplex and multi-family dwellings and subject to Section 21A.36.030
- Subject to Chapter 21A.42
- When customarily provided with the principal use and is accessory to the principal use.
- New antennae and communication towers are allowed outside the telecommunication corridor in the Open Space Zoning District for public safety, public security or Salt Lake City Public Utilities Department purposes only.
- Standalone restaurants may be allowed in parks of 100 acres or more as a conditional use where the restaurant is a subordinate use to the principal use of the property as a park. Restaurants are allowed in existing buildings, are limited to one standalone restaurant per park and hours of operation are limited to park hours. Removal of existing recreation areas to accommodate the stand alone restaurant use, including areas to accommodate parking for the restaurant use is not permitted.
- Reception centers may be allowed in Parks of 100 acres or more where the reception center is a subordinate use to the principal use of the property as a park. Reception centers are allowed in existing buildings, are limited to one reception center per park and hours of operation are limited to park hours. Removal of existing recreation areas to accommodate the stand lone reception center use, including areas to accommodate parking for the reception center use is not permitted.

21A.33.030: TABLE OF PERMITTED AND CONDITIONAL USES FOR COMMERCIAL DISTRICTS:

Legend:	C = Conditional P = Permitted
Use	Permitted And Conditional Uses By District

	CN	CB	CS ¹	CC	CSHBD ¹	CG		SNB
Golf Course	-	-	C	C		P		-
Park	P	P	P	P	P	P		P

DRAFT

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

Legend: C = Conditional P = Permitted		
Use	Permitted And Conditional Uses By District	
	M-1	M-2
<u>Municipal Service Uses including city utility uses and police and fire stations</u>	P	
<u>Golf Course</u>	P	
<u>Park</u>	P	P

21A.33.050: TABLE OF PERMITTED AND CONDITIONAL USES FOR DOWNTOWN DISTRICTS:

Legend: C = Conditional P = Permitted				
Use	Permitted And Conditional Uses By District			
	D-1	D-2	D-3	D-4
<u>Municipal Service Uses including city utility uses and police and fire stations</u>	P	P	P	P
<u>Golf Course</u>		P		

21A.33.060: TABLE OF PERMITTED AND CONDITIONAL USES IN THE GATEWAY DISTRICT:

Legend: C = Conditional P = Permitted	
Use	G-MU
<u>Municipal Service Uses including city utility uses and police and fire stations</u>	P
<u>Golf Course</u>	C

21A.33.080: TABLE OF PERMITTED AND CONDITIONAL USES IN FORM BASED DISTRICTS:

Note: Uses which are not listed in the following table are not permitted in any form based code zoning district.

Use	Permitted Uses By District			
	FB-UN1	FB-UN2	FB-SC	FB-SE
<u>Government facility</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Municipal service uses, including city utility uses and police and fire stations</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>

DRAFT

Attachment B. Findings

ATTACHMENT B: ANALYSIS OF STANDARDS

ZONING TEXT AMENDMENTS

21A.50.050: 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. In making a decision concerning a proposed text amendment, the City Council should consider the following:

Factor	Finding	Rationale
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;	<p style="text-align: center;">Complies</p> <p>The proposed text amendment is consistent with the purposes, goals, objectives and policies of the City.</p>	<p>The proposed text changes support and are consistent with goals and policies identified in attachment D, “Table of Salt Lake City Master Plan Policies”. The text changes help to implement the adopted master plan policies.</p>
2. Whether a proposed text amendment furthers the specific purpose statements of the zoning ordinance;	<p style="text-align: center;">Complies</p> <p>The proposed text amendment furthers the specific purpose statements of the zoning ordinance.</p>	<p>The proposed changes clarify ordinance requirements, provides standards of appropriate scale to development size within the OS and NOS and similar Zoning Districts and for parks less than 4 acres in size in other zoning districts. The proposed modifications create standards and factors for consideration that will facilitate appropriate development of open space and similar lands and limit adverse impacts on neighboring property.</p>
3. Whether a proposed text amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards;	<p style="text-align: center;">Complies</p> <p>The proposed text amendment is consistent with the H Historic Preservation overlay zoning districts.</p>	<p>The proposed text amendment is not site specific, and is not associated directly with any overlay zoning districts. When a particular development proposal is within an overlay zoning district, any applicable regulations of the overlay district must be met. The proposed text changes relating to the Adaptive Reuse of Landmark Sites will help to further protect these important historic structures located within the H Historic Preservation Overlay Zone.</p>
4. The extent to which a proposed text amendment implements best current, professional practices of urban planning and design.	<p style="text-align: center;">Complies</p> <p>The proposed amendments are in keeping with the best and current professional practices of urban planning and design.</p>	<p>The proposed text changes are intended to create appropriate standards for small scale park development, provide regulations for interpretative, regulatory and way finding signs within open space lands, creates new standards related to lighting for open space lands and updates land uses definitions relating to best practices for open space, recreation and similar land uses.</p>

Attachment C. Research From Other Cities about Stand Alone Restaurants in Parks

Coffey, Cheri

From: Tabor, Mark L. - DPR PARKS Plan, Design & Build <Mark.Tabor@denvergov.org>
Sent: Tuesday, February 28, 2017 5:35 PM
To: Coffey, Cheri
Subject: FW: Restaurants in Parks

Ms. Coffey, sorry for the delay. I'm afraid we don't have any regulations as we have no restaurants in parks presently, but I think they're coming in the future good luck with your search.



Assistant Director of Planning
City and County of Denver
720.913.0662 Office | 303.880.6157 Mobile

Fred Weiss
mark.tabor@denvergov.org www.denvergov.org/parksandrecreation

Director of

Finance and

Administration
From: Weiss, Fred J. - DPR Denver Parks & Recreation

Sent: Tuesday, February 28, 2017 12:22 PM

To: Tabor, Mark L. - DPR PARKS Plan, Design & Build <Mark.Tabor@denvergov.org>

Cc: Robertson, Gordon D. - DPR PARKS Parks & Planning <Gordon.Robertson@denvergov.org>; Bernstein, Mark J. - DPR PARKS Plan, Design & Build <Mark.Bernstein@denvergov.org>

Subject: RE: Restaurants in Parks
720-913-0735

fred.weiss@denvergov.org
Mark,

There are no regulations regarding standalone restaurants in parks. There is obviously the public process that we would go through and any such agreement would require city council approval.

Fred

From: Tabor, Mark L. - DPR PARKS Plan, Design & Build

Sent: Tuesday, February 21, 2017 3:08 PM

To: Weiss, Fred J. - DPR Denver Parks & Recreation <Fred.Weiss@denvergov.org>; Bernstein, Mark J. - DPR PARKS Plan, Design & Build <Mark.Bernstein@denvergov.org>

Cc: Robertson, Gordon D. - DPR PARKS Parks & Planning <Gordon.Robertson@denvergov.org>

Subject: FW: Restaurants in Parks

Fred, without a bonifide restaurant in a park, do we have any regulatory guidance about restaurants or food service in our existing concessions or event agreements?

Mark, did Outdoor Downtown take some implementation steps on this issue?

Mark Tabor, ASLA | Assistant Director of Planning

Parks and Recreation | City and County of Denver

720.913.0662 Office | 303.880.6157 Mobile

mark.tabor@denvergov.org www.denvergov.org/parksandrecreation

From: Coffey, Cheri [<mailto:Cheri.Coffey@slcgov.com>]

Sent: Tuesday, February 21, 2017 12:50 PM

To: Tabor, Mark L. - DPR PARKS Plan, Design & Build <Mark.Tabor@denvergov.org>

Subject: Restaurants in Parks

Mark,

I am a planner with Salt Lake City and am doing some research on allowing standalone restaurants in City Parks. I was looking at the Denver ordinance and it looks like uses in parks in as the discretion of the Parks Director.

Does Denver allow standalone restaurants in parks and if so, what types of regulations go with it?

Please let me know.

Thanks

Cheri

CHERI COFFEY, AICP

Assistant Planning Director

PLANNING DIVISION

COMMUNITY *and* NEIGHBORHOODS

SALT LAKE CITY CORPORATION

Cheri.coffey@slcgov.com

TEL 801-535-6188

FAX 801-535-6174

www.SLCGOV.COM

Coffey, Cheri

From: Pfeifer, Beth A. <BPfeifer@minneapolisparks.org>
Sent: Wednesday, March 15, 2017 4:05 PM
To: Coffey, Cheri
Subject: FW: Restaurants in Parks

Hi Cheri,

I received the email below from Cindy Anderson. I can offer a little insight on how the Minneapolis Park Board (MPRB) handles restaurants and would be happy to follow-up by phone if you like.

MPRB has concession lease agreements with a number of different vendors (restaurateurs) in various parks in our system. In all of these cases MPRB owns the property and the building, many of which were built in the 1930's, and leases space to the private vendor. Most of our facilities are operated seasonally. Vendors pay the MPRB a percentage of their sales and are expected to maintain the property during their operating season. In addition, concessionaires are required to fund an escrow account for the facility and participate in the cost of any major improvements to the building, which is negotiated on a case by case basis.

We do not allow private organizations to build new buildings in our parks for private use. However, when it supports the master plan for a specific park, we may work with a private organization on the design of a new structure that might have private uses within it. For example, we are currently working with a non-profit organization to build a new chalet type building for winter recreation in one of our parks. This building was part of the master plan for that park. The non-profit and the park board worked together on the design of the building, the non-profit will construct the building and then donate it to the MPRB. The MPRB will own the building and lease it back to the non-profit, which will have a sublease for food services with a vendor of their choice.

Please feel free to reach out to me if you have additional questions.

Beth Pfeifer
Design Project Manager
Minneapolis Park & Recreation Board
2117 West River Road
Minneapolis, MN 55411
Office: 612-230-6466
Cell: 612-499-9086
bpfeifer@minneapolisparks.org



From: Anderson, Cynthia K.
Sent: Monday, March 13, 2017 1:59 PM
To: Pfeifer, Beth A.
Subject: FW: Restaurants in Parks

Beth,

Can you assist this person about restaurants, etc. in parks? Thanks

Cindy

From: Coffey, Cheri [<mailto:Cheri.Coffey@slcgov.com>]
Sent: Monday, March 13, 2017 1:22 PM
To: Anderson, Cynthia K.
Subject: Restaurants in Parks

I am a planner with Salt Lake City and we are thinking about modifying our ordinance to allow private restaurants in parks. I have been told that Minneapolis allows for this and I would like to see what types of regulations you have, what limits you have (size of park, number of restaurants allowed per park, qualifying provisions such as limiting hours, etc) and how the program is working (pros and cons).

Please send me the information and / or a person's contact information I can ask questions of.

Thanks

Cheri

CHERI COFFEY, AICP
Assistant Planning Director

PLANNING DIVISION
COMMUNITY *and* NEIGHBORHOODS
SALT LAKE CITY CORPORATION

Cheri.coffey@slcgov.com

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Coffey, Cheri

From: Montgomery, Greg <GregMontgomery@ogdencity.com>
Sent: Tuesday, February 21, 2017 1:31 PM
To: Coffey, Cheri
Subject: RE: Restaurants in Parks

No we don't, we just allow concessions where we may have a city building that they can operate from but they are more fast food type things rather than restaurants. It is an interesting concept for a larger park area though.

From: Coffey, Cheri [mailto:Cheri.Coffey@slcgov.com]
Sent: Tuesday, February 21, 2017 1:02 PM
To: Montgomery, Greg <GregMontgomery@ogdencity.com>
Subject: Restaurants in Parks

Greg,

I am doing some research relating to whether SLC should allow standalone restaurants (as opposed to a concession stand) in parks. Does Ogden allow for this and if so, what regulations govern it?

Please let me know.

Thanks

Cheri

CHERI COFFEY, AICP
Assistant Planning Director

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Coffey, Cheri

From: Kirsten Whetstone <kirsten@parkcity.org>
Sent: Wednesday, February 22, 2017 9:35 AM
To: Coffey, Cheri
Subject: RE: Restaurants in Parks

Hi Cheri

It will depend on the Zoning District.

If a park is located in the General Commercial or Historic Commercial then I suppose someone could request a restaurant use there as well.

We also allow restaurants as a support commercial use in our Residential Development district (when part of a Master Planned Development and basically for the use of the residents or users of the main use). Our parks are generally public and within our Open Space Zones and then we would not allow restaurants as a stand alone use.

Hope this helps.

Kirsten

Kirsten A. Whetstone, MS, AICP
Senior Planner

Park City Planning Department
PO Box 1480
Park City, UT 84060



From: Coffey, Cheri [mailto:Cheri.Coffey@slcgov.com]
Sent: Tuesday, February 21, 2017 1:31 PM
To: Kirsten Whetstone
Subject: Restaurants in Parks

Kirsten,

I am doing some research about allowing standalone restaurants in Parks. I was looking through the Park City ordinance and did not see a provision for this. Does Park City allow standalone restaurants in Parks (as opposed to just a concession stand?) If so what regulations are there to govern it?

Please let me know

Thanks

Cheri

CHERI COFFEY, AICP
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Coffey, Cheri

From: Todd Draper <TDraper@slco.org>
Sent: Wednesday, March 01, 2017 5:54 PM
To: Coffey, Cheri
Subject: RE: Restaurants in Parks

Cheri,

Sorry, I meant to get back to you sooner on this. We really don't have anything that addresses standalone restaurants in parks. This is mainly because the Parks and Rec Department is really just a regional parks department. The closest thing that I can think of are the concession sales at ball games, etc. and Mobile food carts and lunch wagons. The idea of a fixed restaurant is intriguing, but we really don't have anything in our ordinance that would treat them differently than other stands.

Respectfully,

Todd A. Draper, AICP

Land Use Planner



C. 801-707-7350

slco.org/pwpds

From: Coffey, Cheri [mailto:Cheri.Coffey@slcgov.com]
Sent: Tuesday, February 21, 2017 12:15 PM
To: Todd Draper <TDraper@slco.org>
Subject: Restaurants in Parks

Todd,

I'm doing some research about whether we should allow standalone restaurants in parks (not just concession stands). Does Salt Lake County allow this? I tried to review your ordinance but couldn't find anything specific.

Please let me know.

Thanks

Cheri

CHERI COFFEY, AICP
Assistant Planning Director

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Coffey, Cheri

From: Genna Singh <genna.singh@sgcity.org>
Sent: Wednesday, February 22, 2017 2:23 PM
To: Coffey, Cheri
Subject: Re: Restaurants in Parks

Cheri,

St. George City code has no provisions for allowing standalone restaurants in public parks.

If you have any other questions please feel free to contact our office.

On Tue, Feb 21, 2017 at 3:25 PM, <cheri.coffey@slcgov.com> wrote:
The Following Message was Submitted to the Website Contact Form:

Contact Name: cheri.coffey@slcgov.com
Contact Email: cheri.coffey@slcgov.com
Contact Phone #: [\(801\) 535-6188](tel:8015356188)
Subject of Message: Restaurants in Parks

I am a Planner with SLC and we are researching whether to allow standalone restaurants in public parks. I was looking at the St. George Ordinance and it does not look like you allow them but I'm not sure. Will you please let me know. If you do allow them, what types of regulations do you have relating to them? Thanks Cheri
Attachments:

--

Genna Singh
Development Office Supervisor | Development Services
Office: (435) 627-4206



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Coffey, Cheri

From: Jody Knapp <jody.knapp@wvc-ut.gov>
Sent: Tuesday, February 21, 2017 4:40 PM
To: Coffey, Cheri
Subject: RE: Restaurants in Parks

Cheri,

It would depend on zoning and it would need to go through that regular process.

However, parks are public property so that would need to be negotiated with the City first as the owner of the property.

Jody Knapp, AICP
West Valley City | Planning and Zoning | Zoning Administrator
3600 Constitution Boulevard, Rm 220, West Valley City, Utah 84119
Phone (801) 963-3497 | **Fax** (801) 963-3559
Email jody.knapp@wvc-ut.gov | **Website** www.wvc-ut.gov



From: Coffey, Cheri [mailto:Cheri.Coffey@slcgov.com]
Sent: Tuesday, February 21, 2017 1:57 PM
To: 'jody.knapp@wvc-ut.gov' <jody.knapp@wvc-ut.gov>
Subject: Restaurants in Parks

Jody,

I am doing some research relating to allowing standalone restaurants in Parks. I was looking through the WVC Code but I can't tell that they are allowed. Does WVC allow standalone restaurants in Parks (as opposed to concession stands)? If so, what are the regulations?

Please let me know.

Thanks

Cheri

CHERI COFFEY, AICP
Assistant Planning Director

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Attachment D. Department Comments



April 5, 2017

Salt Lake City Planning Commission
451 S State, Rm. 406
Salt Lake City, UT 84111

Re: Open Space Zone Amendments

To whom it may concern,


This letter transmits Salt Lake City Department of Public Utilities' comments related to Open Space revisions. Thank you for giving us the opportunity to review and provide feedback on the Open Space Zone amendment process.

Many of the Department's properties are zoned open space. This zone is not always a natural fit for Public Utilities, because the primary purpose of these facilities is to provide for critical infrastructure. This brings up two principal concerns: (1) if the Department were to renovate or rebuild these structures, we fear the Conditional Building and Site Design Review process may not consider certain realities about how these facilities need to be equipped to meet water industry standards; and (2) it gives the public a misleading expectation of how these Department-owned properties will be used.

Unfortunately, this has created conflicts in the past. One example is the resistance encountered by the Department with the construction of a new pump station on 600 North located north of the Capitol. Neighboring property owners sued the City to stop the construction. They cited the Open Space designation to support their position that the pump station should not be built in the proposed location. The location had been left undeveloped for years, which led to confusion among the neighbors, who desired for it to remain in that condition. Even though the facility was a permitted use in the Open Space zone, the designation of the property as 'open space' seemed to give the neighborhood particularly high resolve to stop the construction. This was unfortunate because the location had long been identified for a pump station, which was needed for the efficient operation of the City's water system.

Because of these issues, we request that the Purpose Statement under 21A.32.100 clarify that this Open Space District is not meant to limit the development of Public Utilities'-owned facilities that provide critical infrastructure, such as tanks, pumps, and water treatment and reclamation facilities. We also ask that these properties be exempt from 21A.32.100(D): Maximum Building and Recreation Equipment Height.

Thank you for your time and consideration in review of our comments. Please contact me if you have any questions or would like to discuss further.


Laura Briefer
Director

Cc/LJB
Cc: File

NOTE: PROPOSED TEXT CHANGES ARE HIGHLIGHTED IN GREEN

Yellow highlight indicates proposed changes from earlier petition that has not yet been adopted

21A.02.050: APPLICABILITY:  

A. General Applicability: The provisions of this title shall apply to all of the land area within the corporate limits of Salt Lake City, as indicated on the zoning map as provided in chapter 21A.22 of this title. Except as expressly provided in this title, no development shall be undertaken without prior zoning approval pursuant to the provisions of this title.

B. Exemptions: The following properties, uses and structures shall, to the extent provided by law, be exempt from the regulations of this title:

1. Properties Of The State Of Utah Or Federal Government: Properties owned and occupied by the state of Utah or the United States. Where laws applicable to such properties require the property owner to take reasonable steps to comply with local regulations, this exemption shall not be construed to abrogate that requirement.

2. Utility Installations: Wires, cables, conduits, vaults, laterals, pipes, mains, valves, tanks or other similar equipment for the distribution to consumers of telephone or other communications, electricity, gas or water, or the collection or storage of water, of sewage or stormwater when owned, operated and/or maintained by a governmental entity or a public utility. Such installations shall comply with federal communications commission and federal aviation administration rules and regulations and those of other authorities having jurisdiction. 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.

3. Railroad Facilities: Railroad tracks, signals, bridges and similar facilities and equipment located on a railroad right of way, and maintenance and repair work on such facilities and equipment. (Ord. 14-15, 2015)

Chapter 21A 32 Special Purpose Districts

21A.32.100: OS OPEN SPACE DISTRICT:

A. Purpose Statement: ~~The purpose of the OS open space district is to preserve and protect areas of public and private open space and exert a greater level of regulation over any potential redevelopment of~~

existing open space areas. This district is appropriate in areas of the city where the applicable master plans support this type of land use.

A. Purpose Statement: The purpose of the Open Space zone is to preserve and enhance public and private open space, natural areas, and improved park and recreational areas. These areas serve to provide opportunities for active and passive outdoor recreation; provide contrasts to the built environment; preserve scenic qualities; protect sensitive or fragile environmental areas such as wetlands, steep slopes, ridge lines, meadows, and stream corridors; preserve the capacity and water quality of the storm water drainage system; encourage sustainability, conservation and renewable energy and provide pedestrian and bicycle transportation connections. This district is appropriate in areas of the city where the applicable master plans support this type of land use. [The Open Space District is not intended to limit the development of water treatment or reclamation facilities, including pumps, or the storage of water.](#)

B. Uses: Uses in the OS open space district, specified in section [21A.33.070](#), "Table Of Permitted And Conditional Uses For Special Purpose Districts", of this title, are permitted subject to the general provisions set forth in section [21A.32.010](#) of this chapter and this section.

C. Minimum Lot ~~Size~~ Area and Lot Width: None required.

~~1. Minimum lot area: Ten thousand (10,000) square feet.~~

~~2. Minimum lot width: Fifty feet (50').~~

D. Maximum Building and Recreation Equipment Height:

1. ~~Lots less than four (4) acres.~~ Building height shall be limited to thirty five feet (35'); provided that for each foot of height in excess of twenty feet (20'), each required yard and landscaped yard shall be increased one foot (1').

~~2. Lots greater than four (4) acres. Building height shall be limited to thirty five feet (35'). Building heights in excess of thirty five feet (35') but not more than forty five feet (45') may be permitted provided, that for each foot of height over thirty five feet (35'), each required yard and landscaped yard shall be increased one foot (1'). Building heights in excess of forty five feet (45') up to sixty feet (60') may be approved through the Special Exception process and that for each foot of height over thirty five feet (35'), each required yard and landscaped yard shall be increased one foot (1').~~

~~Recreation Equipment heights or heights for Buildings or Structures for the Salt Lake City Public Utilities Department that are not specifically exempt in Section 21A.02.050, in excess of sixty feet (60') may be approved through the Special Exception process.~~

E. Minimum Yard Requirements:

Commented [CC1]: SLCDPU would like our facilities to be exempt from the building height requirements.

1. Lots four (4) acres or less:

- a. Front Yard: Ten feet (10').
- b. Corner Side Yard: Ten feet (10').
- c. Interior Side Yard: Ten feet (10').
- d. Rear Yard: Ten feet (10').

2. Lots greater than four (4) acres:

- a1. Front Yard: ~~Thirty Ten~~ feet ~~(30)~~ (10').
- b2. Corner Side Yard: ~~Thirty Ten~~ feet ~~(30)~~ (10').
- c3. Interior Side Yard: ~~Twenty Fifteen~~ feet ~~(20)~~ (10').
- d4. Rear Yard: ~~Thirty Fifteen~~ feet ~~(30)~~ (10').

35. Accessory Buildings And Structures In Yards: Accessory buildings and structures may be located in required yard areas subject to section [21A.36.020](#), table [21A.36.020B](#), "Obstructions In Required Yards", of this title.

F. Landscape Yard Requirements: All required yards shall be maintained as landscaped yards excluding authorized accessory buildings and structures. Landscape yards shall be required for each use in the OS open space district and shall be improved in conformance with the requirements of [chapter 21A.48](#), "Landscaping And Buffers", of this title.

1. Front Yard: Twenty feet (20').

2. Corner Side Yard: Twenty feet (20').

3. Interior Side Yard: Ten feet (10').

4. Rear Yard: Ten feet (10').

G. Special Conditional Use Controls Over Communications Towers:

1. Designation Of Telecommunication Site: Within the OS open space zoning district there is set aside a telecommunication site to accommodate the erection of microwave, radio or other communication towers and related facilities, located north of Ensign Peak in Salt Lake County, Utah, and described as follows:

- a. Beginning at a point that is located S. 19° 10' 29" E. 1.533.61 feet from the northwest corner of Section 19, T.1N., R.1E., SLB&M; thence ~~S~~ 32° 33' 21" E. 364.42 feet; thence S. 57° 26' 39" W. 2.890.15 feet; thence N. 32° 33' 21" ~~N-W~~. 285.15 feet; thence N. 55° 52' 23" E. 2.891.23 feet to the point of beginning, containing 21.549 acres, more or less.
- b. This telecommunication site is set aside in order to promote the location of communications towers in a manageable area and to protect the aesthetics and environment of the site.

2. Special Conditional Use Standards: A conditional use may be authorized by the planning commission pursuant to the standards and procedures for conditional uses set forth in [chapter 21A.54](#) of this title, to permit a communication tower within the established telecommunications site provided the planning commission makes the additional findings:
 - a. The facility is located within the telecommunication site described above;
 - b. The facilities and access roads are designed and constructed so as to minimally disturb the natural terrain; and
 - c. The owner of the communications tower agrees to accommodate the multiple use of the tower where feasible.
3. Title To Site To Remain With City: Pursuant to section 69-3-1, Utah Code Annotated, or its successor, the city shall retain title to all property which it presently owns within such site.
4. Exceptions: This section shall not affect the use, operation, expansion or construction of towers and related facilities on property owned by telecommunication companies as of January 1, 1986.

H. Lighting: All uses and developments that provide lighting shall ensure that lighting installations do not have an adverse impact on traffic safety or on surrounding properties and uses. Light sources shall be shielded to eliminate excessive glare or light into adjacent properties and have cutoffs to protect the view of the night sky.

21A.32.105: NOS NATURAL OPEN SPACE DISTRICT:

~~A. Purpose Statement: The purpose of the NOS natural open space district is to protect and ensure stewardship over important natural open land areas of citywide or regional importance. This district is appropriate in areas of the city where the applicable master plans support this type of land use.~~

A. Purpose Statement: The purpose of the Natural Open Space district is to specifically delineate natural areas of special environmental or scenic value, and support the preservation of these areas through limited development. This district is appropriate in areas of the city where the applicable master plans support this type of land use.

~~B. Definition: "Natural open space" areas are lands which are principally undeveloped with near native vegetation and may include environmentally sensitive areas; areas of geologic significance; wetlands; stream corridors; foothills; mountains; shorelands; uplands and areas of significant wildlife habitat.~~

- B. Uses: Permitted activities in this district are limited to ecosystem management, conservation and passive recreational uses as listed in section [21A.33.070](#), "Table Of Permitted And Conditional Uses For Special Purpose Districts", of this title.

21A.36.020: CONFORMANCE WITH LOT AND BULK CONTROLS:

A. Conformance With District Requirements: No structure or lot shall be developed, used or occupied unless it meets the lot area, lot width, yards, building height, and other requirements established in the applicable district regulations, except where specifically established otherwise elsewhere in this title.

In any residential district, on a lot legally established prior to April 12, 1995, a single-family dwelling may be erected regardless of the size of the lot, subject to complying with all yard area requirements of the R-1/5,000 district. Legal conforming lots in nonresidential districts shall be approved for any permitted use or conditional use allowed in the zoning district subject to complying with all yard area requirements of the district in which the lot is located.

B. Obstructions In Required Yards: Accessory uses and structures, and projections of the principal structure, may be located in a required yard only as indicated ("X") in table 21A.36.020B of this section. No portion of an obstruction authorized in table 21A.36.020B of this section shall extend beyond the authorized projection. Dimensions shall be measured from the finished surface of the building or structure.

TABLE 21A.36.020B OBSTRUCTIONS IN REQUIRED YARDS¹

Type Of Structure Or Use Obstruction	Front And Corner Side Yards	Side Yard	Rear Yard
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		X ³	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 ²	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
Changes of established grade for commercial or industrial uses in zones, where conditionally or otherwise permitted, the grade is changed to accommodate site retention or detention requirements	X	X	X
Changes of established grade of 4 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.) For properties outside of the H historic preservation overlay, changes of established grade greater than 4 feet are special exceptions subject to the standards and factors in chapter 21A.52 of this title	X	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 Nonresidential districts: 3 flagpoles per street frontage Subject to provisions of table 21A.36.020C of this section	X X	X 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 section 21A.44.060 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, <u>private</u>	-		<u>X</u>
Recreational (playground) equipment, <u>public park or public open space</u>	<u>X</u>	<u>X</u>	<u>X</u>
Refuse and recycling 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 courts, game courts, and similar uses shall not be located less than 10 feet from a property line		X	X
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	X	X	X

be reviewed as a special exception according to the provisions of section 21A.52.030 of this title			
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 special exception in accordance with the procedures set forth in chapter 21A.52 of this title.
3. The accessory structure shall be located wholly behind the primary structure on the property.

C. Height Exceptions: Exceptions to the maximum building height in all zoning districts are allowed as indicated in table 21A.36.020C of this section.

TABLE 21A.36.020C HEIGHT EXCEPTIONS

Type	Extent Above Maximum Building Height Allowed By The District	Applicable Districts
Chimney	As required by local, state or federal regulations	All zoning districts
Church steeples or spires	No limit	All zoning districts
Elevator/stairway tower or bulkhead	16 feet	All commercial, manufacturing, downtown, FB-UN2, RO, R-MU, RMF-45, RMF-75, RP, BP, I, UI, A, PL and PL-2 districts
Flagpole	Maximum height of the zoning district in which the flagpole is located or 60 feet, whichever is less. Conditional use approval is required for additional height	All zoning districts
<u>Light poles for sport fields such as ballparks, stadiums, soccer fields, golf driving ranges and similar uses¹</u>	<u>Maximum height of the zoning district or 90 feet whichever is greater. Special Exception approval is required for any further additional height or if the lights are located closer than 30 feet from adjacent residential structures.</u>	<u>All zoning districts that allow sport field activities and stadiums excluding parks less than 4 acres in size</u>

Mechanical equipment parapet wall	5 feet	All zoning districts, other than the FP, FR-1, FR-2, FR-3, and open space districts
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Notes:

1. Lighting shall be shielded to eliminate excessive glare or light into adjacent properties and have cutoffs to protect the view of the night sky.

DRAFT

Chapter 21A.40.090 Antenna Regulations:

E. Wireless Telecommunications Facilities; Low Power Radio Services Facilities: The purpose of this section is to address planning issues brought on by the rapid growth in demand for low power radio services. This section distinguishes low power radio from other broadcasting type telecommunication technologies and establishes provisions that deal with issues of demand, visual mitigation, noise, engineering, residential impacts, health, safety and facility siting. The requirements of this section apply to both commercial and private low power radio services. Low power radio services facilities include "cellular" or "PCS" (personal communications system) communications and paging systems.

1. Uses: The uses specified in table 21A.40.090E of this section, indicate which facility types are allowed as either a permitted or conditional use within specific zoning districts. Low power radio service facilities may be an accessory use, secondary use or principal use.

a. Administrative Consideration Of Conditional Uses: Applications for low power wireless telecommunication facilities that are listed as conditional uses shall be reviewed according to the procedures set forth in section [21A.54.155](#) of this title.

TABLE 21A.40.090E

WIRELESS TELECOMMUNICATIONS FACILITIES

			Monopole With Antennas And Antenna Support Structure Less Than 2 Feet Wide ³		Monopole With Antennas And Antenna Support Structure Greater Than 2 Feet Wide ³		
			District Height Limit But Not To Exceed 60 Feet (Whichever Is Less)	60 Feet Or Exceeding The Maximum Height Limit Of The Zone	District Height Limit But Not To Exceed 60 Feet (Whichever Is Less)	60 Feet Or Exceeding The Maximum Height Limit Of The Zone	
Residential districts:							
R-1/12,000	P ¹						
R-1/7,000	P ¹						
R-1/5,000	P ¹						
SR-1	P ¹						
SR-3	P ¹						
R-2	P ¹						

RMF-30	P ¹						
RMF-35	P ¹						
RMF-45	P	C					
RMF-75	P	C					
Mixed use - residential/office districts:							
RB	P ¹						
R-MU	P	C					
RO	P ¹						
Commercial/manufacturing districts:							
CN	P ¹						
CB	P	C					
CS	P	P					
CC	P	P	P	C	C	C	
CSHBD	P	P	P	C	C	C	
CG	P	P	P	C	C	C	C
D-1	P	P	P	C	C	C	
D-2	P	P	P	C	C	C	
D-3	P	P	P	C	C	C	
D-4	P	P	P	C	C	C	
G-MU	P	P	P	C	C	C	
M-1	P	P	P	C	P	C	C
M-2	P	P	P	C	P	C	C
Special purpose/overlay districts:							
RP	P	C					
BP	P	P	P	C	C	C	
AG	P ¹	P ¹	C	C	C		
AG-2	P ¹	P ¹	C	C	C		
AG-5	P ¹	P ¹	C	C	C		
AG-20	P ¹	P ¹	C	C	C		
A	P	P	P	P	P	C	C
PL	P	C					
PL-2	P	C					
I	P	C					
UI	P	P	C	C	C		
OS ²			C	C	C	C	C
EI	P	P	P	C	C	C	
MU	P	C					

Notes:

P Permitted use

C Conditional use

1. Allowed as a permitted use on a residential building consisting of 4 or more attached dwelling units and on nonresidential buildings. Zoning administrator approval is required to assure compliance to subsection E2a of this section.
2. New telecommunications towers are allowed outside the telecommunication corridor in the OS zone for public safety, public security or Salt Lake City Public Utilities Department purposes only.
3. Collocation of a wireless telecommunication facility is allowed per subsection E4 of this section.

Chapter 21A.46.120 Sign Regulations for Special Purpose Districts

E. Sign Regulations For The UI, PL, PL-2, I, And OS and NOS Districts:

1. Purpose: Sign regulations for the PL, PL-2, I, UI, and OS and NOS districts are established to control signage for public and semipublic uses and facilities. These regulations are intended to respond to larger campus type settings as well as development on individual lots.
2. Applicability: Regulations in subsections E3, E4, and E5 and E6 of this section, respectively, shall apply to all lots within the UI, PL, PL-2, I, and OS and NOS districts.
3. Sign Type, Size And Height Standards for the UI District:

STANDARDS FOR THE UI DISTRICT

Types Of Signs Permitted	Maximum Area Per Sign Face	Maximum Height Of Freestanding Signs ¹	Minimum Setback ²	Number Of Signs Permitted
Construction sign	32 square feet	8 feet	10 feet	1 per street frontage
Development entry sign	40 square feet each	8 feet	10 feet	1 per street frontage
Flat sign	0.5 square foot per linear foot of building frontage	See note 1	n/a	1 for each frontage of each use
Monument sign	60 square feet	8 feet	10 feet	1 per street frontage

Nameplates	2 square feet	See note 1	n/a	1 per building entry
New development sign	160 square feet maximum per sign; 200 square feet for 2 signs	8 feet	10 feet	1 per street frontage
Political sign	16 square feet	8 feet	10 feet	No limit
Private directional sign	8 square feet	4 feet	5 feet	No limit
Public safety sign	8 square feet	6 feet	10 feet	No limit
Real estate sign	32 square feet	8 feet	10 feet	1 per street frontage
Window sign	12 square feet	See note 1	n/a	No limit

5. Sign Type, Size And Height Standards For The OS District:

a. Standards For The OS District:

Types Of Signs Permitted	Maximum Area Per Sign Face	Maximum Height Of Freestanding Signs ¹	Minimum Setback ²	Number Of Signs Permitted
Construction sign	24 square feet	8 feet	10 feet	1 per street frontage
Development entry sign	32 square feet each	4 feet	10 feet	1 per street frontage
Flat sign	0.5 square foot per linear foot of building frontage; total not to exceed 60 square feet	No limit	n/a	1 for each frontage of each use
<u>Government sign</u>	<u>8 square feet</u>	<u>6 feet</u>	<u>None</u>	<u>No limit</u>

Monument sign	60 square feet	8 feet	10 feet	1 per building frontage
Monument sign in parks 28 acres or greater ³	60 square feet	10 feet	10 feet	1 per building frontage
New development sign	160 square feet maximum per sign; 200 square feet for 2 signs	8 feet	10 feet	1 per street frontage
Park banner sign, park identity banner ^{3,4,5}	12 square feet	18 feet	10 feet	1 set of 3 signs per 5 acres of park land relating to the specific park
Park banner sign, permanent venue ^{3,4}	12 square feet	18 feet	10 feet	1 set of 3 banners per permanent venue
<u>Public parks and open space interpretative or orientation sign⁶</u>	<u>32 square feet</u>	<u>8 feet</u>	<u>10 feet</u>	<u>No limit</u>
<u>Pole sign⁷</u>	<u>24 square feet</u>	<u>12 feet</u>	<u>10 feet</u>	<u>1 for each frontage of each use</u>
Political sign	16 square feet	8 feet	10 feet	No limit
Private directional sign ⁸	8 square feet	4 feet	5 feet	No limit
Public safety sign ⁸	8 square feet	6 feet	10 feet	No limit
Real estate sign	24 square feet	8 feet	10 feet	1 per street frontage
Window sign	12 square feet	See note 1	n/a	No limit

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.Allowed only in parks 28 acres or larger, and does not apply to public property used for cemeteries, golf courses, river banks, trails or natural open space areas.
- 4.Park banner signs must be grouped within an 18 foot radius.
- 5.Park banner signs must have a consistent design.

6. Interpretive or orientation signs are allowed on publicly owned open space zoned lands subject to location and number approved by the appropriate agencies governing such properties consistent with this section.

7. Pole signs without clearance standards are permitted on public open space lands subject to being placed in manner that they do not project over any walk or pathway and are subject to minimum setback standards and location approval by the appropriate agencies governing such properties consistent with this section.

8. Trail wayfinding signs are a type of directional and public safety sign that are required to be setback from the trail edge with a maximum height of 6 feet and a minimum setback of 5 feet from a public right of way line.

6. Sign Type, Size And Height Standards For The NOS District:

a. Standards For The NOS District¹

<u>Types Of Signs Permitted</u>	<u>Maximum Area Per Sign Face</u>	<u>Maximum Height Of Freestanding Signs</u>	<u>Minimum Setback</u>	<u>Number Of Signs Permitted</u>
<u>Development entry sign</u>	<u>18 square feet each</u>	<u>4 feet</u>	<u>10 feet</u>	<u>1 per street frontage</u>
<u>Government sign</u>	<u>8 square feet</u>	<u>6 feet</u>	<u>None</u>	<u>No limit</u>
<u>Open space interpretative or orientation sign²</u>	<u>32 square feet</u>	<u>8 feet</u>	<u>10 feet</u>	<u>No limit</u>
<u>Pole sign³</u>	<u>24 square feet</u>	<u>12 feet</u>	<u>10 feet</u>	<u>1 for each frontage of each use</u>
<u>Private directional sign⁴</u>	<u>6 square feet</u>	<u>4 feet</u>	<u>5 feet</u>	<u>No limit</u>
<u>Public safety sign</u>	<u>8 square feet</u>	<u>6 feet</u>	<u>10 feet</u>	<u>No limit</u>

Notes:

1. Signs within the NOS District shall not be illuminated.

2. Interpretive or orientation signs are allowed on publicly owned natural open space zoned lands subject to location and number approved by the appropriate agencies governing such properties consistent with this section.

3. Pole signs without clearance standards are permitted on public natural open space lands subject to being placed in manner that they do not project over any walk or pathway and are subject to minimum setback standards and location approval by the appropriate agencies governing such properties consistent with this section.

4. Trail wayfinding signs are a type of directional and public safety sign that are required to be setback from the trail edge with a maximum height of 6 feet and a minimum setback of 5 feet from a public right of way line.

67. Illumination: Illuminated signs where permitted, shall be limited to flat signs, monument signs, window signs, and development entry signs.

21A.52.030: SPECIAL EXCEPTIONS AUTHORIZED:

- A. In addition to any other special exceptions authorized elsewhere in this title, the following special exceptions are authorized under the provisions of this title:
1. Accessory building height, including wall height, in excess of the permitted height provided:
 - a. The extra height is for architectural purposes only, such as a steep roof to match existing primary structure or neighborhood character.
 - b. The extra height is to be used for storage of household goods or truss webbing and not to create a second level.
 - c. No windows are located in the roof or on the second level unless it is a design feature only.
 - d. No commercial use is made of the structure or residential use unless it complies with the accessory dwelling unit regulations in this title.
 2. Accessory structures in the front yard of double frontage lots, which do not have any rear yard provided:
 - a. The required sight visibility triangle shall be maintained at all times.
 - b. The structure meets all other size and height limits governed by the zoning ordinance.
 3. Additional height for fences, walls or similar structures may be granted to exceed the height limits established for fences and walls in chapter 21A.40 of this title if it is determined that there will be no negative impacts upon the established character of the affected neighborhood and streetscape, maintenance of public and private views, and matters of public safety. Approval of fences, walls and

other similar structures may be granted under the following circumstances subject to compliance with other applicable requirements:

- a. Exceeding the allowable height limits; provided, that the fence, wall or structure is constructed of wrought iron, tubular steel or other similar material, and that the open, spatial and nonstructural area of the fence, wall or other similar structure constitutes at least eighty percent (80%) of its total area;
 - b. Exceeding the allowable height limits on any corner lot; unless the city's traffic engineer determines that permitting the additional height would cause an unsafe traffic condition;
 - c. Incorporation of ornamental features or architectural embellishments which extend above the allowable height limits;
 - d. Exceeding the allowable height limits, when erected around schools and approved recreational uses which require special height considerations;
 - e. Exceeding the allowable height limits, in cases where it is determined that a negative impact occurs because of levels of noise, pollution, light or other encroachments on the rights to privacy, safety, security and aesthetics;
 - f. Keeping within the character of the neighborhood and urban design of the city;
 - g. Avoiding a walled-in effect in the front yard of any property in a residential district where the clear character of the neighborhood in front yard areas is one of open spaces from property to property; or
 - h. Posing a safety hazard when there is a driveway on the petitioner's property or neighbor's property adjacent to the proposed fence, wall or similar structure.
4. Additional building height in commercial districts is subject to the standards in chapter 21A.26 of this title.
 5. Additional foothills building height, including wall height, shall comply with the standards in chapter 21A.24 of this title.
 6. Additional residential building height, including wall height, in the R-1 districts, R-2 districts and SR districts shall comply with the standards in chapter 21A.24 of this title.
 7. Any alternative to off street parking not listed in chapter 21A.44 of this title intended to meet the number of required off street parking spaces.
 8. Barbed wire fences may be approved subject to the regulations of chapter 21A.40 of this title.
 9. Conditional home occupations subject to the regulations and conditions of chapter 21A.36 of this title.

10. Dividing existing lots containing two (2) or more separate residential structures into separate lots that would not meet lot size, frontage width or setbacks provided:
 - a. The residential structures for the proposed lot split already exist and were constructed legally.
 - b. The planning director agrees and is willing to approve a subdivision application.
 - c. Required parking equal to the parking requirement that existed at the time that each dwelling unit was constructed.
11. Use of the front yard for required parking when the rear or side yards cannot be accessed and it is not feasible to build an attached garage that conforms to yard area and setback requirements, subject to the standards found in chapter 21A.44 of this title.
12. Grade changes and retaining walls are subject to the regulations and standards of chapter 21A.36 of this title.
13. Ground mounted central air conditioning compressors or systems, heating, ventilating, pool and filtering equipment located in required side and rear yards within four feet (4') of the property line. The mechanical equipment shall comply with applicable Salt Lake County health department noise standards.
14. Hobby shop, art studio, exercise room or a dressing room adjacent to a swimming pool, or other similar uses in an accessory structure, subject to the following conditions:
 - a. The height of the accessory structure shall not exceed the height limit established by the underlying zoning district unless a special exception allowing additional height is allowed.
 - b. If an accessory building is located within ten feet (10') of a property line, no windows shall be allowed in the walls adjacent to the property lines.
 - c. If the accessory building is detached, it must be located in the rear yard.
 - d. The total covered area for an accessory building shall not exceed fifty percent (50%) of the building footprint of the principal structure, subject to all accessory building size limitations.
15. In line additions to existing residential or commercial buildings, which are noncomplying as to yard area or height regulations provided:
 - a. The addition follows the existing building line and does not create any new noncompliance.
 - b. No additional dwelling units are added to the structure.
 - c. The addition is a legitimate architectural addition with rooflines and exterior materials designed to be compatible with the original structure.

16. Operation of registered home daycare or registered home preschool facility in residential districts subject to the standards of chapter 21A.36 of this title.
17. Outdoor dining in required front, rear and side yards subject to the regulations and standards of chapter 21A.40 of this title.
18. Razor wire fencing may be approved subject to the regulations and standards in chapter 21A.40 of this title.
19. Replacement or reconstruction of any existing noncomplying segment of a residential or commercial structure or full replacement of a noncomplying accessory structure provided:
 - a. The owner documents that the new construction does not encroach farther into any required rear yard than the structure being replaced.
 - b. The addition or replacement is compatible in design, size and architectural style with the remaining or previous structure.
20. Underground building encroachments into the front, side, rear and corner side yard setbacks provided the addition is totally underground and there is no visual evidence that such an encroachment exists.
21. Window mounted refrigerated air conditioner and evaporative swamp coolers located in required front, corner, side and rear yards within two feet (2') of a property line shall comply with applicable Salt Lake County health department noise standards.
22. Vehicle and equipment storage without hard surfacing in the CG, M-1, M-2 or EI districts, subject to the standards in chapter 21A.44 of this title.
23. Ground mounted utility boxes may be approved subject to the regulations and standards of section [21A.40.160](#) of this title. (Ord. 14-15, 2015)
24. Legalization of excess dwelling units may be granted subject to the following requirements and standards:
 - a. Purpose: The purpose of this subsection is to implement the existing Salt Lake City community housing plan. This plan emphasizes maintaining existing housing stock in a safe manner that contributes to the vitality and sustainability of neighborhoods within the city. This subsection provides a process that gives owners of property with one or more excess dwelling units not recognized by the city an opportunity to legalize such units based on the standards set forth in this subsection.
 - b. Review Standards: A dwelling unit that is proposed to be legalized pursuant to this subsection shall comply with the following standards.

- (1) The dwelling unit existed prior to April 12, 1995. In order to determine whether a dwelling unit was in existence prior to April 12, 1995, the unit owner shall provide documentation thereof which may include any of the following:
 - (A) Copies of lease or rental agreements, lease or rent payments, or other similar documentation showing a transaction between the unit owner and tenants;
 - (B) Evidence indicating that prior to April 12, 1995, the city issued a building permit, business license, zoning certificate, or other permit relating to the dwelling unit in question;
 - (C) Utility records indicating existence of a dwelling unit;
 - (D) Historic surveys recognized by the planning director as being performed by a trained professional in historic preservation;
 - (E) Notarized affidavits from a previous owner, tenant, or neighbor;
 - (F) Polk, Cole, or phone directories that indicate existence of the dwelling unit (but not necessarily that the unit was occupied); and
 - (G) Any other documentation that the owner is willing to place into a public record which indicates the existence of the excess unit prior to April 12, 1995.
- (2) The excess unit has been maintained as a separate dwelling unit since April 12, 1995. In order to determine if a unit has been maintained as a separate dwelling unit, the following may be considered:
 - (A) Evidence listed in subsection A24b(1) of this section indicates that the unit has been occupied at least once every five (5) calendar years;
 - (B) Evidence that the unit was marketed for occupancy if the unit was unoccupied for more than five (5) consecutive years;
 - (C) If evidence of maintaining a separate dwelling unit as required by subsections A24b(2)(A) and A24b(2)(B) of this section cannot be established, documentation of construction upgrades may be provided in lieu thereof.
 - (D) Any documentation that the owner is willing to place into a public record which provides evidence that the unit was referenced as a separate dwelling unit at least once every five (5) years.
- (3) The property where the dwelling unit is located:
 - (A) Can accommodate on site parking as required by this title, or

(B) Is located within a one-fourth ($\frac{1}{4}$) mile radius of a fixed rail transit stop or bus stop in service at the time of legalization.

(4) Any active zoning violations occurring on the property must be resolved except for those related to excess units.

c. Conditions Of Approval: Any approved unit legalization shall be subject to the following conditions:

- (1) The unit owner shall apply for a business license, when required, within fourteen (14) days of special exception approval.
- (2) The unit owner shall allow the city's building official or designee to inspect the dwelling unit to determine whether the unit substantially complies with basic life safety requirements as provided in [title 18, chapter 18.50](#), "Existing Residential Housing", of this code. Such inspection shall occur within ninety (90) days of special exception approval or as mutually agreed by the unit owner and the city.
- (3) All required corrections indicated during the inspection process must be completed within one year unless granted an extension by the zoning administrator.

d. Application: In addition to the application requirements in this chapter, an applicant shall submit documentation showing compliance with the standards set forth in subsection A24b of this section.

25. Additional Height for sports relating light poles such as light poles for ballparks, stadiums, soccer fields, golf driving ranges and sport fields or where sports lights are located closer than 30 feet from adjacent residential structures.

26. Additional Height for buildings and recreational equipment in the Open Space Zoning District subject to Chapter 21A.32.100.D.2

Chapter 21A.62 Definitions

Section 21A.62.040

ADAPTIVE REUSE OF A LANDMARK BUILDING: The process of reusing a building for a purpose other than which it was built or designed for. This tool is designed for the preservation of landmark buildings in residential areas whose original use is no longer feasible due to size. Churches, schools, or large single family homes are typically candidates for this process.

AMPHITHEATER, FORMAL: A large open air built structure partly or completely surrounded by tiers of seats intended to be used primarily for viewing entertainment. Formal Amphitheatres typically include highly constructed elements including an elevated stage, formal lighting, stairs and other similar features.

AMPHITHEATER, INFORMAL: A small open air gathering area with a focal point that is at grade. Seating is generally created using natural or semi-natural materials such as wood or timbers, wood or stone benches or gabion seats.

GOLF COURSE: An outdoor area of land laid out for golf with a series of holes each including tee, fairway and putting green and often one or more natural or artificial hazards. A Golf Course may also consist of a club house or building where activities associated with golf take place including retail sales and or services, a café venue where meals are prepared and served, an office and area where private or public events and other similar activities associated with a golf course take place.

GOVERNMENTAL FACILITY: State or federal government operations providing services from specialized facilities, such as the highway department maintenance/construction, state police and federal bureau of investigation, etc. Local government operations providing services from specialized facilities, such as road maintenance/construction, equipment and materials storage, greenhouses, local police and fire operations, etc. Local government operations providing services from nonspecialized facilities shall be considered office uses. State or federal operations providing services from nonspecialized facilities shall also be considered office uses.

NATURAL OPEN SPACE: Land in a predominantly open and undeveloped condition that is suitable for protection of sensitive environmental conditions such as aquifer recharge areas; floodplains, river, stream and riparian corridors, water bodies, wetlands, shorelands and uplands, geologically unique or sensitive areas, wildlife habitat, native plant communities and similar features.

OPEN SPACE AREA: Any area of a lot which is completely free and unobstructed from any structure or parking areas. Landscaping, walkways, uncovered patio areas, light poles and other ornamental features shall not be considered as obstructions for purposes of this definition. Driveways that provide access to parking lots shall not be considered as an obstruction subject to the driveways not exceeding twenty percent (20%) of any required yard area that they provide access through.

OPEN SPACE: An area of land or water that is improved or unimproved, and serves the purposes of preservation of natural resources, recreation, or public health and safety. Open space is land set aside for conservation or recreation purposes. It may include woodlands, play areas, recreation centers, government facilities, walking and riding trails, nature center, wetlands and lands in the floodplain as well as land use for passive or active recreation.

PARK: A noncommercial, not for profit facility designed to serve the recreation needs of the residents of the community. Such facilities may include a park, playground, swimming pool, golf course or athletic field, pavilions, turf areas, horticultural gardens, nature center, community gardens, special events areas, concessions, trails, passive and active recreational uses, and other similar uses typically found within a park, within the city. This definition is further supplemented by the definitions of Section 2.94.030 of the City code.

RECREATION EQUIPMENT: Structures used to provide recreational activities such as ropes courses, climbing walls, water slides, back stops and other similar features commonly found in parks, recreation centers and active recreation areas.

RECREATION (OUTDOOR): ~~Public or private golf courses, golf driving ranges, miniature golf, swimming pools, tennis courts, community gardens, country clubs, ball fields, ball courts, fishing piers, skateboarding courses, water slides, mechanical rides, go-cart or motorcycle courses, raceways, drag strips, stadiums, marinas, overnight camping, hunting where permitted by Salt Lake City ordinance, fishing, hiking, biking or gun firing ranges, or other similar type uses which are not enclosed in buildings and are operated for the use of persons who do not reside on the same lot as that on which the recreational use is located.~~ The term "recreation (outdoor)" shall include any accessory uses, such as snack bars, concessionaires and pavilions pro shops, and clubhouses which are designed and intended primarily for the use of patrons of the principal recreational use. The term "recreation (outdoor)" shall not include any use which is otherwise listed specifically in the table of permitted and conditional uses.

UTILITY, BUILDING OR STRUCTURE: A building or structure used in conjunction with the provision of public or private utilities, needed to provide distribution, transmittal and maintenance of public utility services for water, sewer and flood control including wells, pumping stations, reservoirs, water treatment plant, water storage tanks, detention basins, lift stations, regulators and other similar facilities unless exempted in Section 21A.02.050.

UTILITY, SEWAGE TREATMENT PLANT: A licensed facility that purifies sanitary sewer effluent to a minimum level as established by state and/or federal environmental protection agencies. A facility used for the treatment of industrial, commercial or domestic wastewater approved by the appropriate county, state, city, or federal agencies, which provides a collection network and a central wastewater treatment facility for a community, or a region.

ZOOLOGICAL PARK: An area, building, or structures which contain wild animals on exhibition for viewing by the public. It may also consist of accessory uses such as treatment facilities for the animals, storage areas, offices, retail sales and or services, concession areas and areas where private or public events and other similar activities associated with a zoological park take place.

NOTE: The following text changes relate to amendment of the term “open space area” requirements of various sections of the zoning ordinance. The proposed changes modify the term “open space” to “open space area”. The purpose of these text changes is to eliminate conflict with the Open Space land use definition.

21A.24.164: R-MU-35 RESIDENTIAL/MIXED USE DISTRICT:

F. Minimum Open Space Area: For residential uses and mixed uses containing residential uses, not less than twenty percent (20%) of the lot area shall be maintained as open space. This open space may take the form of landscaped yards or plazas, balconies and courtyards, subject to site plan review approval.

21A.24.168: R-MU-45 RESIDENTIAL/MIXED USE DISTRICT:

F. Minimum Open Space Area: For residential uses and mixed uses containing residential uses, not less than twenty percent (20%) of the lot area shall be maintained as open space. This open space may take the form of landscaped yards or plazas, balconies and courtyards, subject to site plan review approval.

21A.24.170: R-MU RESIDENTIAL/MIXED USE DISTRICT:

G. Minimum Open Space Area: For residential uses and mixed uses containing residential use, not less than twenty percent (20%) of the lot area shall be maintained as open space. This open space may take the form of landscape yards or plazas and courtyards, subject to site plan review approval.

21A.26.078: TSA TRANSIT STATION AREA DISTRICT:

G. Development Standards:

1. Intent: The purpose of the following development standards is to promote an intense and efficient use of land at increased densities in the station areas. The development standards are intended to create a safe and pleasant environment near transit stations by encouraging an intensive area of mixed use development and activities, pedestrian amenities and by limiting conflicts between vehicles and pedestrians. Development standards are intended to create a reasonably continuous building edge that defines the exterior spatial enclosure of the street or open space and protect adjacent low density residential zoning districts. With some exceptions, buildings line a street at or near the public right of way to the greatest extent possible.

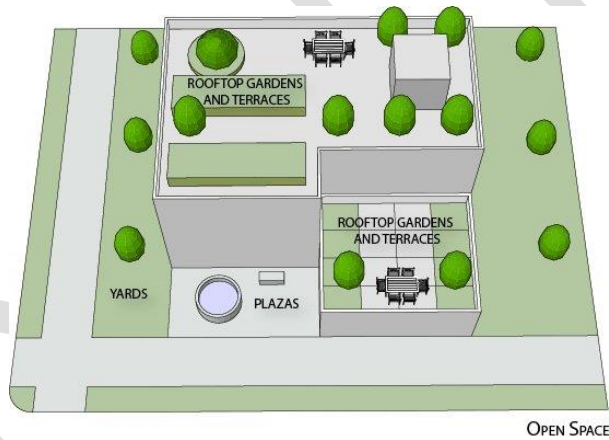
2. Application: The dimensional requirements of this section apply to all new buildings and developments as well as additions to existing buildings. The following development standards apply to the core and transition areas of all station types:

d. Open Space **Area**: In order to provide space for passive and active recreation, public and private use, offset storm drainage due to nonpermeable surfaces and as an amenity to individual developments and their residents, employees and customers, open space is required for all new developments.

(1) Core Area:

(A) Within the core area, open space may include landscaped yards, patios, public plazas, pocket parks, courtyards, rooftop and terrace gardens and other similar types of open space amenity.

(B) A minimum of ten percent (10%) of the land area up to five thousand (5,000) square feet.



(2) Transition Area:

(A) Within the transition area, open space may include landscaped yards, patios, public plazas, pocket parks, courtyards, rooftop gardens and terraces, community gardens and other similar types of amenities.

(B) The minimum open space requirement is ten percent (10%) of the land area up to two thousand five hundred (2,500) square feet.

(3) Access To Open Space: All required open space shall be accessible to the users of the building(s).

N. Developments Over Five Acres:

g. Open Space Area: In order to provide space for passive and active recreation, public and private gatherings, offset storm drainage due to nonpermeable surfaces and as an amenity to individual developments and their residents, employees and customers, usable open space is required for all new developments.

(1) Required: In the core and transition areas of all station areas, a minimum of ten percent (10%) of the site, up to fifteen thousand (15,000) square feet, shall be devoted to open space. "Usable open space" is defined as landscaped areas, plazas, outdoor dining areas, terraces, rooftop gardens, storm water retention areas, and any other similar type of area.

(2) Connectivity To Adjacent Open Space: When adjacent to public open space, parks, trails and pathways, open space on developments over five (5) acres in size are encouraged to provide access to the public open space.

21A.27.020 B 1: FB-UN1 AND FB-UN2 FORM BASED URBAN NEIGHBORHOOD DISTRICT:

c. Cottage Development: A unified development that contains two (2) or more detached dwelling units with each unit appearing to be a small single-family dwelling with a common green or open space area. Dwellings may be located on separate lots or grouped on one lot.

d. Additional Development Standards For Cottage Building Forms:

(1) Setbacks Between Individual Cottages: All cottages shall have a minimum setback of eight feet (8') from another cottage.

(2) Footprint: No cottage shall have a footprint in excess of eight hundred fifty (850) square feet.

(3) Building Entrance: All building entrances shall face a public street or a common open space area.

(4) Open Space Area: A minimum of two hundred fifty (250) square feet of common, open space area is required per cottage up to a maximum of one thousand (1,000) square feet. At least fifty percent (50%) of the open space shall be contiguous and include landscaping, walkways or other amenities intended to serve the residents of the development.

21A.27.030 C: BUILDING CONFIGURATION AND DESIGN STANDARDS

4. Additional Design Standards Required For The Form Based Special Purpose Corridor Districts:

- a. Facade Length: The maximum length of any building facade facing a street is two hundred feet (200’).
- b. Step Back Requirement: Floors rising above thirty feet (30’) in height shall be stepped back fifteen (15) horizontal feet from the building foundation at grade for building elevations that are adjacent to a public street, public trail, or public open space area. This step back does not apply to buildings that have balconies on floors rising above thirty feet (30’) in height.
- c. Glass: For all floors or levels above the ground floor, a minimum of fifteen percent (15%) of all street facing facades must be glass.
- d. Second Floor Balconies And Patios: Commercial uses or businesses that face a greenway corridor may have a second floor balcony or patio. Rooftops can be used as patios and shall comply with all applicable zoning standards.
- e. Ground Floor Uses: On the ground floor, a permitted use other than parking shall occupy at least seventy five percent (75%) of the width of any street facing building facade. All portions of such ground floor spaces shall extend a minimum of twenty five feet (25’) into the building. Parking may be located behind these spaces.
- f. Design Standards For Parking Structures: The following standards shall apply to parking structures whether stand alone or incorporated into a building:
 - (1) Parking structures shall have an external skin designed to improve visual character when adjacent to a public street or other public space. Examples include heavy gauge metal screen, precast concrete panels; live green or landscaped walls, laminated or safety glass, decorative photovoltaic panels or match the building materials and character of the principal use. The planning director may approve other decorative materials not listed if the materials are in keeping with the decorative nature of the parking structure.
 - (2) The architectural design of the facades should express the internal function of the structure. Facade elements should align to parking levels and there shall be no sloped surfaces visible from a public street, public trail, or public open space area.
 - (3) Internal circulation must be designed such that parking surfaces are level (or without any slopes) along all primary facades. All ramping between levels need to be placed along the secondary facade or to the center of the structure. Parking structures shall be designed to conceal the view of all parked cars and drive ramps from public spaces.
 - (4) Elevator and stairs shall be highlighted architecturally so visitors, internally and externally, can easily access these entry points.

- (5) Signage and wayfinding shall be integrated with the architecture of the parking structure and be architecturally compatible with the design. Public parking structure entrances shall be clearly signed from public streets.
- (6) Interior garage lighting should not produce glaring sources toward adjacent properties while providing safe and adequate lighting levels. Lighting within parking structures shall not be visible from the public realm. The use of sensor dimmable LEDs and white stained ceilings are a good strategy to control light levels on site while improving energy efficiency.
- (7) Where a driveway crosses a public sidewalk, the driveway shall be a different color, texture, or paving material than the sidewalk to warn drivers of the possibility of pedestrians in the area.
- (8) The street level facing facades of all parking structures shall be wrapped along all street frontages with habitable space that is occupied by a use that is allowed in the zone as a permitted or conditional use.
- (9) Parking structures should be designed to minimize vehicle noise and odors on the public realm. Venting and fan locations should not be located next to public spaces and shall be located as far as possible from adjacent residential land uses.

5. Pedestrian Connections: Where required, the following pedestrian connection standards apply:

- a. The connection shall provide direct access from any building entry to the public sidewalk or walkway.
- b. The connection shall comply with the Americans with disabilities act (ADA) standards for accessibility.
- c. The connection shall be fully paved and have a minimum width of four feet (4').
- d. The connection shall be separated from vehicle drive approaches and drive lanes by a change in grade and a wheel stop if the walkway is less than eight feet (8') wide.
- e. Pedestrian connections that lead directly from the sidewalk to the primary building entrance may contain wing walls, no taller than two feet (2') in height for seating, landscaping, etc.

6. Ground Floor Transparency: Where required, the ground floor transparency standards apply:

- a. Minimum of sixty percent (60%) of street facing facade, located between two (2) and eight feet (8') above the grade of the sidewalk, shall be transparent glass. This may be reduced to twenty percent (20%) if the ground floor is within one of the following building types: urban house, two-family, cottage, and row house.
- b. There must be visual clearance behind the glass for a minimum of six feet (6'). Three-dimensional display windows at least six feet (6') deep are permitted and may be counted toward the sixty percent (60%) glass requirement.

- c. Ground floor windows of commercial uses shall be kept clear at night, free from any window covering, with internal illumination. When ground floor glass conflicts with the internal function of the building, other means shall be used to activate the sidewalk, such as display windows, public art, architectural ornamentation or detailing or other similar treatment.
- d. The first floor elevation facing a street of all new buildings, or buildings in which the property owner is modifying the size of windows on the front facade, shall comply with these standards.
- 7. Building Materials: A minimum of seventy percent (70%) of any street facing building facade shall be clad in high quality, durable, natural materials, such as stone, brick, wood lap siding, fiber cement board siding, shingled or panel sided, and glass. Other materials may count up to thirty percent (30%) of the street facing building facade. Exterior insulation and finishing systems (EIFS) is permitted for trim only.
- 8. Open Space Area: A minimum of ten percent (10%) of the lot area shall be provided for open space area. Open space area may include landscaped yards, patio, dining areas, common balconies, rooftop gardens, and other similar outdoor living spaces. Private balconies shall not be counted toward the minimum open space area requirement. Required parking lot landscaping or perimeter parking lot landscaping shall also not count toward the minimum open space area requirement.
- 9. Building Fenestration: No building wall that faces onto a street shall exceed more than thirty feet (30') in length without being interrupted by windows, doors, or change of building wall plane that results in an offset of at least twelve inches (12").

21A.30.040: D-3 DOWNTOWN WAREHOUSE/RESIDENTIAL DISTRICT:

- J. Minimum Open Space Area: All lots containing dwelling units shall provide common open space in the amount of twenty percent (20%) of the lot area. This common open space may take the form of ground level plazas, interior atriums, landscape areas, roof gardens and decks on top of buildings or other such forms of open space available for the common use by residents of the property.

21A.32.020: RP RESEARCH PARK DISTRICT:

- E. Minimum Open Space Area: The minimum open space for any use shall not be less than thirty percent (30%) of the lot area.

21A.32.030: BP BUSINESS PARK DISTRICT:

- E. Minimum Open Space Area: The minimum open space for any use shall not be less than thirty percent (30%) of the lot area.

21A.32.080: I INSTITUTIONAL DISTRICT:

E. Minimum Open Space **Area**: The minimum open space for any use shall not be less than forty percent (40%) of the lot area

21A.32.090: UI URBAN INSTITUTIONAL DISTRICT:

E. Minimum Open Space **Area**: The minimum open space for any use shall not be less than twenty percent (20%) of the lot area.

21A.32.110: MH MOBILE HOME PARK DISTRICT:

J. Common Open Space **Area**: Common open space shall be provided for the use and enjoyment of the residents of a mobile home park. The amount of common open space provided shall equal two hundred fifty (250) square feet per dwelling unit.

21A.32.130: MU MIXED USE DISTRICT:

H. Minimum Open Space **Area**: For residential uses and mixed uses containing residential use, not less than twenty percent (20%) of the lot area shall be maintained as open space. This open space may take the form of landscaped yards or plazas and courtyards, subject to site plan review approval.

Chapter 21A.58 SITE PLAN REVIEW: 21A.58.010: PURPOSE STATEMENT:

B. The quantity, quality, utility, size and type of a project's required open space **area** and proposed landscaping improvement.

Coffey, Cheri

From: Briefer, Laura
Sent: Wednesday, April 05, 2017 9:59 PM
To: Coffey, Cheri
Cc: Castle, Carly; Vetter, Rusty; Greenleaf, Karryn; Nelson, Patrick; Stewart, Jesse; Denning, Pat; Norris, Nick; Nielson, Paul
Subject: Re: PU Open Space Amendment Request

Thank you Cheri for working with us on this. I really appreciate your collaboration. Your recommendation looks good to me.

Thanks again,
Laura

Laura Briefer
Director
Salt Lake City Corporation
Department of Public Utilities

Sent from my iPhone

On Apr 5, 2017, at 3:45 PM, Coffey, Cheri <Cheri.Coffey@slcgov.com> wrote:

Here is what I wrote in my staff memo and the proposed ordinance language. Let me know what you think.

Staff report language

Issue 3. Public Utility Uses and Open Space regulations.

Response: Staff met with representatives of the Public Utilities Department. Public Utilities is required to provide efficiently and safely manage the City water utilities for drinking water, sanitary sewage and storm water. In most instances, the proposed regulations are such that the Public Utilities Department facilities will meet the standards. However, because of the necessity to provide public utility services of water, sanitary sewer and storm water drainage, and the inability to foresee all of the future needs for these services, there needs to be some type of flexibility and reliance on best practices for these types of structures.

Currently there is a clause in the zoning ordinance that exempts various things from zoning regulations, such as development on federal, state or school district lands, railroads and some types of public utilities facilities. These are found in the beginning of the Zoning Ordinance, Section 21A.02.050, and include things that are needed for the distribution of public utility services like wires, vaults, poles, conduits, etc. The Public Utilities Department is requesting that facilities in the Open Space Zoning District, such as tanks and water treatment and reclamation facilities also be exempt. There are concerns that some of the lot and bulk requirements of the zoning district, including maximum height regulations, may impede their ability in the future of providing required services. Since the water services are located in the foothills and mountainous areas which are mainly zoned open space, they are concerned that the open space zoning regulations be flexible for their needs to provide these necessary services. (Please see letter in Attachment D)

A member of the Public Utilities Department will be at the Planning Commission meeting to answer question of the Commission.

This will be in the Open Space Zoning section of the ordinance.

Public Utility Exemption. Infrastructure and facilities of the Salt Lake City Public Utility Department related to the development of water treatment or reclamation facilities, including pumps or the storage of water shall be exempt from the lot and bulk standards of the Open Space (Lot and bulk standards include setback, height, yard areas, etc.)

Do that work?

CHERI COFFEY, AICP
Assistant Planning Director

PLANNING DIVISION
COMMUNITY *and* NEIGHBORHOODS
SALT LAKE CITY CORPORATION

Cheri.coffey@slcgov.com

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From: Castle, Carly
Sent: Wednesday, April 05, 2017 2:48 PM
To: Coffey, Cheri <Cheri.Coffey@slcgov.com>; Briefer, Laura <Laura.Briefer@slcgov.com>
Cc: Vetter, Rusty <Rusty.Vetter@slcgov.com>; Greenleaf, Karryn <Karryn.Greenleaf@slcgov.com>; Nelson, Patrick <Patrick.Nelson@slcgov.com>; Stewart, Jesse <Jesse.Stewart@slcgov.com>; Denning, Pat <Pat.Denning@slcgov.com>; Norris, Nick <Nick.Norris@slcgov.com>; Nielson, Paul <paul.nielson@slcgov.com>
Subject: RE: PU Open Space Amendment Request

Cheri—

Apologies for the mistaken edits I submitted last week. As I explained on the phone, we didn't intend for Public Utilities properties to be exempt from all zoning, rather, we're looking for assurances that the Open Space District will not impede our ability to install and maintain critical infrastructure. As such, I've made a couple edits to our original submission.

1. In the "Proposed Ordinance Text Changes" document:
 - a. I removed my redlined request to be exempt under 21A.02.050.
 - b. I added redlined language under the Purpose Statement in 21A.32.100 that "the Open Space District is not intended to limit the development of water treatment or reclamation facilities, including pumps, or the storage of water."
 - c. I included a note under 21A.32.100(D) that we need to be exempt from maximum building height requirements.
2. I'm also submitting an updated letter that addresses these suggested edits.

I hope this alleviates the concerns you expressed below. If you have additional questions or comments, please feel free to reach out to me. Thanks again for your patience.

Carly

From: Coffey, Cheri
Sent: Wednesday, April 05, 2017 1:54 PM
To: Castle, Carly <Carly.Castle@slcgov.com>; Briefer, Laura <Laura.Briefer@slcgov.com>
Cc: Vetter, Rusty <Rusty.Vetter@slcgov.com>; Greenleaf, Karryn <Karryn.Greenleaf@slcgov.com>

Nelson, Patrick <Patrick.Nelson@slcgov.com>; Stewart, Jesse <Jesse.Stewart@slcgov.com>; Denning, Pat <Pat.Denning@slcgov.com>; Norris, Nick <Nick.Norris@slcgov.com>; Nielson, Paul <paul.nielson@slcgov.com>

Subject: RE: PU Open Space Amendment Request

Carly and Laura,

We were discussing Public Utilities Department request further and think it may be a bit problematic to exempt all of Public Utilities facilities. For example, sewage treatment plants really should be located in industrial areas and not in commercial, residential, etc. zones. Exempting them from zoning could mean they could be built anywhere. I think we could exempt many of the facilities that Public Utilities has but not all.

In the staff report to the Planning Commission I have identified what Public Utilities is requesting and that we would like the Planning Commission to give direction on this issue. Hopefully Jesse will be ready to discuss this matter with the Commission at the public hearing.

Thanks

Cheri

CHERI COFFEY, AICP
Assistant Planning Director

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From: Castle, Carly

Sent: Friday, March 31, 2017 4:18 PM

To: Coffey, Cheri <Cheri.Coffey@slcgov.com>

Cc: Vetter, Rusty <Rusty.Vetter@slcgov.com>; Briefer, Laura <Laura.Briefer@slcgov.com>; Greenleaf, Karryn <Karryn.Greenleaf@slcgov.com>; Nelson, Patrick <Patrick.Nelson@slcgov.com>; Stewart, Jesse <Jesse.Stewart@slcgov.com>; Denning, Pat <Pat.Denning@slcgov.com>

Subject: PU Open Space Amendment Request

Cheri—

Attached is our letter, as well as some edits we made to the Proposed Ordinance Text Changes document. With Rusty's help, I added to the exemption "pumps, and water treatment and reclamation facilities," as tanks are just one type of critical infrastructure that we have concerns about.

I hope you're able to recover over the weekend! Feel free to give me a call next week to discuss this if needed. We've arranged to have Jesse Stewart, our Deputy Director, at the Planning Commission meeting and prepared to give comment on our request if needed.

Best,

CARLY CASTLE
Special Projects Coordinator

DEPARTMENT *of* PUBLIC UTILITIES
SALT LAKE CITY CORPORATION

TEL. 801-483-6728
Carly.Castle@SLCGOV.com

Coffey, Cheri

From: McCandless, Allen
Sent: Tuesday, March 28, 2017 2:54 PM
To: Coffey, Cheri
Subject: RE: Open Space Text Amendments Project
Attachments: Wingpointe Map 3 amd.pdf

Hi Cheri,

I reviewed our Airport property in relation to the SLC zoning map and did not notice any other airport owned areas that were zoned Open Space. In addition to the Wingpointe Golf Course, there are airport-owned areas that are immediately east of and contiguous to the golf course. This area is for airport runway protection and associated airport uses. For reference, I included a map that was included as part of the rezoning request that shows this area. The rezoning request was denied by the planning commission and the petition never scheduled with the Council for a final determination, so this area remains OS zoning.

Contact me if you need any additional information. –Allen McCandless

From: Coffey, Cheri
Sent: Wednesday, March 15, 2017 5:47 PM
To: McCandless, Allen <Allen.McCandless@slcgov.com>
Subject: Open Space Text Amendments Project

Allen,

I had a meeting today with Public Utilities relating to the OS Text Amendment Project. They have concerns with some of the language and are thinking it would be best to be exempt, or for us to create a new zone for Public Utilities properties. During our discussion, they mentioned that the Airport has land that is zoned Open Space and that you may want the same exemption. I know the golf course issue at Wingpointe, and we have been working on that rezone to go back to the Airport Zone. I also know that the Airport owns open space lands where you have the wetlands mitigation for the runway. Other than that, it seems like the land the Airport is currently purchasing for future Airport Expansion is zoned M-1 and at some point, when you are ready to do expansion, we may want to rezone that to Airport.

ANYWAY- is there other land that the Airport owns that is zoned Open Space that you know of?

The reason PU thinks you may have similar concerns is because there is language in the City Code (not the zoning ordinance) in Chapter 2.90 that defines open space and then specifically states that open space lands do not include land acquired through or managed by the City's department of public utilities or department of airports. (See yellow highlighted verbiage below).

2.90.020: DEFINITIONS:

For the purpose of this chapter the following terms, phrases, words, and their derivations shall have the meanings given in this section:

BOARD: The Salt Lake City parks, natural lands, trails and urban forestry advisory board created in [chapter 2.94](#) of this title.

FUND: The Salt Lake City open space lands fund created by this chapter.

NATURAL LAND: As defined in section [2.94.030](#) of this title.

OPEN SPACE LAND: A parcel of land owned by the city, in a predominantly open condition that is suitable for, but not limited to, any of the following:

- A. Natural land;
- B. Wildlife habitat;
- C. Important wetlands or watershed lands;
- D. Greenway or stream corridors;
- E. Parks;
- F. Trails;
- G. Community gardens;
- H. Golf courses;
- I. Salt Lake City Cemetery;
- J. A significant parcel of real property zoned as open space land or natural open space land; and
- K. Any significant parcel of real property purchased through the fund.

Notwithstanding the foregoing, open space lands does not include land acquired through or managed by the city's department of public utilities or department of airports.

Open space lands may be preserved, enhanced, and restored in order to maintain the natural, scenic, ecological, cultural, hydrological, or geological values of the property. Open space lands may be located: a) within Salt Lake City, or b) outside Salt Lake City if the board determines that such lands further the objectives of this chapter. As used in this chapter, the term "undeveloped" does not include manmade structures of historical significance.

The Airport hasn't brought this issue up before in the review of this project, so I just want to double check. I'm hoping that the Department of Airports doesn't have any issues with the latest version of the Open Space Text Amendments (which I sent to you last August and you were ok with them).

Please let me know what you think. We can talk on the phone, etc. if you have questions.

Thanks

CHERI COFFEY, AICP
Assistant Planning Director

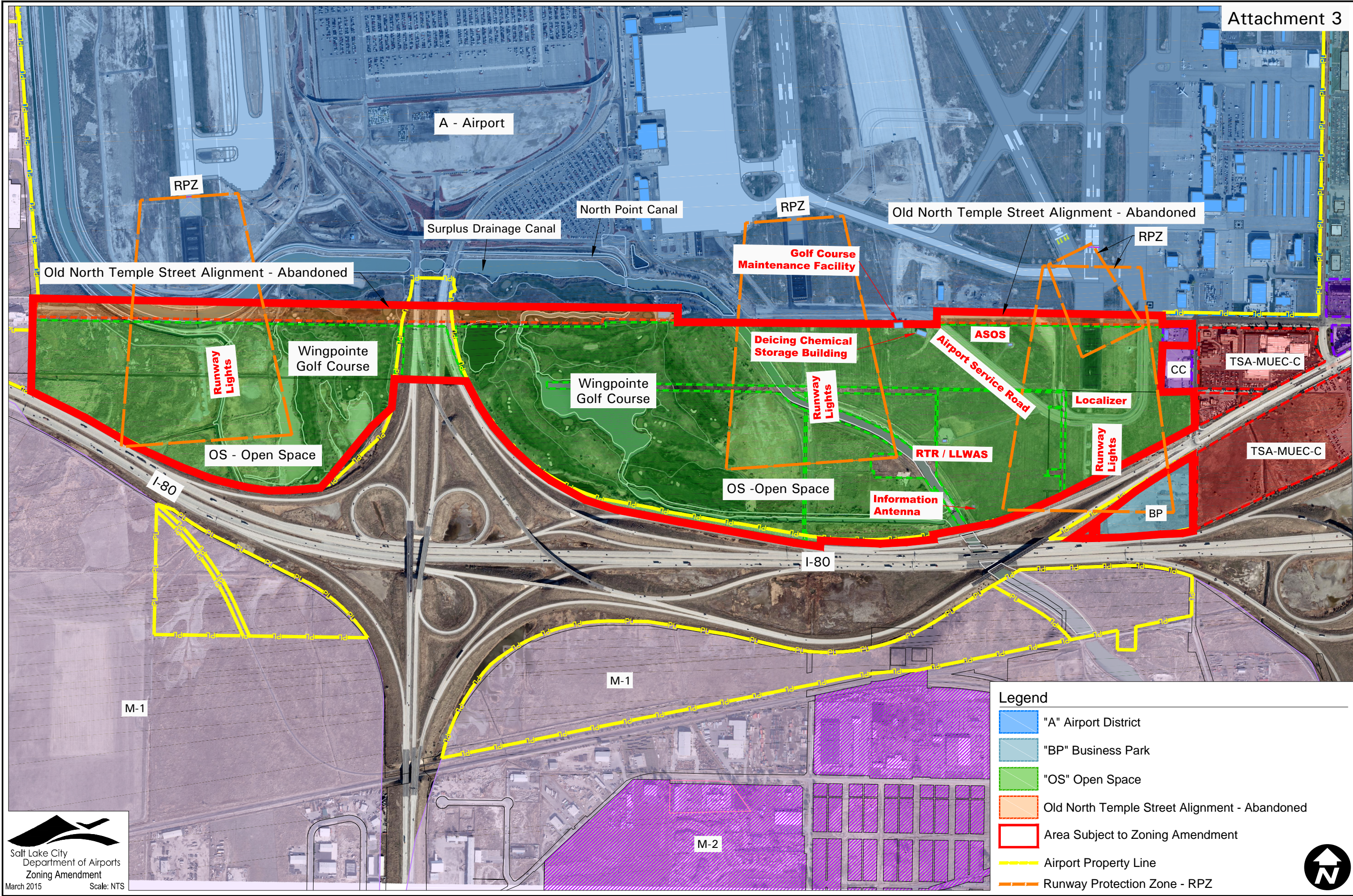
PLANNING DIVISION
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A - Airport

North Point Canal

Surplus Drainage Canal

RPZ

Old North Temple Street Alignment - Abandoned

RPZ

Old North Temple Street Alignment - Abandoned

Golf Course Maintenance Facility

Runway Lights

Wingpointe Golf Course

Deicing Chemical Storage Building

ASOS

CC

TSA-MUEC-C

Wingpointe Golf Course

Runway Lights

Airport Service Road

Localizer

OS - Open Space

RTR / LLWAS

TSA-MUEC-C

OS - Open Space

Information Antenna

BP

I-80

I-80

M-1

M-1

M-2

Legend

- "A" Airport District
- "BP" Business Park
- "OS" Open Space
- Old North Temple Street Alignment - Abandoned
- Area Subject to Zoning Amendment
- Airport Property Line
- Runway Protection Zone - RPZ



Attachment E. Staff Report from February 8, 2017 Planning Commission Meeting



Staff Report

PLANNING DIVISION
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Planning Commission
From: Cheri Coffey, AICP 801-535-6188
Date: February 8, 2017
Re: PLNPCM2010-00406 Open Space Land Use

Zoning Text Amendment

PROPERTY ADDRESS: Citywide
PARCEL ID: Citywide
MASTER PLAN: Citywide
ZONING DISTRICT: Citywide

REQUEST: Salt Lake City Corporation, on behalf of various divisions and departments, has requested analysis of the zoning ordinance relating to Open Space and similar land use regulations. The Planning Commission is required to transmit a recommendation to the City Council for the Zoning Text Amendment request.

RECOMMENDATION/MOTION: Based on the information and findings in this staff report, public input and discussion I move to continue the public hearing and request the Planning Staff revise the draft ordinance to reflect the direction of the Planning Commission as discussed in this meeting.

ATTACHMENTS:

- A. Summary Table of Key Text Changes
- B. Proposed Regulation Changes
- C. Open House Information Handout
- D. Existing Master Plan Policy
- E. Analysis of Standards
- F. Public Process and Comments
- G. Department Comments
- H. Maps of Property zoned Open Space or Natural Open Space
- I. Planning Commission minutes of April 8, 2015
- J. Planning Commission staff report of April 8, 2015
- K. Motions

PROJECT DESCRIPTION:

This project is one part of a larger study to review regulations relating to the open space zoning districts. One phase of the project, changes to the City Code relating to the Parks, Natural Lands, Trails and Urban Forestry Advisory Board, were already adopted by the City Council. This second phase, the zoning text changes, relate to the actual regulations (lot and bulk) as well as land uses allowed in various zoning districts where public uses

and facilities, including the Open Space and Natural Open Space zoning districts, exist. The Planning Commission first reviewed the zoning text changes in April 2015, and gave direction to the Planning Staff to return with additional information (see background information below for a specific list of requested information). The third phase of the project, making changes to the actual zoning map, relating to open space zoning will follow once the text changes are complete.

The majority of the publically owned open space in Salt Lake City is owned or, managed by the US Forest Service, Airport, Public Utilities and Public Services Departments. There are several zones that include open space and recreation type uses. There are some privately owned properties that are zoned Open Space, such as the Salt Lake Country Club property or private property that is on a slope that is 30% or greater and therefore, not buildable according to City regulations.

This project is an analysis of the Zoning Ordinance relating to public lands and open space regulations. The proposed text amendments address various issues related to the following:

- park and open space land uses and zoning,
- the definition and functions of golf courses,
- water treatment facilities and utility structures within the natural lands and park areas
- use of public owned facilities, which may or may not be used for recreational or open space types of uses such as public utilities, government facilities and publically owned historic structures
- provisions of appropriate dimensional regulations (setbacks, building height) for both small and large scale park and recreational developments;
- update of the Table of Permitted and Conditional Uses for the OS—Open Space and NOS—Natural Open Space and other similar zones; and
- signage for parks and open space areas.

BACKGROUND

On April 8, 2015, the Planning Commission reviewed the request and held a public hearing on this petition. At that meeting the Planning Commission continued the hearing and asked the Planning Staff to return to them with information on specific issues as noted below. The response to these issues has either been responded to directly below, as an attachment or within this staff report in the Key Issues section (See Attachment I for the Planning Commission meeting minutes)

1. Clarify the maximum height allowed in the Open Space zone. Do the proposed height modifications accommodate existing or proposed structures in the open space zoning districts?
2. Provide links to the current Open Space Master Plan and the Salt Lake City Parks Recovery Action Plan. (These documents can be found here:

Open Space Master Plan (1992) <http://www.slcdocs.com/Planning/MasterPlansMaps/OPS.pdf>

Salt Lake City Parks and Recreation Recovery Action Plan (2001)
<http://www.slcdocs.com/openspace/ParksRecreationRecoveryActionPlan.pdf>

3. Should Stadiums be allowed in the Open Space Zoning District or just Public Lands Zoning District?
4. Clarify the Term Open Space. It seems like the term would not allow buildings. Need to better define what is open space and natural open space. Provide information on the purpose statements and definitions of these terms.
5. Provide maps to identify where open space and natural open space zoning exists (see Attachment H).
6. Do not allow Fire and Police Stations in the Open Space Zoning District.
7. Should amphitheatres be allowed in the Natural Open Space Zoning District? What distinguishes a formal amphitheater from an informal amphitheater?

8. Reconsider what uses should be allowed in the Open Space Zoning District and other similar districts.
9. Obtain input from the Parks, Natural Lands, Trails and Urban Forestry Advisory Board. (The Board met twice to discuss this petition. The Board voted unanimously in favor of the proposed text amendments. (The Board minutes are attached in Attachment G- Department Comments)

In addition to the issues raised by the Planning Commission, there are other issues and ideas that have been raised by various City Departments. Since April 2015, Staff has worked closely with other City Departments, who will mainly be affected by the proposed changes, to ensure their issues and ideas are reviewed and responded to. Most of the department requests have been incorporated into the proposed text changes. Those that the Planning Staff had concerns with are identified below in the Key Issues section of this staff report. The Planning Division is requesting specific direction from the Planning Commission on those issues where a recommendation is not included.

The Planning Division recognizes that there are zoning text changes needed to the OS and NOS zones and possibly other districts that affect parks lands and public utility lands. Issues such as providing for accessory uses for golf courses and addressing water treatment and utility structures within the OS zoning district are addressed in the proposed text changes. Staff has worked closely with the Parks and Public Lands Divisions to analyze zoning district issues related to the operations and development of parks within other zoning districts such as residential districts that allow parks as a permitted use if less than 4 acres in size. The various departments in review of existing ordinances felt that for appropriate development of these properties there needed to be text modifications to aid in the implementation of park design and enhanced use of parks and open space, and particularly for adequate functioning of parks and associated equipment for smaller parcels. To allow for appropriate development of these properties text modifications have been proposed to allow park design flexibility and that mitigate potential impacts to adjacent parcels.

KEY ISSUES:

The proposed changes to the ordinance have been summarized in the matrix titled “Proposed Open Space Land Use- **Text Amendments Summary.**” (Attachment A) Below are the more specific issues that the Planning Commission may want to focus attention on.

Issue 1

Maximum Height in the Open Space Zoning District.

The existing regulation allows a maximum height limit of 35 feet in the Open Space zoning district and that anything over 20 feet needs to have an additional one foot of yard and landscaped yard requirement.

The proposal is to retain this maximum height for lots that are less than four acres in size.

For lots over 4 acres there would be a maximum height limit of 60 feet. However, for buildings higher than 35 feet, an additional foot of required yard and landscaped yard would be required. Any structure above 45 feet would only be allowed through the Special Exception Process.

The rationale behind this proposed changes is that it would provide building height requirements that reflect the existing development patterns within the OS Zoning District and would account for possible future building in larger regional park types of venues. In addition, the proposed changes would allow for recreation equipment (such as water slides, ropes courses, etc.) to be higher than 60 feet if approved through the Special Exception process. This will help accommodate unique elements of some of the existing open space lands (such as Hogle Zoo or Raging Waters). In these examples, the structures are within open spaces that are very large and residential development does not abut the properties. Taller structures, within these properties would be required to have large setbacks, which can be accommodated, since the properties themselves are so large.

Issue 2

Traffic and Parking Impact Study.

In the original proposal (April 2015) Staff had proposed that a traffic impact statement would be required for every use that increases the parking requirement by 15 or more vehicles. Staff has removed this requirement from the current proposed text changes.

The rationale behind this proposed change is that to automatically require a traffic impact study or to require additional parking may not be appropriate based on the specific circumstances. Some parks cannot accommodate parking (Pioneer Park), but there are alternative modes of transportation to access the park. The need to find a balance of adequate parking that does not significantly impact adjacent uses while preserving open space from being used for parking is best dealt with on a case by case basis. Typically for all other types of development projects, the Transportation Division identifies whether Traffic Impact Studies are necessary. Staff is of the opinion, that this should be the case for open space uses as well.

Issue 3

Lighting

The proposed ordinance does not require lighting. In some instances, lighting may not be appropriate in open space zoning districts (such as near wildlife habitat, etc.). However, if lighting is provided, the proposed ordinance requires that it be shielded to minimize excessive glare, or light from shining into adjacent properties and to decrease light pollution. The rationale behind this proposed change is to allow for the adequate amount and type of lighting for different scales of open space uses but minimizes impacts of the lighting upon adjacent properties.

Another lighting issue addressed in this proposal is the height for lighting poles at ball fields, soccer stadiums, etc. Currently, the proposed height is the maximum building height limit for the zoning district. In the Open Space zoning district, that limit is currently 35 feet. The proposal would allow the poles to be a maximum of 90 feet high.

The proposed change is to allow appropriate lighting for sport field activities in zoning districts with restrictive building heights that impede adequately lit playing fields. The proposal allows additional height above 90 feet through a Special Exception. A Special Exception process is also required whenever the light pole is closer than 30 feet to an abutting residential structure. Currently, numerous sport fields have existing lighting that exceeds the base zoning height restriction. This change would accommodate adequate lighting while mitigating impacts to abutting properties.

Issue 4

Changing the verbiage of the Purpose Statements for the OS and NOS zoning districts

The proposed changes include providing a new purpose statement for the Open Space Zoning District and Natural Open Space Zoning District as follows:

“Purpose Statement: The purpose of the Open Space zone is to preserve and enhance public and private open space, natural areas, and improved park and recreational areas. These areas serve to provide opportunities for active and passive outdoor recreation: provide contrasts to the built environment; preserve scenic qualities; protect sensitive or fragile environmental areas such as wetlands, steep slopes, ridge lines, meadows, and stream corridors; preserve the capacity and water quality of the storm water drainage system; encourage sustainability, conservation and renewable energy and provide pedestrian and bicycle transportation connections. This district is appropriate in areas of the city where the applicable master plans support this type of land use.”

“Purpose Statement: The purpose of the Natural Open Space district is to specifically delineate natural areas of special environmental or scenic value, and support the preservation of these areas through limited development. This district is appropriate in areas of the city where the applicable master plans support this type of land use.”

The rationale for this change is to create new purpose statements that clarify all types of uses, including active and passive recreation, that the Open Space Zoning District allows and the restricted types of land uses that the Natural Open Space Zoning District encompass. The proposed purpose statements were suggested by the staff of the Parks and Public Lands Division.

Issue 5
Definition of Open Space and Natural Open Space

The proposed changes include providing a new definition for the Open Space Zoning District and Natural Open Space Zoning District as follows:

“OPEN SPACE: An area of land or water that is improved or unimproved, and serves the purposes of preservation of natural resources, recreation, or public health and safety. Open Space is land set aside for conservation or recreation purposes. It may include woodlands, play areas, recreation centers, government facilities, walking and riding trails, nature centers, wetlands and lands in the floodplain as well as land use for passive or active recreation.”

“NATURAL OPEN SPACE: Land in a predominantly open and undeveloped condition that is suitable for protection of sensitive environmental conditions such as aquifer recharge areas, floodplains, river, stream and riparian corridors, water bodies, wetlands, shorelands and uplands, geologically unique or sensitive areas, wildlife habitat, native plant communities and similar features.”

The rationale for this proposed change is to create definitions of Natural Open Space that will help differentiate it from Open Space which can include more intensive land uses than Natural Open Space. The Open Space zoning district is intended for various types of uses including passive and active recreation uses, zoos, etc.

Issue 7
Adaptive Reuse of Landmark Sites

Adaptive Reuse is a term that describes reusing a building for a purpose other than what it was originally built or designed for. The current provisions for this tool are specific to Landmark Sites in residential areas whose original use is no longer feasible due to size. Churches, schools, or large single-family homes are typically candidates for this process. The proposed changes include modifying the definition of Adaptive Reuse to eliminate the words **“in residential areas”** and **“due to size”** as well as include examples of types of Adaptive Reuse. The use tables would be modified to allow Adaptive Reuse through the Conditional Use Process.

The rationale for this is that there are several Landmark Sites that were originally used for something other than residential (such as the Wasatch Plunge Building, Memorial House or Ottinger Hall, etc.) that otherwise could be eligible for the Adaptive Reuse process to help ensure their preservation.



Issue 8
Amphitheatre land use



Formal Amphitheatre

The Parks & Open Space Lands Division would like the ordinance to include a definition of amphitheater and identify which zoning districts these types of uses should be allowed in. The Division notes that there are two types of amphitheaters: formal and informal. They would like formal amphitheaters (with permanent seating, elevated stage, etc.) to be allowed in Open Space zoning districts where they currently are allowed (such as at Tracy Aviary in Liberty Park) and informal amphitheaters (seating created using natural materials, focal point is at grade, smaller venues, etc.) to be allowed in Open Space and Natural Open Space zoning districts to accommodate educational presentations / programs.



Informal Amphitheatre

The Planning Commission discussed this issue at its April 2015 public hearing. At that meeting the Commission asked why amphitheaters were proposed to be allowed in the Natural Open Space Zoning District. There currently are some informal amphitheaters and staff created two separate proposed definitions to distinguish the formal from the informal venues in response to the Planning Commission's questions.

Issue 9
Golf Course land use

Provide a new definition of golf course as noted below:

“An area of land laid out for golf with a series of holes each including tee, fairway, and putting green and often one or more natural or artificial hazards. A Golf Course may also consist of a club house or building where activities associated to golf take place including retail sales and or services, a café venue where meals are prepared and served, an office and area where private or public events and other similar activities associated with a golf course take place.”

The rationale for the proposed change is to provide a broader definition of golf course to encompass how golf courses are used in modern times with the various accessory uses. Currently, golf course is not a defined land use in the Zoning Ordinance but rather is just part of the current definition of outdoor recreation. Creating a specific definition for golf course allows the ability to define what a golf course is, including common uses of golf course property, which today is more than just playing the game of golf and includes multi-purpose uses for the **property to ensure financial viability (i.e. holding receptions in the club house, having café's that accommodate golfers and non-golfers, etc.)**

Issue 10
Seasonal Farm Stand Land Use

The proposed change would allow seasonal farm stands as a permitted use in the Open Space, Public Lands, Public Lands 2, Institutional and Urban Institutional zoning districts.

The rationale for this change is that allowing seasonal farm stands in these zoning districts is consistent with City policies relating to sustainability. If the property is owned by the City, administrative rules will apply to determine whether the seasonal farm stand is appropriate at any specific city-owned location. The Departments overseeing the various Open Space Lands (Airport, Public Utilities, Parks & Public Lands, etc.) are charged with developing and administering the administrative rules.

Furthermore, Ordinance 21 of 2011 specifically allowed seasonal farm stands as a permitted use in the PL, PL2, I and UI zoning district but they were later inadvertently removed when another petition was modifying the Special Purpose Table around the same time in 2011.

Issue 11

Government Facilities and Municipal Service Uses- Fire and Police Stations

At the April 2015 Planning Commission meeting, the Planning Commission recommended that local police and fire operations not be allowed in the Open Space Zoning District. The proposed changes are to accommodate that recommendation.

Currently, local police and fire operations are incorporated in two land use definitions: **“Governmental Facility”** and **“Municipal Service Uses.”** It is proposed to remove the words **“local police and fire operations”** from the definition of Governmental Facility and leave **“local police and fire operations”** in the Municipal Service Uses definition. Then allow Governmental Facility in the Open Space Zoning District but not allow Municipal Services Uses in the Open Space Zoning District. It is important to allow Governmental Facilities in the Open Space Zoning District because Government Facilities currently exist and provide efficiencies in city services. Government Facilities can include uses such as gas pump stations, greenhouses, maintenance equipment storage sheds, etc. and are centrally located in the City (such as within Liberty Park) so it is more convenient to service park and local areas around it.

Currently, there are no fire or police stations in the Open Space Zoning District. If this proposal is recommended, Municipal Service Uses will need to be allowed in more zoning districts to accommodate where fire and police stations exist or are appropriate (such as in the Downtown, Gateway and M-1 zoning districts). The proposal includes these changes.

Issue 12-

Solar Arrays

A solar array is a group of solar panels placed near each other to produce solar energy. Solar Arrays are standalone panels and are currently allowed in the Research Park, Business Park, Agriculture, Airport, Public Lands and Institutional zoning districts. There are some who suggest that solar arrays should be allowed in all zoning districts except the Natural Open Space zoning district. There are some that believe solar arrays impact wildlife, especially birds, and therefore, should not be allowed in areas where bird habitat is crucial (such as within the Open Space Zoning District and areas in the Northwest Quadrant.) Solar Panels on buildings are allowed in all zoning districts.

Public comments on this topic was low and mixed. In general, four people commented on this topic and stated that solar arrays should not be a major land use in the Open Space Zoning District and should be allowed where they are located on buildings rather than taking up valuable open space area.

Staff is looking for specific direction from the Planning Commission on this issue.

Issue 13-

Exempting Public Utilities buildings from the height exemption.

The Public Utilities Department is asking that water treatment plants, reservoirs and tanks be exempted from the building height restrictions. They are concerned that if they need to renovate or rebuild one of these types of facilities, they would have to go through the Special Exception process that they believe is onerous and may not consider certain realities about how these facilities need to be equipped to meet water industry standards.

The Planning Division is of the opinion that City facilities should not be exempt from the public review process and that large buildings in the open space zones should have a public review process. Therefore, the proposed text changes do not reflect this exemption.

Staff is looking for specific direction from the Planning Commission on this issue.

Issue 14-

Whether stand-alone restaurants should be allowed in Parks

The Parks and Public Lands Division has requested that the issue of allowing private sit-down restaurants in Parks be addressed. Currently some City parks have some form of concessionaire that serves food (from little league food booths to the food concessions at Liberty Park). On one hand, food concessions to a small scale have existed in parks for many years. On the other hand, private ventures, such as larger destination restaurants take away land from Open Space uses and some consider they compete with other restaurants that are not located within the park.

Furthermore, in this petition, the Planning Division is recommending that Golf Courses be allowed to have these types of uses to help with the financial viability of the golf course use and restaurants within parks is something other cities allow (such as Tavern on the Green- former use in Central Park in New York City.) However, except for Liberty Park, that the City oversees, and Sugar House Park, that is overseen by the **Sugar House Park Authority, there is not another "large" park in the City that exist where the Planning Division** believes may be viable for such a use. In terms of Liberty Park, there are surrounding properties that accommodate restaurants (such as the Park Café, Beans and Brew and the current under construction use on the northwest corner of 500 East and 900 South across from Liberty Park).

The Planning Division did not receive any written public comment about this issue but did hear comments at the Open Houses related to unfair competition with similar uses outside the park.

The Planning Staff is looking for specific direction from the Planning Commission on this issue.

Issue 15

Whether Stand Alone Reception Centers should be allowed in Parks

The Parks and Public Lands Division has requested that reception centers should be allowed in Parks. Currently some City parks have buildings that are used for reception centers, such as Memorial House in Memory Grove. This building is an adaptive reuse of a Landmark Site and was granted approval of this use through the adaptive reuse conditional use process.

In this petition, the Planning Division has acknowledged that receptions and other special events take place in the open space zoning district as an accessory use of principal uses such as golf courses or Zoological Parks such as Tracy Aviary and the Hogle Zoo. In addition, staff is of the opinion that outdoor weddings are not uncommon in public parks and the proposed definition of Park includes the language that identifies that special events occur in parks and therefore, allows them. The question for the Commission is whether stand alone reception centers (buildings) should be allowed in parks or if the proposed definition of Parks covers the intent so that receptions can occur in Parks but they would either occur outdoors or within existing buildings / facilities.

The Planning Staff is looking for specific direction from the Planning Commission on this issue.

Issue 16
Mapping

At the April 2015 Planning Commission meeting, the Commissioners had questions relating to where the open space zoning exists. Staff is providing the Planning Commissioners with maps of the eight Planning Communities. These maps identify where the Open Space and Natural Open Space Zoning Districts exist in the City. The only place zoned for Natural Open Space is in Capitol Hill on the high bench. The maps also indicate what type of use the open space is (park, cemetery, golf course, etc.). It is hoped that this information will help **the Planning Commission with a better sense of what the City's open space parcels consist of from a land use standpoint.** (See Attachment I)

DISCUSSION:

An evaluation of all of the text changes is provided in a summary table located in Attachment A. The full text amendments are located in Attachment B.

The related master plan policies for open space and recreation are summarized in Attachment D.

NEXT STEPS:

The Planning Commission action to recommend approval or denial of the proposed text amendment will be transmitted to the City Council for final action.

If approved by the City Council, the proposed open space text amendments will add to the regulation of open space land issues within the city. Any applications for development proposals within the open space land regulations would need to adhere to the updated regulations.

If denied by the City Council, applications would need to meet the existing ordinance requirements.

ATTACHMENT A: SUMMARY TABLE OF KEY TEXT
CHANGES

Proposed Open Space Land Use –
Text Amendments Summary

Item	Existing Regulation	Proposed Change	Reasoning for the change
<p><i>21A.32.100.A Purpose Statement</i></p>	<p>The purpose of the OS open space district is to preserve and protect areas of public and private open space and exert a greater level of regulation over any potential redevelopment of existing open space areas. This district is appropriate in areas of the city where the applicable master plans support this type of land use.</p>	<p>Provide a new purpose statement for the Open Space Zoning District as follows:</p> <p>“The purpose of the Open Space zone is to preserve and enhance public and private open space, natural area, and improved park and recreational areas. These areas serve to provide opportunities for active and passive outdoor recreation; provide contrasts to the built environment; preserve scenic qualities; protect sensitive or fragile environmental areas such as wetlands, steep slopes, ridge lines, meadows, and stream corridors; preserve the capacity and water quality of the storm water drainage system; encourage sustainability, conservation and renewable energy and provide pedestrian and bicycle transportation connections. This district is appropriate in areas of the city where the applicable master plans support this type of land use.”</p>	<p>Create a new purpose statement that clarifies all types of uses that the Open Space Zoning District encompasses.</p>
<p><i>Section 21A.32.100 OS Open Space District</i></p>			
<p>21A.32.100.C Minimum Lot</p>	<p>Minimum lot area: 10,000 square feet.</p> <p>Minimum lot width: 50.</p>	<p>No minimum lot area or width</p>	<p>Allow flexible lot requirements to meet existing parks and open space developments, particularly tot lots and mini-parks</p>
<p>21A.32.100.D Maximum Building Height</p>	<p>35' – Provided, that for each foot of height in excess of twenty feet (20'), each required yard be increased one foot (1').</p>	<p><u>Lots less than 4 Acres:</u> No change for lots less than 4 acres (existing language would remain).</p> <p><u>Lots greater than 4 acres:</u> Building heights in excess of 35 feet but not more than 45 feet may be permitted provided, that for each foot of height over 35 feet, each required yard and landscaped yard shall be increased one foot. Building heights in excess of 45 feet up to 60 feet may be approved through the Special Exception process and that for each foot of height over 35 feet each required yard and landscaped yard shall be increased one foot. The changes also allow recreation equipment (such as water slides, ropes courses, etc.) to exceed 60 feet through the Special Exception process.</p>	<p>Provide building height requirements that reflect the existing development patterns within the OS Zoning District. (Examples: Hogle Zoo and Raging Waters building and structure heights, Water Treatment Plants, etc.</p>
<p>21A.32.100.E Minimum Yard Requirements</p>	<p>Front Yard: 30' Corner Side Yard: 30' Interior Side Yard: 20' Rear Yard: 30'</p>	<p>Front Yard: 10' Corner Side Yard: 10' Interior Side Yard: 10' Rear Yard: 10'</p>	<p>Proposed setbacks reflect existing development patterns for parks and open space uses.</p>

<p>21A.32.100.F Landscaped Yard Requirements</p>	<p>Landscape yards shall be required for each use in the OS open space district and shall be improved in conformance with the requirements of chapter 21A.48, "Landscaping And Buffers", of this title.</p> <p>Front Yard: 20' Corner Side Yard: 20' Interior Side Yard: 10' Rear Yard: 10'.</p>	<p>All required yards shall be maintained as landscaped yards excluding authorized accessory buildings and structures in conformance with the requirements of chapter 21A.48, "Landscaping And Buffers", of this title.</p>	<p>Modify landscape yard requirements to match the minimum yard requirements. This allows some park structures to be located closer to property lines, particularly property lines adjacent to a street. (Such as fences, backstops, playground equipment, etc.)</p>
<p>Traffic and Parking Impact</p>	<p>Not addressed directly in open space zones. The question is whether new uses in parks should automatically require a traffic impact study.</p>	<p>No change is being proposed.</p>	<p>To automatically require a traffic impact study or to require additional parking may not be appropriate based on the specific circumstances. Some parks cannot accommodate parking (Pioneer Park), but there are alternative modes of transportation to access the park. The need to find a balance of adequate parking that doesn't significantly impact adjacent uses and preserving open space from being used for parking is best dealt with on a case by case basis.</p>
<p>21A.32.100.H. Lighting</p>	<p>Not addressed directly in open space zones.</p>	<p>All uses and developments that provide lighting shall ensure that lighting installations do not have an adverse impact on traffic safety or on surrounding properties and uses. Light sources shall be shielded to minimize excessive glare or light into adjacent properties and have cutoffs to protect the view of the night sky.</p>	<p>To allow for the adequate amount and type of lighting for different scale of open space uses but minimize impacts of the lighting upon adjacent properties. Some open space areas may not have lighting (such as natural settings or where it may impact wildlife).</p>

Item	Existing Regulation	Proposed Regulation	Purpose of Amendment
21A.32.105.A Purpose Statement	The purpose of the NOS natural open space district is to protect and ensure stewardship over important natural open land areas of citywide or regional importance. This district is appropriate in areas of the city where the applicable master plans support this type of land use.	Create a new purpose statement for the Natural Open Space Zoning District as follows: <u>“Purpose Statement: The purpose of the NOS Natural Open Space district is to specifically delineate natural areas of special environmental or scenic value, and support the preservation of these areas through limited development. This district is appropriate in areas of the city where the applicable master plans support this type of land use.”</u>	Create a new purpose statement to clarify the protection and limited development opportunities of the NOS zoned lands.
<i>Section 21A.36 General Provisions</i>			
21A.36.020 Conformance with Lot and Bulk Controls Table 21A.36.020B Obstructions in Required Yard Areas	Recreational (playground) equipment. (Permitted in rear yard)	Recreational (playground) equipment, is permitted in the rear yard on private property. Recreational (playground) equipment is permitted in the front and corner side yard, side yard and rear yard on public park or public open space property.	To allow flexibility in design of neighborhood parks. This flexibility in the placement of structures and equipment will minimize the need to find additional land (usually housing) for expansion of parks in order to provide recreation services at the neighborhood level. This provision would apply to public parks and open spaces within all zoning districts.
Table 21A.36.020C Height Exceptions	Currently maximum height provisions only relate to the height of a building within the specific zoning district. The proposed change would relate to Sports Field Light Poles.	<u>Type:</u> Sports field light poles. Light poles for ballparks, stadiums, soccer fields, golf driving ranges and sport fields. <u>Extent Above Maximum Building Height:</u> Maximum height of the zoning district or 90 feet whichever is greater. Special Exception approval is required for any further additional height or if the lights are located closer than 30 feet from adjacent residential structures. <u>Applicable Districts:</u> All zoning districts that allow sport field activities, stadiums and in parks greater than 4 acres in size.	To allow appropriate lighting for sport field activities in zoning districts with restrictive building heights that impede adequately lit playing fields. Numerous sport fields have existing lighting that exceeds the base zoning height restriction.

Item	Existing Regulation	Proposed Regulation	Purpose of Amendment
21A.40.090 E	Wireless Telecommunications Facilities are currently not allowed in the Open Space Zoning District	<p>Allow Wireless Telecommunications Facilities in the Open Space zoning district for public safety, public security or Salt Lake City Public Utilities Department purposes only. (Outside the telecommunication tower on Ensign Peak.)</p> <p>Proposed new language <u>“New telecommunications towers are allowed outside the telecommunication corridor in the Open Space Zoning District for public safety, public security or Salt Lake City Public Utilities purposes only.”</u></p>	<p>Communications towers are currently allowed in Open Space Zone, outside of the Telecommunications Corridor on Ensign Peak, when they are for public safety purposes (such as a police radio tower). Adding the words “public security, or Salt Lake City Public Utilities Department purposes” will assist the Public Utilities Department, which needs similar facilities near their water treatment facilities for security and communication reasons.</p>
<i>Section 21A.46.120 Sign Regulations for Special Purpose Districts</i>			
21A.46.120.E.5.a Standards for the OS District	None	Government sign	Permit for regulation and information signs within the OS District. Provide consistency with other zoning district sign standards.
	None	Public parks and open space interpretive or orientation signs and pole signs	To support interpretive sign programs in open space lands and to allow open space interpretive and orientation signs identified in the Parks Division’s signage master plan.
21A.46.120.E.6	None	Create a new matrix that identifies the types of signage allowed in the NOS zoning district	The sign chapter of the zoning ordinance is currently silent on the types of signage allowed in the NOS zoning district which was created in approximately 2005.
21A.46.120.E.6.a Standards for the NOS District	None	Government, private directional and public safety signs	Permit for regulation and information signs within the NOS District. Provide consistency with other zoning district sign standard.
	None	Development entry, open space interpretive or orientation signs	To support interpretive sign programs in open space lands and to allow open space interpretive and orientation signs identified in the Parks Division’s signage master plan. Provide consistency with other zoning district sign standard.
21A.52.030	No process for allowing additional height for light poles in the Open Space Zoning District where the pole would be higher than the maximum height of a building or closer than 30 feet to a residential structure	In the Special Exception Chapter, list a Special Exception Process to allow additional height for sports field light poles where they request additional height or are closer than 30 feet to a residential structure.	This provision would provide an avenue of relief to provide some flexibility. The proposal would still have to meet the standards for a special exception including compatibility and mitigation of impact standards.

<i>Section 21A.62 Definitions</i>			
Definitions Adaptive Reuse of Landmark Building	The process of reusing a building for a purpose other than which it was built or designed for. This tool is designed for the preservation of landmark buildings in residential areas whose original use is no longer feasible due to size. Churches, schools, or large single-family homes are typically candidates for this process.	Remove the words “in residential areas” and “due to size” as well as the examples in the definition so Landmark Sites besides just those in residential areas are also eligible for the Adaptive Reuse Process. Allow Adaptive Reuse through the Conditional Use Process.	There are several Landmark Sites that were originally used for something other than residential (such as the Wasatch Plunge Building, Memorial House or Ottinger Hall, etc.)
Amphitheatre, <u>Formal</u>	A large open air structure partly or completely surrounded by tiers of seats intended to be used primarily for viewing entertainment.	A large open air built structure partly or completely surrounded by tiers of seats intended to be used primarily for viewing entertainment. <u>Formal Amphitheaters typically include highly-constructed elements including an elevated stage formal lighting, stairs and other similar features.</u>	Amphitheaters currently existing in the Open Space Zoning District such as a formal one at Tracy Aviary and a more informal one at Hidden Hollow. The proposed definitions help to differentiate these two types of amphitheaters and allow them were appropriate. It is proposed formal and informal ones would be allowed in the Open Space Zoning District.
Amphitheatre, <u>Informal</u>	No existing definition	A small open air gathering area with a focal point that is at grade. Seating is generally created using natural or semi-natural materials such as wood or timbers, wood or stone benches or gabion seats.	Amphitheaters currently exist in the Open Space Zoning District such as a formal one at Tracy Aviary and a more informal one at Hidden Hollow. The proposed definitions help to differentiate these two types of amphitheaters and allow them were appropriate. It is proposed that informal amphitheaters are allowed in the NOS zoning district.
Golf Course	There is currently no definition for golf course in our ordinance. It is part of Outdoor Recreation.	Provide a new definition of golf course as noted below: “An area of land laid out for golf with a series of 9 or 18 holes each including tee, fairway, and putting green and often one or more natural or artificial hazards. A Golf Course may also consist of a club house or building where activities associated to golf take place including retail sales and or services, a café venue where meals are prepared and served, an office and area where private or public events and other similar activities associated with a golf course take place.”	Provide a broader definition of golf course to encompass how golf courses are used in modern times with the various accessory uses.

Item	Existing Regulation	Proposed Regulation	Purpose of Amendment
Government Facilities	<p>GOVERNMENTAL FACILITY: State or federal government operations providing services from specialized facilities, such as the highway department maintenance/construction, state police and federal bureau of investigation, etc. Local government operations providing services from specialized facilities, such as road maintenance/construction, local police and fire operations, etc. Local government operations providing services from nonspecialized facilities shall be considered office uses. State or federal operations providing services from nonspecialized facilities shall also be considered office uses.</p>	<p>Remove the words “local police and fire operations.” Add the words “equipment and materials storage, greenhouses, etc.”</p>	<p>There are various Governmental facilities found in open space such as gas pump stations, greenhouses, maintenance equipment storage sheds, etc. that are centrally located in the City (such as within Liberty Park) so it is more convenient to service park and local areas around it.</p> <p>Fire and police stations are allowed in the definition of municipal service land uses. If take them out of the government facilities definition and not allow municipal service uses in OS zone, it addresses the Planning Commission's concerns of prohibiting fire and police stations in the OS Zoning District.</p> <p>Current Police and Fire stations do not physically exist in the OS zone now.</p> <p>If police and fire station uses are taken out of government facilities definition, the municipal services land uses need to be allowed in more districts where police and fire stations currently exist. This includes allowing them in the Downtown, Gateway and M-1 zoning districts as permitted uses.</p>
Natural Open Space	<p>Provide a definition of Natural Open Space</p>	<p>The proposed definition reads as follows:</p> <p>“Natural Open Space: Land in a predominantly open and undeveloped condition that is suitable for protection of sensitive environmental conditions such as aquifer recharge areas; floodplains, river, stream and riparian corridors, water bodies, wetlands, shorelands and uplands, geologically unique or sensitive areas, wildlife habitat, native plant communities and similar features.”</p>	<p>A definition of Natural Open Space will help differentiate it from Open Space. Open Space definition can include developed park land, cemeteries, golf courses, etc.</p>

Item	Existing Regulation	Proposed Regulation	Purpose of Amendment
Open Space Area	<p>OPEN SPACE: Any area of a lot which is completely free and unobstructed from any structure or parking areas. Landscaping, walkways, uncovered patio areas, light poles and other ornamental features shall not be considered as obstructions for purposes of this definition. Driveways that provide access to parking lots shall not be considered as an obstruction subject to the driveways not exceeding twenty percent (20%) of any required yard area that they provide access through.</p>	<p>Add the word “area” to the title.</p>	<p>This change clarifies the difference between Open Space Land Uses and Open Space Areas. Open Space Areas relates to the non-built portion of a lot.</p> <p>Changes are proposed throughout the zoning ordinance to clarify this point.</p>
Open Space	<p>Proposed Definition in 2015</p> <p>“Land and water areas in a predominately open or undeveloped condition used or retained for resource protection, such as natural lands, wildlife habitat, wetlands, watershed lands, stream and river corridors and greenways. Open space includes passive or active recreation such as trails.”</p>	<p>Proposed new definition in 2016:</p> <p>“An area of land or water that is improved or unimproved and serves the purposes of preservation of natural resources, recreation, or public health and safety. Open space is land set aside for conservation or recreation purposes. It may include woodlands, play areas, recreation centers, government facilities, walking and riding trails, nature center, wetlands and lands in the floodplain as well as land used for passive or active recreation.”</p>	<p>The 2016 definition of open space provides a broader more comprehensive definition of what open space zoned lands are used for.</p>

Item	Existing Regulation	Proposed Regulation	Purpose of Amendment
Park	<p>PARK: A noncommercial, not for profit facility designed to serve the recreation needs of the residents of the community. Such facilities may include a park, playground, swimming pool, golf course or athletic field within the city.</p>	<p>Update the definition of park to read:</p> <p>“PARK: A noncommercial, not for profit facility designed to serve the recreation needs of the residents of the community. Such facilities may include a park, playground, swimming pool, golf course or athletic field, pavilions, turf areas, horticultural gardens, <u>nature center, community gardens</u>, special events areas, concessions, trails, passive and active recreational uses and other similar uses typically found within a park. within the city. This definition is further supplemented by the definitions of Section 2.94.030 of the City code.</p>	<p>The proposed changes remove “golf course” and “park” from the definition of park and make the definition more consistent with other sections of City Code relating to parks.</p>
RECREATION (OUTDOOR)	<p>RECREATION (OUTDOOR): Public or private golf courses, golf driving ranges, miniature golf, swimming pools, tennis courts, country clubs, ball fields, ball courts, fishing piers, skateboarding courses, water slides, mechanical rides, go-cart or motorcycle courses, raceways, drag strips, stadiums, marinas, overnight camping, or gun firing ranges, or other similar type uses which are not enclosed in buildings and are operated for the use of persons who do not reside on the same lot as that on which the recreational use is located. The term "recreation (outdoor)" shall include any accessory uses, such as snack bars, pro shops, and clubhouses which are designed and intended primarily for the use of patrons of the principal recreational use.</p>	<p>Remove golf course and associated language from the definition of Outdoor Recreation. The proposed definition would read as follows:</p> <p>“RECREATION (OUTDOOR): Miniature golf, swimming pools, tennis courts, <u>community gardens</u>, country clubs, ball fields, ball courts, fishing piers, skateboarding courses, water slides, mechanical rides, go-cart or motorcycle courses, raceways, drag strips, stadiums, marinas, overnight camping, <u>hunting where permitted by Salt Lake City ordinance, fishing, hiking, biking, or</u> gun firing ranges, or other similar type uses which are not enclosed in buildings and are operated for the use of persons who do not reside on the same lot as that on which the recreational use is located. The term "recreation (outdoor)" shall include any accessory uses, such as snack bars, concessionaires and pavilions which are designed and intended primarily for the use of patrons of the principal recreational use. The term “recreation outdoor” shall not include any use which is otherwise listed specifically in the table of permitted and conditional uses.”</p>	<p>Remove golf courses from the definition of outdoor recreation and create a separate definition for golf courses. This requires ensuring that golf courses are allowed in all zoning districts where outdoor recreation is currently allowed including the CS, CC, CG, TC-75, M-1, D-2, GMU, OP, Airport and Public Lands zones.</p>

Item	Existing Regulation	Proposed Regulation	Purpose of Amendment
UTILITY, BUILDING OR STRUCTURE	A building or structure used in conjunction with the provision of public or private utilities.	Update the definition to read as follows: “A building or structure needed to provide distribution, transmittal and maintenance of public utility services for water, sewer, and flood control including wells, pumping stations, reservoirs, water treatment plants, water storage tanks, detention basins, lift stations, regulators and similar facilities unless exempted in Section 21A.02.050.”	The new definition clarifies what utility buildings and structures are.
UTILITY, SEWAGE TREATMENT PLANT:	A licensed facility that purifies sanitary sewer effluent to a minimum level as established by state and/or federal environmental protection agencies.	Update the definition to read as follows: “A facility used for the treatment of industrial, commercial or domestic wastewater approved by the appropriate county, state, city, or federal agencies, which provides a collection network and a central wastewater treatment facility for a community, or a region.”	This revised definition was requested by the Public Utilities Department.
ZOOLOGICAL PARK	Current Definition Reads “An area, building, or structures which contain wild animals on exhibition for viewing by the public.”	Update the definition to read as follows: “An area, building, or structures which contain wild animals on exhibition for viewing by the public. <u>It may also consist of accessory uses such as treatment facilities for the animals, storage areas, offices, retail sales and / or services, concession areas and areas where private or public events and other similar activities associated with a zoological park take place.</u>	The revised definition is proposed to help identify the various accessory uses that are found at zoological parks such as Hogle Zoo and Tracy Aviary.
Open space requirements of various sections of the zoning ordinance	Open Space: requirements	The term “open space” is used in various sections of the zoning ordinance. The existing definition of open space, relates to the undeveloped land (no structures) on a parcel of property. This is being confused with the purpose of the Open Space Zoning District. The proposed changes modify the term “open space” to “open space area,” relating to building coverage on a lot.	The purpose of these text changes is to eliminate conflict with the definition of Open Space and the Open Space Zoning District in the Zoning Ordinance.
<i>Use Table Changes</i>			
USE TABLE CHANGES	Accessory Uses	Add a footnote that clarifies that accessory uses are allowed when “customarily provided with the principal use and is accessory to the principal use.”	There are many types of land uses that would not be allowed as a principal use in the Open Space Zoning District but are customarily associated with a principal use and should be allowed as an accessory use in the Open Space Zoning District. An example of this is a day care at a recreation center.

USE TABLE CHANGES	Adaptive Reuse of Landmark Site	Allow as a conditional use in OS, PL and I zoning districts to allow for the adaptive reuse of Landmark Sites	The City owns several Landmark Sites that currently are within Open Space or Public Lands Zones. These include the Wasatch Plunge, Memorial House, Ottinger Hall and Forest Dale Club House. This change will allow for more opportunity for the preservation of these buildings.
USE TABLE CHANGES	Agricultural Use	Allow as a Permitted Use in the OS Zoning District	There currently are some agricultural uses in the Open Space Zoning District. In addition, allowing these uses helps support goals of urban farming, urban orchards, and goals identified in the Community Food Assessment and Sustainable Salt Lake document. It is also consistent with how other cities are conducting open space management.
USE TABLE CHANGES	Amphitheatre (formal)	Allow as a permitted use in the OS zoning district	There are several examples of where amphitheaters exist in the Open Space Zone including Liberty Park and Hidden Holly
USE TABLE CHANGES	Amphitheatre (informal)	Allow as a permitted use in the OS zoning district and in the NOS zoning district	The Parks Division is requesting that informal amphitheaters be allowed in NOS zoning district.
USE TABLE CHANGES	Antenna, Communication Tower	Allow as a permitted use in the OS zoning district, outside of the telecommunication corridor, for public safety, public security or Salt Lake City Public Utilities Department purposes only.	This provision will allow appropriate communication for public utility types of facilities in the open space zoning district such as the water treatment facility in City Creek Canyon.
USE TABLE CHANGES	Antenna, communication tower, exceeding the maximum building height in the zone	Allow as a permitted use in the OS zoning district, outside of the telecommunication corridor, for public safety, public security or Salt Lake City Public Utilities Department purposes only.	This provision will allow appropriate communication for public utility types of facilities in the open space zoning district such as the water treatment facility in City Creek Canyon.
USE TABLE CHANGES	Art Gallery	Allow as a conditional use in the OS Zoning district	Museums are currently a permitted use and exist in the Open Space Zoning District (such as the folk arts museum in Liberty Park.) An art gallery is a similar use as a museum and is therefore, proposed as a conditional use in the OS zoning district.

Item	Existing Regulation	Proposed Regulation	Purpose of Amendment
USE TABLE CHANGES	Botanical garden	Allow as a permitted use in the OS Zoning district	These currently exist in the open space zoning district such as the International Peace Gardens at Jordan Park.
USE TABLE CHANGES	Day Care (Adult)	Permit Adult Day Care in the Open Space Zoning District as an accessory use.	Day Care is a common accessory use in recreation centers which are allowed as a permitted use in the open space zoning district.
USE TABLE CHANGES	Day Care (Child)	Permit Child Day Care in the Open Space Zoning District as an accessory use.	Day Care is a common accessory use in recreation centers which are allowed as a permitted use in the open space zoning district.
USE TABLE CHANGES	Dwelling, Living quarter for caretaker or security guard	Allow Living quarter for caretaker or security guard as a conditional use in the Open Space Zoning District	These types of facilities are typical accessory uses for cemeteries, golf courses and parks.
USE TABLE CHANGES	Farm Stand Seasonal	<p>Allow as a permitted use in the Open Space Zoning District</p> <p>In addition, allow them as a Permitted use in the PL, PL2, I and UI zoning districts as per ordinance 21 of 2011.</p>	<p>Allowing seasonal farm stands in these zoning districts is consistent with City policies relating to sustainability. If the property is owned by the City, administrative rules will apply to determine whether the seasonal farm stand is appropriate at any specific city-owned location.</p> <p>Furthermore, Ordinance 21 of 2011 specifically allowed seasonal farm stands as a permitted use in the PL, PL2, I and UI zoning district but they were later removed due to a text amendment collision when another petition was modifying the Special Purpose Table around the same time in 2011.</p>

Item	Existing Regulation	Proposed Regulation	Purpose of Amendment
USE TABLE CHANGES	Golf Course	Allow as a permitted use in the following zoning districts: CC, CS, CG, TC-75, M-1, D-2, GMU, OS, PL, PL-2 and I.	The proposal includes removing golf courses from the definition of Outdoor Recreation to try and provide a more specific definition of golf courses and how they operate today. Since this specific use is proposed to be removed from the definition of Outdoor Recreation, it should be allowed in all of the zoning districts which currently allow outdoor recreation.
USE TABLE CHANGES	Government Facility	Allow as a Permitted, Accessory Use in the OS zoning district.	With police and fire stations removed from this definition, it is appropriate for government facilities to be allowed in OS zoning districts where currently these types of accessory uses are found (such as gas pumps, storage sheds, greenhouses, etc.)
USE TABLE CHANGES	Government Facility requiring special design for security purposes	Allow as a conditional use in the OS zoning district.	This would accommodate things such as the water treatment plant in City Creek Canyon.
USE TABLE CHANGES	Government Office	Allow as a Permitted Accessory Use in the OS zoning district	This would accommodate things such as current city offices used by employees of the Public Services Department who work in the various city-owned open space facilities such as parks, golf courses, cemeteries, etc.
USE TABLE CHANGES	Municipal Service Uses including utility and police and fire stations.	Include Municipal Service Uses as Permitted Uses in the M-1, D-1, D-2, D-3, D-4, and GMU zoning districts. They are already allowed as conditional uses in all residential zoning districts and commercial zones except the CN zone.	Because it is proposed to remove police and fire stations from the definition of Government Facilities, municipal service uses need to be allowed in more zoning districts where police and fire stations exist.
USE TABLE CHANGES	Office	Allow offices as a permitted use where they are customarily provided with the principal use and are accessory to the principal use in the Open Space Zoning District.	Office space for the administrators of land uses allowed in the Open Space Zoning District such as an office for the staff of a golf course, etc. are a common accessory use.
USE TABLE CHANGES	Park	Allow Parks as permitted uses in most zoning districts.	This change will allow parks in most zoning districts throughout the City.

Item	Existing Regulation	Proposed Regulation	Purpose of Amendment
USE TABLE CHANGES	Parking- Off site	Allow off-site parking as a permitted use in the OS zoning district	This change will help accommodate parking for uses in the Open Space Zoning District.
USE TABLE CHANGES	Outdoor Recreation	Allow Outdoor Recreation as a Permitted Use in the I zoning district.	Various uses allowed in the Institutional Zoning District typically have outdoor recreation such as Colleges/ Universities and Parks.
USE TABLE CHANGES	Restaurants. Currently stand-alone restaurants are not an allowed use in the Open Space Zoning District. Should they be allowed in Parks? If so, what types of regulations should be included (size of park, size of restaurant, hours of operation, parking, etc.)		
USE TABLE CHANGES	Retail sales and service accessory use when located within a principal building	Allow as a Permitted use in the OS Zoning district when customarily provided with the principal use and are accessory to the principal use	Uses allowed in the Open Space Zoning District, such as a golf course, parks, indoor and outdoor recreation, concessionaires, pro shops, etc.
USE TABLE CHANGES	Retail sales and service accessory use when located within a principal building and operated primarily for the convenience of employees	Allow as a Permitted use in the OS Zoning district when customarily provided with the principal use and are accessory to the principal use.	Uses allowed in the Open Space Zoning District, such as a golf course, parks, indoor and outdoor recreation, concessionaires, pro shops, etc.
USE TABLE CHANGES	<p>Solar Arrays. A solar array is a group of solar panels placed near each other to produce solar energy. In this scenario, a solar array would be a group of stand alone solar panels. Solar panels placed on existing structures is already allowed.</p> <p>Solar Arrays are currently allowed in the Research Park, Business Park, Agriculture, Airport, Public Lands and Institutional zoning districts.</p> <p>Should they be allowed in move zoning districts? What are the impacts of solar arrays?</p>		

Item	Existing Regulation	Proposed Regulation	Purpose of Amendment
USE TABLE CHANGES	Accessory Storage (outdoor)	Allow accessory storage as a permitted use in the Open Space Zoning District.	Storage is typically found in City Parks, Golf Courses and other open space uses.
USE TABLE CHANGES	Signage for Trailheads. Insert a Qualifying Provisions in the Special Purpose Use Tables	Trails and trailheads <u>with signage subject to Chapter 21A.46.E Sign Regulations For The UI, PL, PL-2, I, OS and NOS Districts</u> without directional and informational signage specific to trail usage shall be permitted.	The proposed change would allow for directional signage at trailheads.
USE TABLE CHANGES	Accessory Uses- Insert a Qualifying Provisions to the Special Purpose Use Tables	Include a qualifying provision #22 in the use tables that reads “When customarily provided with the principal use and is accessory to the principal use. “	This provision will ensure that the uses allowed are only permitted where they are accessory to a principal use. The accessory uses are not envisioned to be stand-alone uses in the OS Zoning District.
USE TABLE CHANGES	Communication Towers- Insert a Qualifying Provisions to the Special Purpose Use Tables	Include a provision #23 that reads “New communication towers are allowed outside the telecommunication corridor in the Open Space Zoning District for public safety, public service or public security purposes only.”	This provision will limit new communication towers in the open space zone to only those necessary for public safety or security reasons. Otherwise, they would have to be located within the telecommunication corridor above Ensign Peak in the OS Zoning District.

ATTACHMENT B: PROPOSED REGULATION CHANGES

NOTE: PROPOSED TEXT CHANGES ARE HIGHLIGHTED IN GREEN

Yellow highlight indicates proposed changes from earlier petition that has not yet been adopted

Chapter 21A 32 Special Purpose Districts

21A.32.100: OS OPEN SPACE DISTRICT:

~~A. Purpose Statement: The purpose of the OS open space district is to preserve and protect areas of public and private open space and exert a greater level of regulation over any potential redevelopment of existing open space areas. This district is appropriate in areas of the city where the applicable master plans support this type of land use.~~

A. Purpose Statement: The purpose of the Open Space zone is to preserve and enhance public and private open space, natural areas, and improved park and recreational areas. These areas serve to provide opportunities for active and passive outdoor recreation; provide contrasts to the built environment; preserve scenic qualities; protect sensitive or fragile environmental areas such as wetlands, steep slopes, ridge lines, meadows, and stream corridors; preserve the capacity and water quality of the storm water drainage system; encourage sustainability, conservation and renewable energy and provide pedestrian and bicycle transportation connections. This district is appropriate in areas of the city where the applicable master plans support this type of land use.

B. Uses: Uses in the OS open space district, specified in section [21A.33.070](#), "Table Of Permitted And Conditional Uses For Special Purpose Districts", of this title, are permitted subject to the general provisions set forth in section [21A.32.010](#) of this chapter and this section.

C. Minimum Lot ~~Size~~-Area and Lot Width: None required.

~~1. Minimum lot area: Ten thousand (10,000) square feet.~~

~~2. Minimum lot width: Fifty feet (50').~~

D. Maximum Building and Recreation Equipment Height:

1. Lots less than four (4) acres. Building height shall be limited to thirty five feet (35'); provided that for each foot of height in excess of twenty feet (20'), each required yard and landscaped yard shall be increased one foot (1').

2. Lots greater than four (4) acres. Building height shall be limited to thirty five feet (35'). Building heights in excess of thirty five feet (35') but not more than forty five feet (45') may be permitted provided, that for each foot of height over thirty five feet (35'), each required yard and landscaped yard shall be increased one foot (1'). Building heights in excess of forty five feet (45') up to sixty feet (60')

may be approved through the Special Exception process and that for each foot of height over thirty five feet (35'), each required yard and landscaped yard shall be increased one foot (1').

Recreation Equipment heights in excess of sixty feet (60') may be approved through the Special Exception process.

E. Minimum Yard Requirements:

1. Lots four (4) acres or less:

- a. Front Yard: Ten feet (10').
- b. Corner Side Yard: Ten feet (10').
- c. Interior Side Yard: Ten feet (10').
- d. Rear Yard: Ten feet (10').

2. Lots greater than four (4) acres:

- a1. Front Yard: ~~Thirty Ten~~ feet ~~(30')~~ (10').
- b2. Corner Side Yard: ~~Thirty Ten~~ feet ~~(30')~~ (10').
- c3. Interior Side Yard: ~~Twenty Fifteen~~ feet ~~(20')~~ (10').
- d4. Rear Yard: ~~Thirty Fifteen~~ feet ~~(30')~~ (10').

35. Accessory Buildings And Structures In Yards: Accessory buildings and structures may be located in required yard areas subject to section [21A.36.020](#), table [21A.36.020B](#), "Obstructions In Required Yards", of this title.

F. Landscape Yard Requirements: All required yards shall be maintained as landscaped yards excluding authorized accessory buildings and structures. Landscape yards shall be required for each use in the OS open space district and shall be improved in conformance with the requirements of [chapter 21A.48](#), "Landscaping And Buffers", of this title.

- 1. Front Yard: Twenty feet (20').
- 2. Corner Side Yard: Twenty feet (20').
- 3. Interior Side Yard: Ten feet (10').
- 4. Rear Yard: Ten feet (10').

G. Special Conditional Use Controls Over Communications Towers:

1. Designation Of Telecommunication Site: Within the OS open space zoning district there is set aside a telecommunication site to accommodate the erection of microwave, radio or other communication

towers and related facilities, located north of Ensign Peak in Salt Lake County, Utah, and described as follows:

- a. Beginning at a point that is located S. 19° 10' 29" E. 1,533.61 feet from the northwest corner of Section 19, T.1N., R.1E., SLB&M; thence S 32° 33' 21" E. 364.42 feet; thence S. 57° 26' 39" W. 2,890.15 feet; thence N. 32° 33' 21" N-W. 285.15 feet; thence N. 55° 52' 23" E. 2,891.23 feet to the point of beginning, containing 21.549 acres, more or less.
 - b. This telecommunication site is set aside in order to promote the location of communications towers in a manageable area and to protect the aesthetics and environment of the site.
2. Special Conditional Use Standards: A conditional use may be authorized by the planning commission pursuant to the standards and procedures for conditional uses set forth in [chapter 21A.54](#) of this title, to permit a communication tower within the established telecommunications site provided the planning commission makes the additional findings:
 - a. The facility is located within the telecommunication site described above;
 - b. The facilities and access roads are designed and constructed so as to minimally disturb the natural terrain; and
 - c. The owner of the communications tower agrees to accommodate the multiple use of the tower where feasible.
 3. Title To Site To Remain With City: Pursuant to section 69-3-1, Utah Code Annotated, or its successor, the city shall retain title to all property which it presently owns within such site.
 4. Exceptions: This section shall not affect the use, operation, expansion or construction of towers and related facilities on property owned by telecommunication companies as of January 1, 1986.

H Lighting: All uses and developments that provide lighting shall ensure that lighting installations do not have an adverse impact on traffic safety or on surrounding properties and uses. Light sources shall be shielded to eliminate excessive glare or light into adjacent properties and have cutoffs to protect the view of the night sky.

21A.32.105: NOS NATURAL OPEN SPACE DISTRICT:

~~A. Purpose Statement: The purpose of the NOS natural open space district is to protect and ensure stewardship over important natural open land areas of citywide or regional importance. This district is appropriate in areas of the city where the applicable master plans support this type of land use.~~

A. Purpose Statement: The purpose of the Natural Open Space district is to specifically delineate natural areas of special environmental or scenic value, and support the preservation of these areas through limited development. This district is appropriate in areas of the city where the applicable master plans support this type of land use.

~~B. Definition: "Natural open space" areas are lands which are principally undeveloped with near native vegetation and may include environmentally sensitive areas; areas of geologic significance; wetlands; stream corridors; foothills; mountains; shorelands; uplands and areas of significant wildlife habitat.~~

B. Uses: Permitted activities in this district are limited to ecosystem management, conservation and passive recreational uses as listed in section [21A.33.070](#), "Table Of Permitted And Conditional Uses For Special Purpose Districts", of this title.

21A.36.020: CONFORMANCE WITH LOT AND BULK CONTROLS:

A. Conformance With District Requirements: No structure or lot shall be developed, used or occupied unless it meets the lot area, lot width, yards, building height, and other requirements established in the applicable district regulations, except where specifically established otherwise elsewhere in this title.

In any residential district, on a lot legally established prior to April 12, 1995, a single-family dwelling may be erected regardless of the size of the lot, subject to complying with all yard area requirements of the R-1/5,000 district. Legal conforming lots in nonresidential districts shall be approved for any permitted use or conditional use allowed in the zoning district subject to complying with all yard area requirements of the district in which the lot is located.

B. Obstructions In Required Yards: Accessory uses and structures, and projections of the principal structure, may be located in a required yard only as indicated ("X") in table 21A.36.020B of this section. No portion of an obstruction authorized in table 21A.36.020B of this section shall extend beyond the authorized projection. Dimensions shall be measured from the finished surface of the building or structure.

TABLE 21A.36.020B OBSTRUCTIONS IN REQUIRED YARDS¹

Type Of Structure Or Use Obstruction	Front And Corner Side Yards	Side Yard	Rear Yard
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		X ³	X
Arbors and trellises not to exceed 12 feet in height or 120 square feet in residential	X	X	X

districts. This requirement shall also apply to nonresidential districts unless otherwise authorized			
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 ²	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
Changes of established grade for commercial or industrial uses in zones, where conditionally or otherwise permitted, the grade is changed to accommodate site retention or detention requirements	X	X	X
Changes of established grade of 4 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.) For properties outside of the H historic preservation overlay, changes of established grade greater than 4 feet are special exceptions subject to the standards and factors in chapter 21A.52 of this title	X	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			X

regulations and located not less than 4 feet from a lot line			
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 Nonresidential districts: 3 flagpoles per street frontage Subject to provisions of table 21A.36.020C of this section	X X	X 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 section 21A.44.060 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
<u>Recreational (playground) equipment, private</u>	-		<u>X</u>
<u>Recreational (playground) equipment, public park or public open space</u>	<u>X</u>	<u>X</u>	<u>X</u>
Refuse and recycling 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 courts, game courts, and similar uses shall not be located less than 10 feet from a property line		X	X
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 special exception in accordance with the procedures set forth in chapter 21A.52 of this title.
3. The accessory structure shall be located wholly behind the primary structure on the property.

C. Height Exceptions: Exceptions to the maximum building height in all zoning districts are allowed as indicated in table 21A.36.020C of this section.

TABLE 21A.36.020C HEIGHT EXCEPTIONS

Type	Extent Above Maximum Building Height Allowed By The District	Applicable Districts
Chimney	As required by local, state or federal regulations	All zoning districts
Church steeples or spires	No limit	All zoning districts
Elevator/stairway tower or bulkhead	16 feet	All commercial, manufacturing, downtown, FB-UN2, RO, R-MU, RMF-45, RMF-75, RP, BP, I, UI, A, PL and PL-2 districts
Flagpole	Maximum height of the zoning district in which the flagpole is located or 60 feet, whichever is less. Conditional use approval is required for additional	All zoning districts

	height	
<u>Light poles for sport fields such as ballparks, stadiums, soccer fields, golf driving ranges and similar uses¹</u>	<u>Maximum height of the zoning district or 90 feet whichever is greater. Special Exception approval is required for any further additional height or if the lights are located closer than 30 feet from adjacent residential structures.</u>	<u>All zoning districts that allow sport field activities and stadiums excluding parks less than 4 acres in size</u>
Mechanical equipment parapet wall	5 feet	All zoning districts, other than the FP, FR-1, FR-2, FR-3, and open space districts

Notes:

1. Lighting shall be shielded to eliminate excessive glare or light into adjacent properties and have cutoffs to protect the view of the night sky.

Chapter 21A.40.090 Antenna Regulations:

E. Wireless Telecommunications Facilities; Low Power Radio Services Facilities: The purpose of this section is to address planning issues brought on by the rapid growth in demand for low power radio services. This section distinguishes low power radio from other broadcasting type telecommunication technologies and establishes provisions that deal with issues of demand, visual mitigation, noise, engineering, residential impacts, health, safety and facility siting. The requirements of this section apply to both commercial and private low power radio services. Low power radio services facilities include "cellular" or "PCS" (personal communications system) communications and paging systems.

1. Uses: The uses specified in table 21A.40.090E of this section, indicate which facility types are allowed as either a permitted or conditional use within specific zoning districts. Low power radio service facilities may be an accessory use, secondary use or principal use.

a. Administrative Consideration Of Conditional Uses: Applications for low power wireless telecommunication facilities that are listed as conditional uses shall be reviewed according to the procedures set forth in section [21A.54.155](#) of this title.

TABLE 21A.40.090E

WIRELESS TELECOMMUNICATIONS FACILITIES

			Monopole With Antennas And Antenna Support Structure Less Than 2 Feet Wide ³		Monopole With Antennas And Antenna Support Structure Greater Than 2 Feet Wide ³		
			District Height Limit But Not To Exceed 60 Feet (Whichever Is Less)	60 Feet Or Exceeding The Maximum Height Limit Of The Zone	District Height Limit But Not To Exceed 60 Feet (Whichever Is Less)	60 Feet Or Exceeding The Maximum Height Limit Of The Zone	
Residential districts:							
R-1/12,000	P ¹						
R-1/7,000	P ¹						
R-1/5,000	P ¹						
SR-1	P ¹						
SR-3	P ¹						
R-2	P ¹						
RMF-30	P ¹						

RMF-35	P ¹						
RMF-45	P	C					
RMF-75	P	C					
Mixed use - residential/office districts:							
RB	P ¹						
R-MU	P	C					
RO	P ¹						
Commercial/manufacturing districts:							
CN	P ¹						
CB	P	C					
CS	P	P					
CC	P	P	P	C	C	C	
CSHBD	P	P	P	C	C	C	
CG	P	P	P	C	C	C	C
D-1	P	P	P	C	C	C	
D-2	P	P	P	C	C	C	
D-3	P	P	P	C	C	C	
D-4	P	P	P	C	C	C	
G-MU	P	P	P	C	C	C	
M-1	P	P	P	C	P	C	C
M-2	P	P	P	C	P	C	C
Special purpose/overlay districts:							
RP	P	C					
BP	P	P	P	C	C	C	
AG	P ¹	P ¹	C	C	C		
AG-2	P ¹	P ¹	C	C	C		
AG-5	P ¹	P ¹	C	C	C		
AG-20	P ¹	P ¹	C	C	C		
A	P	P	P	P	P	C	C
PL	P	C					
PL-2	P	C					
I	P	C					
UI	P	P	C	C	C		
OS ²			C	C	C	C	C
EI	P	P	P	C	C	C	
MU	P	C					

Notes:

P Permitted use

C Conditional use

1. Allowed as a permitted use on a residential building consisting of 4 or more attached dwelling units and on nonresidential buildings. Zoning administrator approval is required to assure compliance to subsection E2a of this section.
2. New telecommunications towers are allowed outside the telecommunication corridor in the OS zone for public safety, public security or Salt Lake City Public Utilities Department purposes only.
3. Collocation of a wireless telecommunication facility is allowed per subsection E4 of this section.

Chapter 21A.46.120 Sign Regulations for Special Purpose Districts

E. Sign Regulations For The UI, PL, PL-2, I, And OS and NOS Districts:

1. Purpose: Sign regulations for the PL, PL-2, I, UI, and OS and NOS districts are established to control signage for public and semipublic uses and facilities. These regulations are intended to respond to larger campus type settings as well as development on individual lots.
2. Applicability: Regulations in subsections E3, E4, and E5 and E6 of this section, respectively, shall apply to all lots within the UI, PL, PL-2, I, and OS and NOS districts.
3. Sign Type, Size And Height Standards for the UI District:

STANDARDS FOR THE UI DISTRICT

Types Of Signs Permitted	Maximum Area Per Sign Face	Maximum Height Of Freestanding Signs ¹	Minimum Setback ²	Number Of Signs Permitted
Construction sign	32 square feet	8 feet	10 feet	1 per street frontage
Development entry sign	40 square feet each	8 feet	10 feet	1 per street frontage
Flat sign	0.5 square foot per linear foot of building frontage	See note 1	n/a	1 for each frontage of each use
Monument sign	60 square feet	8 feet	10 feet	1 per street frontage
Nameplates	2 square feet	See note 1	n/a	1 per building entry
New development sign	160 square feet	8 feet	10 feet	1 per street

	maximum per sign; 200 square feet for 2 signs			frontage
Political sign	16 square feet	8 feet	10 feet	No limit
Private directional sign	8 square feet	4 feet	5 feet	No limit
Public safety sign	8 square feet	6 feet	10 feet	No limit
Real estate sign	32 square feet	8 feet	10 feet	1 per street frontage
Window sign	12 square feet	See note 1	n/a	No limit

5. Sign Type, Size And Height Standards For The OS District:

a. Standards For The OS District:

Types Of Signs Permitted	Maximum Area Per Sign Face	Maximum Height Of Freestanding Signs ¹	Minimum Setback ²	Number Of Signs Permitted
Construction sign	24 square feet	8 feet	10 feet	1 per street frontage
Development entry sign	32 square feet each sign	4 feet	10 feet	1 per street frontage
Flat sign	0.5 square foot per linear foot of building frontage; total not to exceed 60 square feet	No limit	n/a	1 for each frontage of each use
<u>Government sign</u>	<u>8 square feet</u>	<u>6 feet</u>	<u>None</u>	<u>No limit</u>
Monument sign	60 square feet	8 feet	10 feet	1 per building frontage
Monument sign in parks 28 acres or	60 square feet	10 feet	10 feet	1 per building frontage

greater ³				
New development sign	160 square feet maximum per sign; 200 square feet for 2 signs	8 feet	10 feet	1 per street frontage
Park banner sign, park identity banner ^{3,4,5}	12 square feet	18 feet	10 feet	1 set of 3 signs per 5 acres of park land relating to the specific park
Park banner sign, permanent venue ^{3,4}	12 square feet	18 feet	10 feet	1 set of 3 banners per permanent venue
<u>Public parks and open space interpretative or orientation sign⁶</u>	<u>32 square feet</u>	<u>8 feet</u>	<u>10 feet</u>	<u>No limit</u>
<u>Pole sign⁷</u>	<u>24 square feet</u>	<u>12 feet</u>	<u>10 feet</u>	<u>1 for each frontage of each use</u>
Political sign	16 square feet	8 feet	10 feet	No limit
Private directional sign ⁸	8 square feet	4 feet	5 feet	No limit
Public safety sign ⁸	8 square feet	6 feet	10 feet	No limit
Real estate sign	24 square feet	8 feet	10 feet	1 per street frontage
Window sign	12 square feet	See note 1	n/a	No limit

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. Allowed only in parks 28 acres or larger, and does not apply to public property used for cemeteries, golf courses, river banks, trails or natural open space areas.
4. Park banner signs must be grouped within an 18 foot radius.
5. Park banner signs must have a consistent design.
6. Interpretive or orientation signs are allowed on publicly owned open space zoned lands subject to location and number approved by the appropriate agencies governing such properties consistent with this section.

7. Pole signs without clearance standards are permitted on public open space lands subject to being placed in manner that they do not project over any walk or pathway and are subject to minimum setback standards and location approval by the appropriate agencies governing such properties consistent with this section.

8. Trail wayfinding signs are a type of directional and public safety sign that are required to be setback from the trail edge with a maximum height of 6 feet and a minimum setback of 5 feet from a public right of way line.

6. Sign Type, Size And Height Standards For The NOS District:

a. Standards For The NOS District¹

<u>Types Of Signs Permitted</u>	<u>Maximum Area Per Sign Face</u>	<u>Maximum Height Of Freestanding Signs</u>	<u>Minimum Setback</u>	<u>Number Of Signs Permitted</u>
<u>Development entry sign</u>	<u>18 square feet each</u>	<u>4 feet</u>	<u>10 feet</u>	<u>1 per street frontage</u>
<u>Government sign</u>	<u>8 square feet</u>	<u>6 feet</u>	<u>None</u>	<u>No limit</u>
<u>Open space interpretative or orientation sign²</u>	<u>32 square feet</u>	<u>8 feet</u>	<u>10 feet</u>	<u>No limit</u>
<u>Pole sign³</u>	<u>24 square feet</u>	<u>12 feet</u>	<u>10 feet</u>	<u>1 for each frontage of each use</u>
<u>Private directional sign⁴</u>	<u>6 square feet</u>	<u>4 feet</u>	<u>5 feet</u>	<u>No limit</u>
<u>Public safety sign</u>	<u>8 square feet</u>	<u>6 feet</u>	<u>10 feet</u>	<u>No limit</u>

Notes:

1. Signs within the NOS District shall not be illuminated.

2. Interpretive or orientation signs are allowed on publicly owned natural open space zoned lands subject to location and number approved by the appropriate agencies governing such properties consistent with this section.

3. Pole signs without clearance standards are permitted on public natural open space lands subject to being placed in manner that they do not project over any walk or pathway and are subject to minimum setback standards and location approval by the appropriate agencies governing such properties consistent with this section.

4. Trail wayfinding signs are a type of directional and public safety sign that are required to be setback from the trail edge with a maximum height of 6 feet and a minimum setback of 5 feet from a public right of way line.

67. Illumination: Illuminated signs where permitted, shall be limited to flat signs, monument signs, window signs, and development entry signs.

21A.52.030: SPECIAL EXCEPTIONS AUTHORIZED:

- A. In addition to any other special exceptions authorized elsewhere in this title, the following special exceptions are authorized under the provisions of this title:
1. Accessory building height, including wall height, in excess of the permitted height provided:
 - a. The extra height is for architectural purposes only, such as a steep roof to match existing primary structure or neighborhood character.
 - b. The extra height is to be used for storage of household goods or truss webbing and not to create a second level.
 - c. No windows are located in the roof or on the second level unless it is a design feature only.
 - d. No commercial use is made of the structure or residential use unless it complies with the accessory dwelling unit regulations in this title.
 2. Accessory structures in the front yard of double frontage lots, which do not have any rear yard provided:
 - a. The required sight visibility triangle shall be maintained at all times.
 - b. The structure meets all other size and height limits governed by the zoning ordinance.
 3. Additional height for fences, walls or similar structures may be granted to exceed the height limits established for fences and walls in chapter 21A.40 of this title if it is determined that there will be no negative impacts upon the established character of the affected neighborhood and streetscape, maintenance of public and private views, and matters of public safety. Approval of fences, walls and other similar structures may be granted under the following circumstances subject to compliance with other applicable requirements:

- a. Exceeding the allowable height limits; provided, that the fence, wall or structure is constructed of wrought iron, tubular steel or other similar material, and that the open, spatial and nonstructural area of the fence, wall or other similar structure constitutes at least eighty percent (80%) of its total area;
 - b. Exceeding the allowable height limits on any corner lot; unless the city's traffic engineer determines that permitting the additional height would cause an unsafe traffic condition;
 - c. Incorporation of ornamental features or architectural embellishments which extend above the allowable height limits;
 - d. Exceeding the allowable height limits, when erected around schools and approved recreational uses which require special height considerations;
 - e. Exceeding the allowable height limits, in cases where it is determined that a negative impact occurs because of levels of noise, pollution, light or other encroachments on the rights to privacy, safety, security and aesthetics;
 - f. Keeping within the character of the neighborhood and urban design of the city;
 - g. Avoiding a walled-in effect in the front yard of any property in a residential district where the clear character of the neighborhood in front yard areas is one of open spaces from property to property; or
 - h. Posing a safety hazard when there is a driveway on the petitioner's property or neighbor's property adjacent to the proposed fence, wall or similar structure.
4. Additional building height in commercial districts is subject to the standards in chapter 21A.26 of this title.
 5. Additional foothills building height, including wall height, shall comply with the standards in chapter 21A.24 of this title.
 6. Additional residential building height, including wall height, in the R-1 districts, R-2 districts and SR districts shall comply with the standards in chapter 21A.24 of this title.
 7. Any alternative to off street parking not listed in chapter 21A.44 of this title intended to meet the number of required off street parking spaces.
 8. Barbed wire fences may be approved subject to the regulations of chapter 21A.40 of this title.
 9. Conditional home occupations subject to the regulations and conditions of chapter 21A.36 of this title.
 10. Dividing existing lots containing two (2) or more separate residential structures into separate lots that would not meet lot size, frontage width or setbacks provided:

- a. The residential structures for the proposed lot split already exist and were constructed legally.
 - b. The planning director agrees and is willing to approve a subdivision application.
 - c. Required parking equal to the parking requirement that existed at the time that each dwelling unit was constructed.
11. Use of the front yard for required parking when the rear or side yards cannot be accessed and it is not feasible to build an attached garage that conforms to yard area and setback requirements, subject to the standards found in chapter 21A.44 of this title.
 12. Grade changes and retaining walls are subject to the regulations and standards of chapter 21A.36 of this title.
 13. Ground mounted central air conditioning compressors or systems, heating, ventilating, pool and filtering equipment located in required side and rear yards within four feet (4') of the property line. The mechanical equipment shall comply with applicable Salt Lake County health department noise standards.
 14. Hobby shop, art studio, exercise room or a dressing room adjacent to a swimming pool, or other similar uses in an accessory structure, subject to the following conditions:
 - a. The height of the accessory structure shall not exceed the height limit established by the underlying zoning district unless a special exception allowing additional height is allowed.
 - b. If an accessory building is located within ten feet (10') of a property line, no windows shall be allowed in the walls adjacent to the property lines.
 - c. If the accessory building is detached, it must be located in the rear yard.
 - d. The total covered area for an accessory building shall not exceed fifty percent (50%) of the building footprint of the principal structure, subject to all accessory building size limitations.
 15. In line additions to existing residential or commercial buildings, which are noncomplying as to yard area or height regulations provided:
 - a. The addition follows the existing building line and does not create any new noncompliance.
 - b. No additional dwelling units are added to the structure.
 - c. The addition is a legitimate architectural addition with rooflines and exterior materials designed to be compatible with the original structure.
 16. Operation of registered home daycare or registered home preschool facility in residential districts subject to the standards of chapter 21A.36 of this title.

17. Outdoor dining in required front, rear and side yards subject to the regulations and standards of chapter 21A.40 of this title.
18. Razor wire fencing may be approved subject to the regulations and standards in chapter 21A.40 of this title.
19. Replacement or reconstruction of any existing noncomplying segment of a residential or commercial structure or full replacement of a noncomplying accessory structure provided:
 - a. The owner documents that the new construction does not encroach farther into any required rear yard than the structure being replaced.
 - b. The addition or replacement is compatible in design, size and architectural style with the remaining or previous structure.
20. Underground building encroachments into the front, side, rear and corner side yard setbacks provided the addition is totally underground and there is no visual evidence that such an encroachment exists.
21. Window mounted refrigerated air conditioner and evaporative swamp coolers located in required front, corner, side and rear yards within two feet (2') of a property line shall comply with applicable Salt Lake County health department noise standards.
22. Vehicle and equipment storage without hard surfacing in the CG, M-1, M-2 or EI districts, subject to the standards in chapter 21A.44 of this title.
23. Ground mounted utility boxes may be approved subject to the regulations and standards of section [21A.40.160](#) of this title. (Ord. 14-15, 2015)
24. Legalization of excess dwelling units may be granted subject to the following requirements and standards:
 - a. Purpose: The purpose of this subsection is to implement the existing Salt Lake City community housing plan. This plan emphasizes maintaining existing housing stock in a safe manner that contributes to the vitality and sustainability of neighborhoods within the city. This subsection provides a process that gives owners of property with one or more excess dwelling units not recognized by the city an opportunity to legalize such units based on the standards set forth in this subsection.
 - b. Review Standards: A dwelling unit that is proposed to be legalized pursuant to this subsection shall comply with the following standards.
 - (1) The dwelling unit existed prior to April 12, 1995. In order to determine whether a dwelling unit was in existence prior to April 12, 1995, the unit owner shall provide documentation thereof which may include any of the following:

- (A) Copies of lease or rental agreements, lease or rent payments, or other similar documentation showing a transaction between the unit owner and tenants;
 - (B) Evidence indicating that prior to April 12, 1995, the city issued a building permit, business license, zoning certificate, or other permit relating to the dwelling unit in question;
 - (C) Utility records indicating existence of a dwelling unit;
 - (D) Historic surveys recognized by the planning director as being performed by a trained professional in historic preservation;
 - (E) Notarized affidavits from a previous owner, tenant, or neighbor;
 - (F) Polk, Cole, or phone directories that indicate existence of the dwelling unit (but not necessarily that the unit was occupied); and
 - (G) Any other documentation that the owner is willing to place into a public record which indicates the existence of the excess unit prior to April 12, 1995.
- (2) The excess unit has been maintained as a separate dwelling unit since April 12, 1995. In order to determine if a unit has been maintained as a separate dwelling unit, the following may be considered:
- (A) Evidence listed in subsection A24b(1) of this section indicates that the unit has been occupied at least once every five (5) calendar years;
 - (B) Evidence that the unit was marketed for occupancy if the unit was unoccupied for more than five (5) consecutive years;
 - (C) If evidence of maintaining a separate dwelling unit as required by subsections A24b(2)(A) and A24b(2)(B) of this section cannot be established, documentation of construction upgrades may be provided in lieu thereof.
 - (D) Any documentation that the owner is willing to place into a public record which provides evidence that the unit was referenced as a separate dwelling unit at least once every five (5) years.
- (3) The property where the dwelling unit is located:
- (A) Can accommodate on site parking as required by this title, or
 - (B) Is located within a one-fourth ($\frac{1}{4}$) mile radius of a fixed rail transit stop or bus stop in service at the time of legalization.

(4) Any active zoning violations occurring on the property must be resolved except for those related to excess units.

c. Conditions Of Approval: Any approved unit legalization shall be subject to the following conditions:

- (1) The unit owner shall apply for a business license, when required, within fourteen (14) days of special exception approval.
- (2) The unit owner shall allow the city's building official or designee to inspect the dwelling unit to determine whether the unit substantially complies with basic life safety requirements as provided in [title 18, chapter 18.50](#), "Existing Residential Housing", of this code. Such inspection shall occur within ninety (90) days of special exception approval or as mutually agreed by the unit owner and the city.
- (3) All required corrections indicated during the inspection process must be completed within one year unless granted an extension by the zoning administrator.

d. Application: In addition to the application requirements in this chapter, an applicant shall submit documentation showing compliance with the standards set forth in subsection A24b of this section.

25. Additional Height for sports relating light poles such as light poles for ballparks, stadiums, soccer fields, golf driving ranges and sport fields or where sports lights are located closer than 30 feet from adjacent residential structures.

26. Additional Height for buildings and recreational equipment in the Open Space Zoning District subject to Chapter 21A.32.100.D.2

Chapter 21A.62 Definitions

Section 21A.62.040

ADAPTIVE REUSE OF A LANDMARK BUILDING: The process of reusing a building for a purpose other than which it was built or designed for. This tool is designed for the preservation of landmark buildings ~~in residential areas~~ whose original use is no longer feasible ~~due to size. Churches, schools, or large single family homes are typically candidates for this process.~~

AMPHITHEATER, FORMAL: A large open air built structure partly or completely surrounded by tiers of seats intended to be used primarily for viewing entertainment. Formal Amphitheatres typically include highly constructed elements including an elevated stage, formal lighting, stairs and other similar features.

AMPHITHEATER, INFORMAL: A small open air gathering area with a focal point that is at grade. Seating is generally created using natural or semi-natural materials such as wood or timbers, wood or stone benches or gabion seats.

GOLF COURSE: An outdoor area of land laid out for golf with a series of holes each including tee, fairway and putting green and often one or more natural or artificial hazards. A Golf Course may also consist of a club house or building where activities associated with golf take place including retail sales and or services, a café venue where meals are prepared and served, an office and area where private or public events and other similar activities associated with a golf course take place.

GOVERNMENTAL FACILITY: State or federal government operations providing services from specialized facilities, such as the highway department maintenance/construction, state police and federal bureau of investigation, etc. Local government operations providing services from specialized facilities, such as road maintenance/construction, equipment and materials storage, greenhouses, local police and fire operations, etc. Local government operations providing services from nonspecialized facilities shall be considered office uses. State or federal operations providing services from nonspecialized facilities shall also be considered office uses.

NATURAL OPEN SPACE: Land in a predominantly open and undeveloped condition that is suitable for protection of sensitive environmental conditions such as aquifer recharge areas; floodplains, river, stream and riparian corridors, water bodies, wetlands, shorelands and uplands, geologically unique or sensitive areas, wildlife habitat, native plant communities and similar features.

OPEN SPACE AREA: Any area of a lot which is completely free and unobstructed from any structure or parking areas. Landscaping, walkways, uncovered patio areas, light poles and other ornamental features shall not be considered as obstructions for purposes of this definition. Driveways that provide access to parking lots shall not be considered as an obstruction subject to the driveways not exceeding twenty percent (20%) of any required yard area that they provide access through.

OPEN SPACE: An area of land or water that is improved or unimproved, and serves the purposes of preservation of natural resources, recreation, or public health and safety. Open space is land set aside for conservation or recreation purposes. It may include woodlands, play areas, recreation centers, government facilities, walking and riding trails, nature center, wetlands and lands in the floodplain as well as land use for passive or active recreation.

PARK: A noncommercial, not for profit facility designed to serve the recreation needs of the residents of the community. Such facilities may include a park, playground, swimming pool, golf course or athletic field, pavilions, turf areas, horticultural gardens, nature center, community gardens, special events areas, concessions, trails, passive and active recreational uses and other similar uses typically found within a park, within the city. This definition is further supplemented by the definitions of Section 2.94.030 of the City code.

RECREATION EQUIPMENT: Structures used to provide recreational activities such as ropes courses, climbing walls, water slides, back stops and other similar features commonly found in parks, recreation centers and active recreation areas.

RECREATION (OUTDOOR): Public or private golf courses, golf driving ranges, miniature golf, swimming pools, tennis courts, community gardens, country clubs, ball fields, ball courts, fishing piers, skateboarding courses, water slides, mechanical rides, go-cart or motorcycle courses, raceways, drag strips, stadiums, marinas, overnight camping, hunting where permitted by Salt Lake City ordinance, fishing, hiking, biking or gun firing ranges, or other similar type uses which are not enclosed in buildings and are operated for the use of persons who do not reside on the same lot as that on which the recreational use is located. The term "recreation (outdoor)" shall include any accessory uses, such as snack bars, concessionaires and pavilions, pro shops, and clubhouses which are designed and intended primarily for the use of patrons of the principal recreational use. The term "recreation (outdoor)" shall not include any use which is otherwise listed specifically in the table of permitted and conditional uses.

UTILITY, BUILDING OR STRUCTURE: A building or structure used in conjunction with the provision of public or private utilities, needed to provide distribution, transmittal and maintenance of public utility services for water, sewer and flood control including wells, pumping stations, reservoirs, water treatment plant, water storage tanks, detention basins, lift stations, regulators and other similar facilities unless exempted in Section 21A.02.050.

UTILITY, SEWAGE TREATMENT PLANT: A licensed facility that purifies sanitary sewer effluent to a minimum level as established by state and/or federal environmental protection agencies. A facility used for the treatment of industrial, commercial or domestic wastewater approved by the appropriate county, state, city, or federal agencies, which provides a collection network and a central wastewater treatment facility for a community, or a region.

ZOOLOGICAL PARK: An area, building, or structures which contain wild animals on exhibition for viewing by the public. It may also consist of accessory uses such as treatment facilities for the animals, storage areas, offices, retail sales and or services, concession areas and areas where private or public events and other similar activities associated with a zoological park take place.

NOTE: The following text changes relate to amendment of the term “open space area” requirements of various sections of the zoning ordinance. The proposed changes modify the term “open space” to “open space area”. The purpose of these text changes is to eliminate conflict with the Open Space land use definition.

21A.24.164: R-MU-35 RESIDENTIAL/MIXED USE DISTRICT:

F. Minimum Open Space Area: For residential uses and mixed uses containing residential uses, not less than twenty percent (20%) of the lot area shall be maintained as open space. This open space may take the form of landscaped yards or plazas, balconies and courtyards, subject to site plan review approval.

21A.24.168: R-MU-45 RESIDENTIAL/MIXED USE DISTRICT:

F. Minimum Open Space Area: For residential uses and mixed uses containing residential uses, not less than twenty percent (20%) of the lot area shall be maintained as open space. This open space may take the form of landscaped yards or plazas, balconies and courtyards, subject to site plan review approval.

21A.24.170: R-MU RESIDENTIAL/MIXED USE DISTRICT:

G. Minimum Open Space Area: For residential uses and mixed uses containing residential use, not less than twenty percent (20%) of the lot area shall be maintained as open space. This open space may take the form of landscape yards or plazas and courtyards, subject to site plan review approval.

21A.26.078: TSA TRANSIT STATION AREA DISTRICT:

G. Development Standards:

1. Intent: The purpose of the following development standards is to promote an intense and efficient use of land at increased densities in the station areas. The development standards are intended to create a safe and pleasant environment near transit stations by encouraging an intensive area of mixed use development and activities, pedestrian amenities and by limiting conflicts between vehicles and pedestrians. Development standards are intended to create a reasonably continuous building edge that defines the exterior spatial enclosure of the street or open space and protect adjacent low density residential zoning districts. With some exceptions, buildings line a street at or near the public right of way to the greatest extent possible.

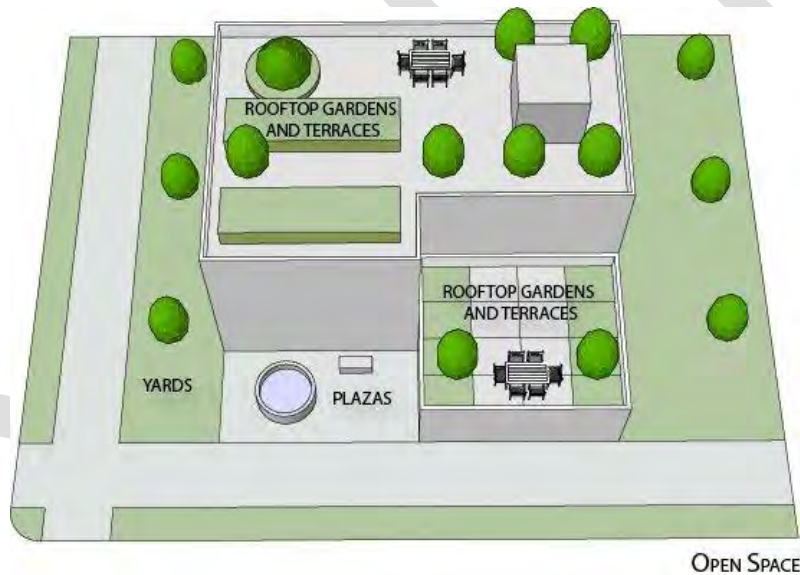
2. Application: The dimensional requirements of this section apply to all new buildings and developments as well as additions to existing buildings. The following development standards apply to the core and transition areas of all station types:

d. Open Space **Area**: In order to provide space for passive and active recreation, public and private use, offset storm drainage due to nonpermeable surfaces and as an amenity to individual developments and their residents, employees and customers, open space is required for all new developments.

(1) Core Area:

(A) Within the core area, open space may include landscaped yards, patios, public plazas, pocket parks, courtyards, rooftop and terrace gardens and other similar types of open space amenity.

(B) A minimum of ten percent (10%) of the land area up to five thousand (5,000) square feet.



(2) Transition Area:

(A) Within the transition area, open space may include landscaped yards, patios, public plazas, pocket parks, courtyards, rooftop gardens and terraces, community gardens and other similar types of amenities.

(B) The minimum open space requirement is ten percent (10%) of the land area up to two thousand five hundred (2,500) square feet.

(3) Access To Open Space: All required open space shall be accessible to the users of the building(s).

N. Developments Over Five Acres:

g. Open Space Area: In order to provide space for passive and active recreation, public and private gatherings, offset storm drainage due to nonpermeable surfaces and as an amenity to individual developments and their residents, employees and customers, usable open space is required for all new developments.

(1) Required: In the core and transition areas of all station areas, a minimum of ten percent (10%) of the site, up to fifteen thousand (15,000) square feet, shall be devoted to open space. "Usable open space" is defined as landscaped areas, plazas, outdoor dining areas, terraces, rooftop gardens, storm water retention areas, and any other similar type of area.

(2) Connectivity To Adjacent Open Space: When adjacent to public open space, parks, trails and pathways, open space on developments over five (5) acres in size are encouraged to provide access to the public open space.

21A.27.020 B 1: FB-UN1 AND FB-UN2 FORM BASED URBAN NEIGHBORHOOD DISTRICT:

c. Cottage Development: A unified development that contains two (2) or more detached dwelling units with each unit appearing to be a small single-family dwelling with a common green or open space area. Dwellings may be located on separate lots or grouped on one lot.

d. Additional Development Standards For Cottage Building Forms:

(1) Setbacks Between Individual Cottages: All cottages shall have a minimum setback of eight feet (8') from another cottage.

(2) Footprint: No cottage shall have a footprint in excess of eight hundred fifty (850) square feet.

(3) Building Entrance: All building entrances shall face a public street or a common open space area.

(4) Open Space Area: A minimum of two hundred fifty (250) square feet of common, open space area is required per cottage up to a maximum of one thousand (1,000) square feet. At least fifty percent (50%) of the open space shall be contiguous and include landscaping, walkways or other amenities intended to serve the residents of the development.

21A.27.030 C: BUILDING CONFIGURATION AND DESIGN STANDARDS

4. Additional Design Standards Required For The Form Based Special Purpose Corridor Districts:

- a. Facade Length: The maximum length of any building facade facing a street is two hundred feet (200').
- b. Step Back Requirement: Floors rising above thirty feet (30') in height shall be stepped back fifteen (15) horizontal feet from the building foundation at grade for building elevations that are adjacent to a public street, public trail, or public open space area. This step back does not apply to buildings that have balconies on floors rising above thirty feet (30') in height.
- c. Glass: For all floors or levels above the ground floor, a minimum of fifteen percent (15%) of all street facing facades must be glass.
- d. Second Floor Balconies And Patios: Commercial uses or businesses that face a greenway corridor may have a second floor balcony or patio. Rooftops can be used as patios and shall comply with all applicable zoning standards.
- e. Ground Floor Uses: On the ground floor, a permitted use other than parking shall occupy at least seventy five percent (75%) of the width of any street facing building facade. All portions of such ground floor spaces shall extend a minimum of twenty five feet (25') into the building. Parking may be located behind these spaces.
- f. Design Standards For Parking Structures: The following standards shall apply to parking structures whether stand alone or incorporated into a building:
 - (1) Parking structures shall have an external skin designed to improve visual character when adjacent to a public street or other public space. Examples include heavy gauge metal screen, precast concrete panels; live green or landscaped walls, laminated or safety glass, decorative photovoltaic panels or match the building materials and character of the principal use. The planning director may approve other decorative materials not listed if the materials are in keeping with the decorative nature of the parking structure.
 - (2) The architectural design of the facades should express the internal function of the structure. Facade elements should align to parking levels and there shall be no sloped surfaces visible from a public street, public trail, or public open space area.
 - (3) Internal circulation must be designed such that parking surfaces are level (or without any slopes) along all primary facades. All ramping between levels need to be placed along the secondary facade or to the center of the structure. Parking structures shall be designed to conceal the view of all parked cars and drive ramps from public spaces.
 - (4) Elevator and stairs shall be highlighted architecturally so visitors, internally and externally, can easily access these entry points.

- (5) Signage and wayfinding shall be integrated with the architecture of the parking structure and be architecturally compatible with the design. Public parking structure entrances shall be clearly signed from public streets.
- (6) Interior garage lighting should not produce glaring sources toward adjacent properties while providing safe and adequate lighting levels. Lighting within parking structures shall not be visible from the public realm. The use of sensor dimmable LEDs and white stained ceilings are a good strategy to control light levels on site while improving energy efficiency.
- (7) Where a driveway crosses a public sidewalk, the driveway shall be a different color, texture, or paving material than the sidewalk to warn drivers of the possibility of pedestrians in the area.
- (8) The street level facing facades of all parking structures shall be wrapped along all street frontages with habitable space that is occupied by a use that is allowed in the zone as a permitted or conditional use.
- (9) Parking structures should be designed to minimize vehicle noise and odors on the public realm. Venting and fan locations should not be located next to public spaces and shall be located as far as possible from adjacent residential land uses.

5. Pedestrian Connections: Where required, the following pedestrian connection standards apply:

- a. The connection shall provide direct access from any building entry to the public sidewalk or walkway.
- b. The connection shall comply with the Americans with disabilities act (ADA) standards for accessibility.
- c. The connection shall be fully paved and have a minimum width of four feet (4').
- d. The connection shall be separated from vehicle drive approaches and drive lanes by a change in grade and a wheel stop if the walkway is less than eight feet (8') wide.
- e. Pedestrian connections that lead directly from the sidewalk to the primary building entrance may contain wing walls, no taller than two feet (2') in height for seating, landscaping, etc.

6. Ground Floor Transparency: Where required, the ground floor transparency standards apply:

- a. Minimum of sixty percent (60%) of street facing facade, located between two (2) and eight feet (8') above the grade of the sidewalk, shall be transparent glass. This may be reduced to twenty percent (20%) if the ground floor is within one of the following building types: urban house, two-family, cottage, and row house.
- b. There must be visual clearance behind the glass for a minimum of six feet (6'). Three-dimensional display windows at least six feet (6') deep are permitted and may be counted toward the sixty percent (60%) glass requirement.

- c. Ground floor windows of commercial uses shall be kept clear at night, free from any window covering, with internal illumination. When ground floor glass conflicts with the internal function of the building, other means shall be used to activate the sidewalk, such as display windows, public art, architectural ornamentation or detailing or other similar treatment.
- d. The first floor elevation facing a street of all new buildings, or buildings in which the property owner is modifying the size of windows on the front facade, shall comply with these standards.
- 7. Building Materials: A minimum of seventy percent (70%) of any street facing building facade shall be clad in high quality, durable, natural materials, such as stone, brick, wood lap siding, fiber cement board siding, shingled or panel sided, and glass. Other materials may count up to thirty percent (30%) of the street facing building facade. Exterior insulation and finishing systems (EIFS) is permitted for trim only.
- 8. Open Space Area: A minimum of ten percent (10%) of the lot area shall be provided for open space area. Open space area may include landscaped yards, patio, dining areas, common balconies, rooftop gardens, and other similar outdoor living spaces. Private balconies shall not be counted toward the minimum open space area requirement. Required parking lot landscaping or perimeter parking lot landscaping shall also not count toward the minimum open space area requirement.
- 9. Building Fenestration: No building wall that faces onto a street shall exceed more than thirty feet (30') in length without being interrupted by windows, doors, or change of building wall plane that results in an offset of at least twelve inches (12").

21A.30.040: D-3 DOWNTOWN WAREHOUSE/RESIDENTIAL DISTRICT:

- J. Minimum Open Space Area: All lots containing dwelling units shall provide common open space in the amount of twenty percent (20%) of the lot area. This common open space may take the form of ground level plazas, interior atriums, landscape areas, roof gardens and decks on top of buildings or other such forms of open space available for the common use by residents of the property.

21A.32.020: RP RESEARCH PARK DISTRICT:

- E. Minimum Open Space Area: The minimum open space for any use shall not be less than thirty percent (30%) of the lot area.

21A.32.030: BP BUSINESS PARK DISTRICT:

- E. Minimum Open Space Area: The minimum open space for any use shall not be less than thirty percent (30%) of the lot area.

21A.32.080: I INSTITUTIONAL DISTRICT:

E. Minimum Open Space Area: The minimum open space for any use shall not be less than forty percent (40%) of the lot area

21A.32.090: UI URBAN INSTITUTIONAL DISTRICT:

E. Minimum Open Space Area: The minimum open space for any use shall not be less than twenty percent (20%) of the lot area.

21A.32.110: MH MOBILE HOME PARK DISTRICT:

J. Common Open Space Area: Common open space shall be provided for the use and enjoyment of the residents of a mobile home park. The amount of common open space provided shall equal two hundred fifty (250) square feet per dwelling unit.

21A.32.130: MU MIXED USE DISTRICT:

H. Minimum Open Space Area: For residential uses and mixed uses containing residential use, not less than twenty percent (20%) of the lot area shall be maintained as open space. This open space may take the form of landscaped yards or plazas and courtyards, subject to site plan review approval.

Chapter 21A.58 SITE PLAN REVIEW: 21A.58.010: PURPOSE STATEMENT:

B. The quantity, quality, utility, size and type of a project's required open space area and proposed landscaping improvement.

Green highlight indicates proposed changes

21A.33.070: TABLE OF PERMITTED AND CONDITIONAL USES FOR SPECIAL PURPOSE DISTRICTS:

Legend: C = Conditional P = Permitted

Use	Permitted And Conditional Uses By District																
	RP	BP	FP	AG	AG-2	AG-5	AG-20	OS	NOS	A	PL	PL-2	I	UI	MH	EI	MU
Accessory use, except those that are otherwise specifically regulated elsewhere in this title	P	P	P	P	P	P	P	P ²⁵		P	P	P	P	P	P	P	P
Adaptive reuse of a landmark site								C ²			C ²		C ²				P ²
Agricultural use		C		P	P	P	P	P		P							
Air cargo terminals and package delivery facility		P								P							
Airport										P							
Alcohol:																	
Brewpub (2,500 square feet or less in floor area)		P ¹²															C ¹²
Brewpub (more than 2,500 square feet in floor area)		P ¹²															
Dining club (2,500 square feet or less in floor area)																	C ¹²
Social club (2,500 square feet or less in floor area)																	C ¹²
Tavern (2,500 square feet or less in floor area)																	C ¹²
Ambulance service (indoor)	P	P															
Ambulance service (outdoor)	P ¹⁰	P ¹⁰															
Amphitheater, Formal								P				C					
Amphitheater, Informal								P	P								
Animal:																	
Kennel on lots of 5 acres or larger		C		P ⁸	P ⁸	P ⁸	P ⁸										
Pet cemetery				P ⁴	P ⁴	P ⁴	P ⁴	P ^{4.5}									
Stable (private)				P	P	P	P										
Stable (public)				P	P	P	P										
Veterinary office		P															P
Antenna, communication tower	P	P	C	P	P	P	P	P ²⁶		P	P	C	P	P		P	
Antenna, communication tower, exceeding the maximum building height in the zone	C	C						P ²⁶		P		P ¹¹	C	C		C	
Art gallery								P			P	P	P	P			P
Bed and breakfast													P ²	P			P
Bed and breakfast inn													P ²	P			P
Bed and breakfast manor													P ²	P			P
Botanical garden	P							P			P	P					
Cemetery								P									
Clinic (medical, dental)	P	P											P	P			P
Community garden	P	P	P	P	P	P	P	P			P	P	P	P	P		P
Convent/monastery														P	P		
Daycare center, adult	P	P						P			P	P	P	P			P
Daycare center, child	P	P						P			P	P	P	P			P
Daycare, nonregistered home daycare	P ²²	P ²²	P ²²	P ²²	P ²²	P ²²	P ²²				P ²²	P ²²	P ²²	P ²²	P ²²	P ²²	P ²²
Daycare, registered home daycare or preschool	P ²²	P ²²	P ²²	P ²²	P ²²	P ²²	P ²²				P ²²	P ²²	P ²²	P ²²	P ²²	P ²²	P ²²
Dental laboratory/research facility	P	P											C	C			P
Dwelling:																	
Assisted living facility (large)													P ¹⁶	P			P
Assisted living facility (limited capacity)													P	P			P
Assisted living facility (small)													P	P			P
Group home (large) ¹⁷																	C
Group home (small) ¹⁸			P	P	P	P											P
Living quarters for caretaker or security guard	P	P						C			P		P	P			P
Manufactured home				P	P	P											P
Mobile home															P		
Multi-family														P			P
Residential support (large) ¹⁹																	C
Residential support (small) ²⁰																	P
Rooming (boarding) house																	P
Single-family (attached)																	P
Single-family (detached)			P	P	P	P											P
Twin home and two-family																	P
Eleemosynary facilities											P	P	P ¹⁶ ₂₁	P			P
Exhibition hall											C	P	C	P			
Extractive industry																P	
Fairground											C						
Farm stand, seasonal	P	P		P	P	P	P	P			P	P	P	P	P		P
Financial institution	P	P															P
Financial institution with drive-through facility	P ¹⁴	P ¹⁴															

Gas station		P ⁷																		
Golf Course							P													
Government facility	C	C		P	P	P	P	P ²⁵		P	C	C	C ¹³	C				P	C	
Government facility requiring special design features for security purposes								C												C
Government office	P	P								P	P	P	P	P						P
Heliport	C	C								P		P	C	C						
Home Occupation		P ²³	P ²³	P ²³	P ²³	P ²³	P ²³	P ²³												P ²³
Hospital, including accessory lodging facility	C													P	P					
Hotel/motel	C	C								P										P
Industrial assembly		P								P										
Jail												C								
Jewelry fabrication		P																		
Large wind energy system	C	C		C	C	C	C			C				P	P					
Library											P	P	P	P						P
Light manufacturing		C								P										
Manufacturing, concrete or asphalt																			P ¹⁵	
Meeting hall of membership organization		P										P	P	P						P
Mixed use development																				P
Mobile food business (operation on private property)	P	P													P	P				P
Municipal service uses, including city utility uses and police and fire stations	C	C		P	P	P	P			P	C	C	C ¹⁴	C				P	C	C
Museum	C							P			P	P	P	P						P
Nursing care facility														P	P					P
Office	P	P								P	P	P	P	P						P
Open space	P	P	P	P	P	P	P	P	P ⁹	P	P	P	P	P	P	P	P	P	P	P
Park	C	P	P		P	P	P	P	P		P	P	P	P	P	P	P			P
Parking:																				
Commercial		C																		
Off site										P	P	P	P	P						C
Off site (to support uses in an OS or NOS Zoning District)								P												
Park and ride lot										P	C									
Park and ride lot shared with existing use	P	P								P	P			P	P				P	P
Performing arts production facility		P																		P
Philanthropic use												P	P	P						P
Place of worship	P	P											P	P	P					P
Radio, television station		P ⁶											P							
Reception center											C	P	P	P						P
Recreation (indoor)		C						P			P	P	P	P						P
Recreation (outdoor)								P		P	P			P						
Research and development facility	P	P									P	P								C
Research facility (medical)	P												P	P						P
Restaurant		P ⁷																		P
Restaurant with drive-through facility		P ^{7,14}																		P ³
Retail goods establishment		P ⁷										P								P
Retail, sales and service accessory use when located within a principal building								P ²⁵				P								
Retail, sales and service accessory use when located within a principal building and operated primarily for the convenience of employees	P	P								P	P	P	P	P						P
School:																				
College or university												P	P	P						
K - 12 private											P	P	P	P						
K - 12 public											P	P	P	P						
Music conservatory													P	P						P
Professional and vocational	P	P								P			P	P						
Seminary and religious institute													P	P						C
Small brewery		C																		
Solar array	P	P		P						P	P		P							
Stadium											C		C	C						
Storage, accessory (outdoor)		P						P		P									P	
Studio, art																				P
Temporary Use:																				
Construction trailer and / or temporary contractor's storage yard	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴
Festival, bazaar, outdoor sale event, carnival, circus, or other special event														P ²⁴	P ²⁴					
Movie/film location	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴
Outdoor sales of plant products during spring and summer														P ²⁴						

Relocatable office	P ²⁴	P ²⁴							P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴			P ²⁴	
Snow cone or shaved ice hut	P ²⁴	P ²⁴																P ²⁴
Tent	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴		P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴
Theater, live performance	C ¹⁵	C ¹⁵										C ¹⁵	C ¹⁵	C ¹⁵	C ¹⁵			C ¹⁵
Theater, movie													C					C
Transportation terminal, including bus, rail and trucking										P								
Urban farm	P	P	P	P	P	P	P	P			P	P	P	P				
Utility, building or structure	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹		P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹
Utility, transmission wire, line, pipe or pole	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹		P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹
Vehicle, automobile rental agency		P									P							
Vending cart, private property	P	P																
Vending cart, public property								P										
Warehouse		P								P								
Warehouse, accessory to retail and wholesale business (maximum 5,000 square foot floor plate)																		P
Wholesale distribution		P								P								
Wireless telecommunications facility (see section 21A.40.090, table 21A.40.090E of this title)																		
Zoological park								P										

Qualifying provisions:

- Subject to conformance to the provisions in subsection 21A.02.050B of this title.
- When located in a building listed on the Salt Lake City register of cultural resources.
- When located on an arterial street.
- Subject to Salt Lake Valley health department approval.
- In conjunction with, and within the boundaries of, a cemetery for human remains.
- Radio station equipment and antennas shall be required to go through the site plan review process to ensure that the color, design and location of all proposed equipment and antennas are screened or integrated into the architecture of the project and are compatible with surrounding uses.
- When approved as part of a business park planned development pursuant to the provisions of chapter 21A.55 of this title.
- Kennels, whether within penned enclosures or within enclosed buildings, shall not be permitted within 200 feet of an existing single-family dwelling on an adjacent lot.
- Trails and trailheads without parking lots and without directional and informational signage specific to trail useage shall be permitted with signage subject to Chapter 21A.46.E Sign Regulations.
- Greater than 3 ambulances at location require a conditional use.
- Maximum of 1 monopole per property and only when it is government owned and operated for public safety purposes.
- Subject to conformance with the provisions in section 21A.36.300, "Alcohol Related Establishments", of this title.
- If located on a collector or arterial street according to the Salt Lake City transportation master plan - major street plan: roadway functional classification map.
- Subject to conformance to the provisions in section 21A.40.060 of this title for drive-through use regulations.
- Prohibited within 1,000 feet of a single- or two-family zoning district.
- Occupancy shall be limited to 25 persons.
- No large group home shall be located within 800 feet of another group home.
- No small group home shall be located within 800 feet of another group home.
- No large residential support shall be located within 800 feet of another residential support.
- No small residential support shall be located within 800 feet of another residential support.
- No eleemosynary facility shall be located within 800 feet of another eleemosynary, group home or residential support.
- Allowed only within legal conforming single-family, duplex and multi-family dwellings and subject to Section 21A.36.130
- Allowed only within legal conforming single-family, duplex and multi-family dwellings and subject to Section 21A.36.030
- Subject to Chapter 21A.42
- When customarily provided with the principal use and is accessory to the principal use.
- New antennae and communication towers are allowed outside the telecommunication corridor in the Open Space Zoning District for public safety, public security or Salt Lake City Public Utilities Department purposes only.

21A.33.030: TABLE OF PERMITTED AND CONDITIONAL USES FOR COMMERCIAL DISTRICTS:

Legend:	C = Conditional P = Permitted						
	Permitted And Conditional Uses By District						
Use	CN	CB	CS¹	CC	CSHBD¹	CG	SNB
Golf Course	-	-	C	C		P	-

Park	<u>P</u>	P	P	P	P	P		<u>P</u>
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21A.33.040: TABLE OF PERMITTED AND CONDITIONAL USES FOR MANUFACTURING DISTRICTS:

Legend: C = Conditional P = Permitted		
Use	Permitted And Conditional Uses By District	
	M-1	M-2
<u>Municipal Service Uses including city utility uses and police and fire stations</u>	P	
<u>Golf Course</u>	P	
<u>Park</u>	P	P

21A.33.050: TABLE OF PERMITTED AND CONDITIONAL USES FOR DOWNTOWN DISTRICTS:

Legend:				
C = Conditional				
P = Permitted				
Use	Permitted And Conditional Uses By District			
	D-1	D-2	D-3	D-4
<u>Municipal Service Uses including city utility uses and police and fire stations</u>	P	P	P	P
<u>Golf Course</u>		P		

21A.33.060: TABLE OF PERMITTED AND CONDITIONAL USES IN THE GATEWAY DISTRICT:

Legend:	
C = Conditional	
P = Permitted	
Use	G-MU
<u>Municipal Service Uses including city utility uses and police and fire stations</u>	P
<u>Golf Course</u>	C

21A.33.080: TABLE OF PERMITTED AND CONDITIONAL USES IN FORM BASED DISTRICTS:

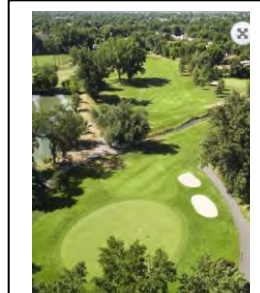
Note: Uses which are not listed in the following table are not permitted in any form based code zoning district.

Use	Permitted Uses By District			
	FB-UN1	FB-UN2	FB-SC	FB-SE
<u>Government facility</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Municipal service uses, including city utility uses and police and fire stations</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>

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ATTACHMENT C: OPEN HOUSE INFORMATION
HANDOUT

Regulation Changes for Open Space and Similar Uses



What is the Project?

This project is an analysis of the Zoning Ordinance relating to public lands and open space regulations. The proposed text amendments address issues related to park and open space land uses and zoning, the functions of golf courses, water treatment facilities and utility structures within the natural lands and park areas, the reuse of Landmark Sites and urban farming issues.

Text amendments also include the provision of appropriate dimensional regulations (setbacks, building height, etc) for both small and large scale park and recreational developments; update the Table of Permitted and Conditional Uses for the Open Space—(OS) and Natural Open Space—(NOS) Zoning Districts and signage for parks and open space areas. It also updates the definitions of Parks, Natural Open Space and various other types of land uses associated with Parks, Recreation and Open Space.

Why make the Change?

Many of the current regulations relating to Parks, Recreation and Open Space land uses do not fit the current needs or policies of the City. The proposed changes to the regulations are meant to help clarify those regulations to make it easier to understand what is and what is not allowed in the open space, natural open space and similar zones. The proposed amendments also make changes to uses that are similar to recreation uses but may be allowed in other types of zoning districts such as community gardens which are allowed in various zoning districts.

The Planning Division recognizes that there are zoning regulations that need to be changed in the Open Space (OS) and Natural Open Space (NOS) zones and possibly other districts that affect parks lands and public utility lands. Issues such as providing for accessory uses for golf courses and addressing water treatment and utility structures within the OS zoning district are addressed in the proposed text changes. The Planning Division has worked closely with the Parks and Public Lands Division, Sustainability and Public Utilities Departments to identify appropriate land uses of these properties and what changes are needed to aid in the implementation of park design and enhanced use of parks and open space, particularly for adequate functioning of parks and associated equipment for smaller parcels. Some of the proposed changes will allow for flexibility which providing measures to mitigate potential impacts to adjacent properties.

What are the proposed changes?

There are several proposed changes. Some of the substantive changes are listed below. For a full list of the proposed changes click [here](#).

Regulation	Proposed	Rationale
Change the Purpose Statement of Open Space	“The purpose of the Open Space zone is to preserve and enhance public and private open space, natural area, and improved park and recreational areas. These areas serve to provide opportunities for active and passive outdoor recreation; provide contrasts to the built environment; preserve scenic qualities; protect sensitive or fragile environmental areas such as wetlands, steep slopes, ridge lines, meadows, and stream corridors; preserve the capacity and water quality of the storm water drainage system; encourage sustainability, conservation and renewable energy and provide pedestrian and bicycle transportation connections. This district is appropriate in areas of the city where the applicable master plans support this type of land use.”	The rationale for this is to create a new purpose statement that clarifies all types of uses that the Open Space Zoning District encompasses.
Change the Purpose Statement of Natural Open Space	“The purpose of the NOS Natural Open Space district is to specifically delineate natural areas of special environmental or scenic value, and support the preservation of these areas through limited development. This district is appropriate in areas of the city where the applicable master plans support this type of land use.”	The rationale for this is to create a new purpose statement that clarifies the restricted types of land uses that the Natural Open Space Zoning District encompasses.
Change the Definition of Open Space in the Zoning Ordinance	“An area of land or water that is improved or unimproved and serves the purposes of preservation of natural resources, recreation, or public health and safety. Open space is land set aside for conservation or recreation purposes. It may include woodlands, play areas, recreation centers, government facilities, walking and riding trails, wetlands and lands in the floodplain as well as land used for passive or active recreation.”	The rationale for this is to better define the variety of land uses allowed in the Open Space zoning district which can include developed park land, cemeteries, golf courses, natural areas, etc.
Change the Definition of Natural Open Space in the Zoning Ordinance	“Natural Open Space: Land in a predominantly open and undeveloped condition that is suitable for protection of sensitive environmental conditions such as aquifer recharge areas; floodplains, river, stream and riparian corridors, water bodies, wetlands, shorelands and uplands, geologically unique or sensitive areas, wildlife habitat, native plant communities and similar features.”	The rationale for this is to create a definition of Natural Open Space that will help differentiate it from Open Space.
Maximum Height in the Open Space Zoning District.	<p>For lots less than four acres a 35 foot height maximum is proposed. With that, for each foot over 20 feet would require an additional foot of required yard.</p> <p>For lots over 4 acres there would not be a maximum height limit. However, for buildings higher than 35 feet, for each additional foot in height, the each required yard shall be increased one foot.</p> <p>Any structure above 45 feet would only be allowed if approved through the Conditional Building and Site Design Review Process and that for each foot of height over 35, each required yard shall be increased one foot.</p>	The rationale behind this is that it would provide building height requirements that reflect the existing development patterns within the OS Zoning District and would account for possible future buildings in larger regional park types of venues. (Examples: Hogle Zoo and Raging Waters buildings and structures, Water Treatment Plant in City Creek Canyon, etc.)

Adaptive Reuse of Landmark Sites	Adaptive Reuse is a process of reusing a building for a purpose other than which it was originally built. The current definition relates to Historic Landmark Buildings that were originally residential dwellings. The proposal includes modifying the definition to remove the words “in residential areas” and “due to size” so Landmark Sites besides just those in residential areas are also eligible for the Adaptive Reuse Process. Allow Adaptive Reuse through the Conditional Use Process.	The rationale for this is that there are several Landmark Sites that were originally used for something other than residential (such as the Wasatch Plunge Building, Memorial House or Ottinger Hall, etc.)
Golf Course land use	Provide a new definition of golf course as noted below: “An area of land laid out for golf with a series of 9 or 18 holes each including tee, fairway, and putting green and often one or more natural or artificial hazards. A Golf Course may also consist of a club house or building where activities associated to golf take place including retail sales and or services, a café venue where meals are prepared and served, an office and area where private or public events and other similar activities associated with a golf course take place.”	The rationale for this is to provide a broader definition of golf course to encompass how golf courses are used in modern times with the various accessory uses.
Seasonal Farm Stand Land Use	Allow seasonal farm stands as a permitted use in the Open Space Zoning District In addition, allow them as a Permitted use in the PL, PL2, I and UI zoning districts as per ordinance 21 of 2011.	The rationale for this is that allowing seasonal farm stands in these zoning districts is consistent with City policies relating to sustainability. If the property is owned by the City, administrative rules will apply to determine whether the seasonal farm stand is appropriate at any specific city-owned location.
Government Facilities and Municipal Service Uses- Fire and Police Stations	Remove the words “local police and fire operations” from the definition of GOVERNMENTAL FACILITY: State or federal government operations providing services from specialized facilities, such as the highway department maintenance/construction, state police and federal bureau of investigation, etc. Local government operations providing services from specialized facilities, such as road maintenance/construction, local police and fire operations, etc. Local government operations providing services from nonspecialized facilities shall be considered office uses. State or federal operations providing services from nonspecialized facilities shall also be considered office uses.	The rationale for this is that there are various Governmental facilities found in open space such as gas pump stations, greenhouses, maintenance equipment storage sheds, etc that are centrally located in the City (such as within Liberty Park) so it is more convenient to service park and local areas around it. Currently, Police and Fire stations do not physically exist in the OS zone. This change would ensure that they do not locate in the OS zone in the future.
Traffic and Parking Impact.	Staff is proposing that a Traffic Impact Study would not be required for new Open Space land uses, unless the Transportation Division, in its review, requires one.	The rationale behind this is that to automatically require a traffic impact study or to require additional parking may not be appropriate based on the specific circumstances. Some parks cannot accommodate parking (Pioneer Park), but there are alternative modes of transportation to access the park. The need to find a balance of adequate parking that does not significantly impact adjacent uses while preserving open space from being used for parking is best dealt with on a case by case basis. Typically for all other types of development projects, the Transportation Division identifies whether Traffic Impact Studies are necessary.

Amphitheatre land use	<p>Create definitions for formal and informal amphitheatres and allow formal amphitheatres in the Open Space zone and informal amphitheatres in the Open Space and Natural Open Space zones.</p> <p>“Formal Amphitheatre: A large open air built structure partly or completely surrounded by tiers of seats intended to be used primarily for viewing entertainment. Formal Amphitheatres typically include highly-constructed elements including an elevated stage, formal lighting, stairs and other similar features.”</p> <p>Allow Formal and Informal Amphitheatres in the OS zoning districts.</p> <p>“Informal Amphitheatre: A small open air gathering area with a focal point that is at grade. Seating is generally created using natural or semi-natural materials such as wood or timbers, wood or stone benches or gabion seats.”</p> <p>Allow Informal Amphitheatres in the OS and NOS zoning districts.</p>	<p>Amphitheatres are currently allowed in the Open Space Zoning District. The Parks and Public Lands Division has requested this change to allow for the small informal amphitheatres to be allowed in the Natural Open Space zone for educational types of venues in those zones.</p>
Lighting	<p>The proposed ordinance does not require lighting. In some instances, lighting may not be appropriate in open space zoning districts (such as near wildlife habitat, etc). However, if lighting is provided, the ordinance requires that it be shielded to eliminate excessive glare, shining into adjacent properties and to decrease light pollution.</p> <p>In addition, the proposed height for lighting poles at ball fields, soccer stadiums, etc is 90 feet.</p>	<p>The rationale behind this is to allow for the adequate amount and type of lighting for different scale of open space uses but minimize impacts of the lighting upon adjacent properties. Some open space areas may not have lighting (such as natural settings or where it may impact wildlife).</p> <p>Numerous sport fields have existing lighting that exceeds the base zoning height restriction. The proposed change would allow appropriate lighting for sport field activities in zoning districts with restrictive building heights that impede adequately lit playing fields, while requiring setbacks from adjacent properties to minimize impacts.</p>
Communication Towers & Wireless Telecommunications facilities	<p>Allow communication towers and wireless telecommunication facilities, outside of the Telecommunications Corridor on Ensign Peak, but within the Open Space zoning district only for public safety, public security or public service reasons.</p>	<p>Currently these types of facilities are allowed in the Open Space Zoning District outside of the Ensign Peak Telecommunications Corridor only for public safety reasons (such as a police radio antennae). This change would allow them also for public service or public security reasons such as those necessary at the public utilities water treatment facility in City Creek Canyon.</p>
Zoological Park Definition	<p>Update the current definition of Zoological Park to include accessory uses typically found at a Zoological Park.</p> <p>“An area, building, or structures which contain wild animals on exhibition for viewing by the public. It may also consist of accessory uses such as treatment facilities for the animals, storage areas, offices, retail and or services, concession areas and areas where private or public events and other similar activities associated with a zoological park take place. “</p>	<p>Update the current definition of Zoological Park to include accessory uses typically found at a Zoological Park such as at the Hogle Zoo or Tracy Aviary.</p>

Restaurants in Parks	Should stand alone restaurants be allowed in a City park? The ordinance currently allows things like snack bars and golf course café's but should a private restaurant be allowed to be located in a park? If so, should limits be placed on them such as only allowing them in parks of a certain size, limiting hours of operation, addressing impacts such as parking, noise, odors, etc.
Solar Arrays	Should solar arrays (groups of solar panels) be allowed in the open space and similar zoning districts? The ordinance already allows solar panels on buildings in various zoning districts. Solar Arrays would be stand-alone types of facilities where the solar array is the principal use. If so, should there be limits placed on them relating to the size, number, location, etc. What regulations may be helpful to minimize impacts relating to wildlife protection, glare, etc.

Get Involved

Your input is important to us and can help shape the decisions related to these regulations.

If you have questions feel free to contact our staff.

The Planning Commission will hold a public hearing on this matter in the upcoming months. If you would like a notice of the public hearing, please contact the staff planner to be put on the mailing list. After the Planning Commission has made its recommendation, it will be forwarded to the City Council for its review and public input process prior to making a final decision.

Learn More

If you would like more specific information, please click [here](#) for a summary of all of the proposed changes.

Connect

To comment on the project, or to obtain more information, contact Cheri Coffey, AICP, Assistant Planning Director at:

- Address: Salt Lake City Planning Division, 451 S State Street, Room 406, PO Box 145480, Salt Lake City, Utah, 84114-5480
- Phone: (801) 535-6188
- Email: cheri.coffey@slcgov.com.

ATTACHMENT D: EXISTING MASTER PLAN POLICY

The table below contains the applicable Salt Lake City master plan policies related to open space, parks and recreation land uses.

Applicable Master Plan Policies		
Open Space, Parks and Recreation Land Use		
Plan	Open Space, Parks and Recreation Policies	Maintenance and Improvements
Avenues (1987)	Provide recreation amenities for all age groups in convenient locations.	The city should continue to acquire and develop sites for mini-parks to improve recreation opportunities in the Avenues.
	Devise a growth management program that includes strategies to help protect the foothills from continued urban encroachment.	The Salt Lake City Parks and Recreation Master Plan, adopted in 1977, states a number of specific goals for the Avenues Community. These are generally still valid.
	Preserve the city's natural mountainous backdrop and recreation opportunities the mountains provide.	
	Foothill open space should be maintained in its natural state as a mountainous backdrop and watershed area for the city.	
Capitol Hill (2001)	Provide for and encourage parks and recreation areas in various forms and locations to enhance residential neighborhoods and the surrounding community.	Visually enhance publically owned property while creating recreational opportunities for the community.
	Identify the community's unique and natural amenities, resources and settings and designate natural areas to be preserved and improved as appropriate.	Continue to enforce existing watershed protection regulations to ensure development and recreational uses in the foothills do not negatively impact the City Creek Canyon watershed.
	The Capitol Hill Community will have a wide variety of recreational and open space opportunities for both the residents of Capitol Hill and other citizens and tourists.	
Central (2005)	Provide adequate, safe, and accessible recreation opportunities.	Increase the amount of parks and usable open space in order to achieve national standards for park space.
	Preserve existing parks.	Ensure adequate maintenance and repair of parks and open space.
	Promote multiple uses of park and recreation facilities.	
	Protect the natural open space areas within the Central Community.	
	Encourage the development of passive neighborhood parks, community gardens, dog parks, and open space areas.	
Gateway District (1998)	Provide a system of parks, recreation facilities, and open spaces that serve the needs of residents and employees.	Establish requirements for traditional and nontraditional open spaces.
	Integrate the Gateway District's open spaces into the larger open space network.	
	Establish Gateway Commons Open Space next to I-15.	
East Bench (1987)	Preserve the present unique scenic beauty, environmental habitat, recreational use, and accessibility of the Wasatch foothill, and ensure city control over foothill development in the East Bench Community.	As a general policy, the city should acquire park sites as soon as possible after determining their suitability.
	Parks along the foothills should provide parking and pedestrian access to foothill trails, a public view area where panoramic views of the city can be enjoyed, and a neighborhood recreation facility.	The city should consider establishing a land-banking program wherein funds could be for park property acquisition.
	Areas considered undevelopable from a geologic standpoint should be preserved as natural foothill open space.	

Plan	Open Space, Parks and Recreation	Maintenance and Improvements
Northwest (1992)	Locate adequate recreation facilities within walking distance of residential neighborhoods.	
	The city should consider shifting a greater portion of the neighborhood park responsibility to subdivision developers.	
	Designate and protect the Great Salt Lake and Jordan River Delta as a preserve area dedicated to open space, preservation, recreation, and education uses that are compatible with the sensitive environmental conditions.	
West Salt Lake (2014)	Upgrade present recreation facilities and provide additional facilities where needed.	Implement the recommendations of the Salt Lake City Bikeways Master Plan and Open Space Master Plan that are relevant to the West Salt Lake community.
	Coordinate with the Jordan River Parkway Authority to continue the development of recreational opportunities along the Jordan River.	
Sugar House (2005)	Expand the urban forest of Sugar House through extensive tree plantings and landscaping, creating and maintaining urban parks and community gardens and promoting a network of regional open space areas and corridors.	Implement the open space plan as it relates to linking the parks and recreation areas with an open space trail system.
	Support a per capita ratio of public amenities funding methods for the purchase of land for public use.	Support funding for park maintenance and, acquisition and development.
	Support the Sugar House Park authority to complete a master plan for Sugar House Park and invest the resources necessary to preserve it in optimal condition.	Preserve, restore and enhance the remaining natural areas in Sugar House where possible.
	Preserve the existing green space in Sugar House Park as passive open space to the extent possible.	
City Creek (1986)	Planning Goal: City Creek Canyon should serve as a valuable watershed and recreation/open space amenity of city-wide significance. These uses should take precedence over other land use alternatives.	Promote city property acquisition and annexation to insure future control over lands use in the canyon.
	Preserve the historic Canyon Road residential pocket and formal Memory Grove Park to depict the city's heritage, and as a link between the Central Business District (CBD) and the upper canyon.	Areas extending into the canyon from the formally maintained park should be maintained in their natural state with only minimal improvements to enhance recreation opportunities, stabilize hillsides and define public/private property boundaries in areas near the mouth of the canyon.
	Preserve the undeveloped canyon and hillsides as natural open space.	Prohibit future development and /or commercial endeavors.
	Preserve City Creek Canyon above Memory Grove for watershed and limited public recreation.	Identify and protect important flora and fauna.
	City Creek Canyon Above Bonneville Boulevard: Maintain the canyon in its natural state and limit canyon activities to watershed protection, water treatment facilities, and limited public recreation opportunities.	Emphasis should be shifted from accommodating through-traffic to providing access for recreation purposes such as bicycling, running, and providing reasonable vehicular access to recreation amenities in City Creek Canyon.
Open Space Plan (1992)	Conserve the natural environment.	
	Enhance open space amenities for all citizens.	
	Educate the citizens on proper use of open space.	
	Conservation of foothill transition area by managing access, restricting inappropriate uses, guiding development to minimize or eliminate adverse impacts, and promoting education for proper use.	
	In the Valley land form area connect existing park spaces, reinforce and improve the natural and man created existing linkages.	
	In the Lakeshore Uplands transitional area buffer wildlife habitat, improve access and manage growth and development.	

Community Preservation Plan (2012)	Policy 3.4d- Adaptive Reuse of Historic Structures should be allowed for a variety of uses in appropriate locations where it is found that the negative impacts can be mitigated and where the uses do not require significant alterations to the historic integrity of the interior of the structure.	
Plan Salt Lake (2015)	Protect natural environment while providing access and opportunity to recreate and enjoy nature	
	Balance protection and management of Natural Lands with access to recreational opportunities.	
	Protect and enhance existing parks, recreational facilities and trails while allowing modifications? To enhance usability and promote activity.	
	Support urban agriculture and local food systems that protect healthy and sustainable food for community while providing valuable open space.	
	Implement and promotion of best practices in management and stewardship of natural lands.	
	Support stewardship of city-owned natural open space	
	Neighborhoods that provide a safe environment, opportunity for social interaction and services needed for the wellbeing of community therein.	
Downtown Plan (2016)	We support an urban ecosystem that integrates parks, plazas, urban forestry, stormwater, producing landscapes, community gardens, green roofs and urban design for the benefit of people, business and the environment.	
	Investigate local incentives to encourage the preservation of historic and character contributing buildings.	
Northwest Quadrant Plan (2016)	Development in the Northwest Quadrant should provide places for people to work and recreate while protecting natural resources and wildlife habitat.	
	Provide and maintain a high quality, safe and affordable trail network	
	Support more developed recreate opportunities in the Open Space near SR-2001	
	Encourage more intensive active recreation uses to the south of I-180.	

ATTACHMENT E: ANALYSIS OF STANDARDS

ZONING TEXT AMENDMENTS

21A.50.050: 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. In making a decision concerning a proposed text amendment, the City Council should consider the following:

Factor	Finding	Rationale
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;	<p>Complies</p> <p>The proposed text amendment is consistent with the purposes, goals, objectives and policies of the City.</p>	<p>The proposed text changes support and are consistent with goals and policies identified in attachment D, “Table of Salt Lake City Master Plan Policies”. The text changes help to implement the adopted master plan policies.</p>
2. Whether a proposed text amendment furthers the specific purpose statements of the zoning ordinance;	<p>Complies</p> <p>The proposed text amendment furthers the specific purpose statements of the zoning ordinance.</p>	<p>The proposed changes clarify ordinance requirements, provides standards of appropriate scale to development size within the OS and NOS and similar Zoning Districts and for parks less than 4 acres in size in other zoning districts. The proposed modifications create standards and factors for consideration that will facilitate appropriate development of open space and similar lands and limit adverse impacts on neighboring property.</p>
3. Whether a proposed text amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards;	<p>Complies</p> <p>The proposed text amendment is consistent with the H Historic Preservation overlay zoning districts.</p>	<p>The proposed text amendment is not site specific, and is not associated directly with any overlay zoning districts. When a particular development proposal is within an overlay zoning district, any applicable regulations of the overlay district must be met. The proposed text changes relating to the Adaptive Reuse of Landmark Sites will help to further protect these important historic structures located within the H Historic Preservation Overlay Zone.</p>
4. The extent to which a proposed text amendment implements best current, professional practices of urban planning and design.	<p>Complies</p> <p>The proposed amendments are in keeping with the best and current professional practices of urban planning and design.</p>	<p>The proposed text changes are intended to create appropriate standards for small scale park development, provide regulations for interpretative, regulatory and way finding signs within open space lands, creates new standards related to lighting for open space lands and updates land uses definitions relating to best practices for open space, recreation and similar land uses.</p>
5. The adequacy of public facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreational facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.	<p>Not applicable</p>	<p>The proposed text amendment is citywide and does not apply directly to the development of any specific property and does not affect the adequacy of any public facilities. Any future specific development relating to open space or similar land use will require meeting specific City standards to address these issues.</p>

ATTACHMENT F: PUBLIC PROCESS AND COMMENTS


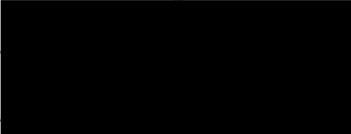



The City sent notice relating to this project to all recognized organizations, the Planning Division list serve and to all owners of property zoned Open Space or Natural Open Space.

In addition, the City held four open houses relating to this project and 13 people attended. The open houses were held on:

1. December 11, 2014
2. May 19, 2016
3. June 16, 2016
4. September 15, 2016

The project was also listed on Open City Hall for six months. There were 127 people who viewed the topic and 14 comments.

OPEN HOUSE
Open Space and Similar Uses Regulation Changes
ATTENDANCE ROLL
May 19, 2016

PRINT NAME <u>Cindy Cromer</u> ADDRESS _____ ZIP CODE _____ EMAIL 	PRINT NAME _____ ADDRESS _____ ZIP CODE _____ EMAIL _____
PRINT NAME <u>DAVE ALDERMAN</u> ADDRESS  ZIP CODE _____ EMAIL 	PRINT NAME _____ ADDRESS _____ ZIP CODE _____ EMAIL _____
PRINT NAME <u>Reg. Alderman</u> ADDRESS  ZIP CODE _____ EMAIL 	PRINT NAME _____ ADDRESS _____ ZIP CODE _____ EMAIL _____
PRINT NAME _____ ADDRESS _____ ZIP CODE _____ EMAIL _____	PRINT NAME _____ ADDRESS _____ ZIP CODE _____ EMAIL _____
PRINT NAME _____ ADDRESS _____ ZIP CODE _____ EMAIL _____	PRINT NAME _____ ADDRESS _____ ZIP CODE _____ EMAIL _____

OPEN HOUSE
Open Space and Similar Uses Regulation Changes
Attendance Roll
June 16, 2016

NAME	GARY MANVILLE
ADDRESS	[REDACTED]
ZIP CODE	[REDACTED]
E-Mail	[REDACTED]
NAME	DOUG LUND - UTAH'S HOBLE ZOO
ADDRESS	[REDACTED]
ZIP CODE	[REDACTED]
NAME	Rescue Mission of Salt Lake
ADDRESS	[REDACTED]
ZIP CODE	[REDACTED]
NAME	Mel Nasanehuk
ADDRESS	[REDACTED]
ZIP CODE	[REDACTED]
NAME	Anne Cannon
ADDRESS	[REDACTED]
ZIP CODE	[REDACTED]
NAME	Andrea Neates
ADDRESS	[REDACTED]
ZIP CODE	[REDACTED]

NAME *CINDY CROMER*

ADDRESS

ZIP CODE 

NAME *John Russell*

ADDRESS 

ZIP CODE

NAME

ADDRESS

ZIP CODE

NAME

ADDRESS

ZIP CODE

NAME

ADDRESS

ZIP CODE

NAME

ADDRESS

ZIP CODE

NAME

ADDRESS

ZIP CODE

OPEN HOUSE
Regulation Changes for Open Space and Similar Uses
Attendance Roll
September 16, 2016

15

NAME *Cindy Cromer*

ADDRESS

ZIP CODE

E-Mail

NAME *Mandy McKenna*

ADDRESS

ZIP CODE

E-Mail

NAME

ADDRESS

ZIP CODE

E-Mail

NAME

ADDRESS

ZIP CODE

E-Mail

From: Coffey, Cheri
Sent: Thursday, June 16, 2016 8:51 AM
To: [REDACTED]
Subject: Open Space Text Amendments
Attachments: Current Initiatives OS Text Amendments.docx; Text Changes Summary June 2016 (2).docx

Attached please find two documents which relate to the Open Space Text Amendments the Salt Lake City Planning Division is working on. The first is a summary of all the proposed changes and the second is a "fact sheet" that identifies the purpose of the project and the process.

If you have any comments about the project, please let me know.

Thank You

Cheri

CHERI COFFEY, AICP
Assistant Planning Director

PLANNING DIVISION
COMMUNITY *and* NEIGHBORHOODS
SALT LAKE CITY CORPORATION

TEL 801-535-6188
FAX 801-535-6174

www.SLCGOV.COM

Coffey, Cheri

From: Coffey, Cheri
Sent: Monday, September 19, 2016 12:11 PM
To: [REDACTED]
Subject: Public Space, Recreation and Open Lands Regulation Changes

Ray,

I was in the process of uploading the various documents relating to the Public Space, Recreation and Open Lands Regulation Changes to Accela. I decided this would be a better way for you to access information, including the department correspondence on this project, rather than me deciding what you may or may not want to review.

Unfortunately, Accela is not working correctly today but the IT Department at the City is working to fix that. As soon as it is up and running again, I will upload the documents and let you know.

Thanks again for your interest in this project.

Cheri

CHERI COFFEY, AICP
Assistant Planning Director

PLANNING DIVISION
COMMUNITY *and* NEIGHBORHOODS
SALT LAKE CITY CORPORATION

TEL 801-535-6188
FAX 801-535-6174

WWW.SLCGOV.COM

**OPEN HOUSE
PUBLIC COMMENT FORM**

June 16, 2016



Planning and Zoning Division
Department of Community and
Economic Development

Changes to Open Space and Similar Uses

Name:

Andres Aleates - 115 Jeannine Wagner
Lewish Community Center

Address:

[Redacted]

SLC

Zip Code

84113

Phone:

[Redacted]

E-mail

[Redacted]

Comments:

Went to ensure that changes
regarding open space use will not
~~change to~~ limit any existing
activities or changes contemplated
to enhance those activities
on JCC property.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at cheri.coffey@slcgov.com or via mail at the following address: Cheri Coffey, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by July 5, 2016.

OPEN HOUSE PUBLIC COMMENT FORM

June 16, 2016



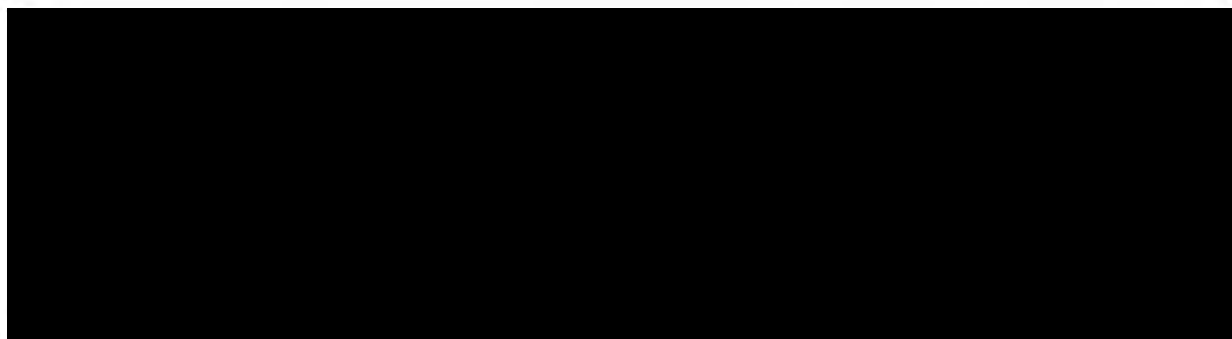
Planning and Zoning Division
Department of Community and
Economic Development

Changes to Open Space and Similar Uses

Name:

Masha McFadden (Rescue Mission of Salt Lake)

Address:



Phone:

Comments:

The plot on 1616 Glendale / 1111 W Arapahoe is residential.

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at cheri.coffey@slcgov.com or via mail at the following address: Cheri Coffey, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by July 5, 2016.

From: [REDACTED]
Sent: Thursday, June 16, 2016 10:45 AM
To: Coffey, Cheri
Subject: Open Space Zoning Amendments - Deculverting Ordinance Proposal
Attachments: deculverting_ordinance.docx

Hey Cheri,

We are a nonprofit working to daylight and rehabilitate the seven canyons creeks, from City to Little Cottonwood Creek, restoring beauty and health to the hydrology of the Salt Lake Valley. Daylighting is the uncovering of buried urban waters, bringing them back to the surface and restoring their natural stream channel. By our calculations, there are over 21 miles of buried creeks throughout the Salt Lake Valley.

I've attached a document outlining our proposed Deculverting Ordinance to be considered in the Open Space Zoning Amendments. In many open space zones, culverted creeks run either fully buried or with portions of its channels culverted. We believe that, within these zones, all culverted creeks should be completely daylit, concurrent with the use and intention of open space and natural lands, as a way to improve water quality, mitigate flooding, create beautiful community amenities, and foster economic development. This will help to facilitate the city's visions and desire to daylight urban creeks mentioned in most of its master plans, from the *1962 Second Century Plan* all the way to the most recent *Downtown Plan*.

This document outlines our proposed text for the ordinance, more detailed information on the reasoning of why we are proposing this ordinance and why we structured it the way we did, and a precedent from Seattle in which the municipality used an ordinance to spur daylighting.

Please let us know if you have any questions. I am happy to come to the open house today and chat more about our thinking behind this.

Thanks so much for your time!

BRIAN TONETTI
Co-Director

SEVEN CANYONS TRUST





SEVEN CANYONS TRUST

PROPOSED DECULVERTING ORDINANCE

PROPOSED TEXT

Upon major park improvements or master-planning, all underground, or buried, creeks shall be studied for the feasibility to daylight, or uncover, within all open space zones. A draft *Feasibility Report*, prepared by a qualified individual or team, shall be reviewed by relevant city agencies and opened for a public comment period. The report shall include:

1. Existing site conditions;
2. Potential daylighting paths and channel design; and
3. Conclusions on feasibility.
 - a. If consider not feasible, the report shall include a list of best management practices to mitigate the effects of culverting on the system.

The draft *Feasibility Report* shall be presented to the City Council. Upon final approval from the Council, this report shall be made public record.

REASONING

The intention of this proposed ordinance is to spur the studying of daylighting during major restoration/construction projects and master-planning efforts within open space lands. This will help to facilitate the city's visions and desire to daylight urban creeks in all its master plans since the *1962 Second Century Plan*, which envisioned a daylight channel of City Creek running "southward toward Downtown and tied into the green areas and tree-lined boulevards of the core" (*Second Century Plan*, p.14). This vision is continued through the city's master plans, all the way up to the most recent *Downtown Plan*, which proposes the city should "encourage the continued 'daylighting' of City Creek to link the mountains with the Jordan River through downtown" (*Downtown Plan*, p.73). Many other plans for Salt Lake City, such as *Life on State*, the Riparian Corridor Studies, Salt Lake County's *Stream Care Guide*, and many others, also propose daylighting as a key city initiative and enormous opportunity to connect ecosystems and communities from the Wasatch Mountains to the Jordan River, while improving water quality, mitigating flooding, creating beautiful community amenities, and fostering economic development. This aligns with our efforts, in partnership with Parks & Public Lands, in the daylighting of the Three Creeks Confluence, the site at which Red Butte, Emigration, and Parley's Creeks spill into the Jordan River. The intention of this ordinance is not to require the city to daylighting, such as other ordinance precedents, but rather push the city to explore the feasibility of these projects, putting the decision, ultimately, in the hands of the city's experts in Public Utilities, Planning, Parks & Public Lands, and the other relevant city agencies. It is the hope that this ordinance provides the means for the city to begin exploring these projects by



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spurring its first steps. Community organizations, such as the Seven Canyons Trust, can then take these studies to further develop the projects, provide outreach and education surrounding the projects, and help with fundraising and project development.

OTHER PRECEDENTS

SEATTLE CREEKS ORDINANCE

AN ORDINANCE relating to restoration and protection of Seattle's creeks; providing for the submission to the qualified electors of the City at a special election to be held in conjunction with the statewide primary on September 16, 2003, of a proposed measure relating to urban creek restoration and daylighting, as an alternative ("substitute") for proposed Initiative Measure No. 80; setting requirements for restoration and daylighting on City-owned property and creek restoration on private property, protecting high-priority creek corridors, providing for financial and other incentives for creek restoration and daylighting; and creating a Creek Restoration Account in the General Fund.

Relevant Ordinances:

Section II. Long-Term Creek Restoration Plan

A. The City shall develop a Long-Term Creek Restoration Plan (Plan) in support of the creek daylighting and restoration goals and requirements contained within this Measure, and shall implement said Plan within 20 years.

B. The Plan shall set forth the City's objectives, requirements, timelines for action, and financing strategies for creek restoration on private and public property, and restoration and daylighting on public property. The Plan shall specifically include, but not be limited to, the following elements:

1. Objectives. Develop a statement of the City's objectives for creek restoration and/or daylighting on each creek within the City of Seattle. The City will develop measurable performance targets for generally accepted physical and biological indicators of creek health. In developing the objectives, the City shall consider any objectives or goals included within existing watershed plans.
4. Daylighting of Creeks on City Property. Develop a work program to daylight all high-priority creeks within city parks and other City owned property other than City rights-of-

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way, within 20 years, as required by this Measure, and specific projects, timelines and funding options.

9. Private/Public Partnerships. Develop opportunities for public/private partnerships to fulfill the objectives of this plan.

10. Interjurisdictional Planning. Develop a method and timeline for specific and proactive joint planning and information exchange with other political jurisdictions sharing responsibilities for creeks that flow entirely or partly within Seattle.

D. Public Participation. The City shall involve the public and interested organizations in creating the draft plan through the public comment process required by the Long-Term Creek Restoration Plan Task Force per Section IV and shall consider public comments and any existing watershed plans. The Task Force shall hold public meetings and solicit comments from the public and interested organizations on the draft plan as required in Section IV of this Measure.

E. Timeline for Completion. A draft plan shall be prepared and presented to the Council and public within 12 months after enactment of this Measure. A final plan shall be presented to the City Council for adoption within 18 months after enactment of this Measure.

Section VI. Requirements for Creek Restoration and Daylighting on City-owned Public Property.

A. Creekside Development on High Priority Creeks.

1. The City shall be subject to the same development requirements for a major creekside development on an above ground high-priority creek as private property owners as defined by this Measure, except that a proposed City development plan may not conflict with the Long-Term Creek Restoration Plan or other requirements of this Measure once the Plan is enacted.

2. In addition, the City shall be required to daylight any high priority creek passing through City parks and other City-owned property except street rights-of-way, within 20 years of the enactment of this Measure. For the purposes of this subsection, an exemption is granted from the requirements of this subsection if the parcel exists as a built out environment as defined in section VD of this measure. The City shall describe



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its plan to do so in the Long-Term Creek Restoration Plan required by this Measure. The deadline may only be extended for the following reasons:

i) With Council approval; and/or

ii) An opportunity exists to daylight the creek in combination with another capital project, either public or private. In this case, a Memorandum of Agreement outlining the timeline and funding arrangements of the relevant parties must be signed and forwarded to the Council prior to the end of the 20-year period.

B. Removal of Fish Passage Barriers. The City shall be required to remove all fish passage barriers on all creeks on City-owned property and City rights-of-way, with a goal of eliminating all barriers within 20 years.

C. Monitoring. The City shall be required to monitor relevant physical and biological indicators of creek health and report on progress towards the objectives described in the Long-Term Creek Restoration Plan on an annual basis. The results of the monitoring shall be used to determine appropriate restoration and maintenance steps so as to continue to meet the plan objectives.

D. Restoration of Above Ground City Creeks. The City shall be required to restore existing above ground creeks and their buffers, establishing buffers where necessary, on parks and other City-owned property other than street rights-of-way within 20 years of enactment of this Measure. The specific restoration methods to be used in each case shall be determined partly through the performance targets for physical and biological indicators of creek health as identified in the Plan, and partly through the administrative rules as required in Section II H of this Measure.

Public Space and Open Lands Regulation Changes

An analysis of the Zoning Ordinance was conducted, relating to public lands and open space regulations. Several changes are being proposed. Affected uses include parks, utility structures, golf courses, treatment facilities, and more.

All Registered Annotations sorted chronologically

As of November 14, 2016, 1:04 PM



Open City Hall is not a certified voting system or ballot box. As with any public comment process, participation in Open City Hall is voluntary. The annotations in this record are not necessarily representative of the whole population, nor do they reflect the opinions of any government agency or elected officials.

Public Space and Open Lands Regulation Changes

An analysis of the Zoning Ordinance was conducted, relating to public lands and open space regulations. Several changes are being proposed. Affected uses include parks, utility structures, golf courses, treatment facilities, and more.

As of November 14, 2016, 1:04 PM, this forum had:

Attendees:	127
Registered Annotations:	13
All Annotations and Comments:	14
Minutes of Public Comment:	39

This topic started on August 31, 2016, 11:34 AM.

Public Space and Open Lands Regulation Changes

An analysis of the Zoning Ordinance was conducted, relating to public lands and open space regulations. Several changes are being proposed. Affected uses include parks, utility structures, golf courses, treatment facilities, and more.

annotations attached to the annotation section 'Maximum Height in Open Space Zoning District'

margaret holloway inside Council District 1
flexibility on what constitutes landscaping.

September 1, 2016, 11:01 AM

Public Space and Open Lands Regulation Changes

An analysis of the Zoning Ordinance was conducted, relating to public lands and open space regulations. Several changes are being proposed. Affected uses include parks, utility structures, golf courses, treatment facilities, and more.

annotations attached to the annotation section 'Adaptive Reuse of Landmark Sites'

Nelson Knight inside Council District 1

September 1, 2016, 4:23 PM

This is a good change that will hopefully encourage preservation of some of Salt Lake's most significant publicly-owned buildings.

1 comment

Ben Magelsen November 12, 2016, 1:18 PM

This is really confusing and hard to see what is actually happening. I fear the somewhat obscure outcome of these changes is the conversion of the 1921 Municipal Baths civic building located at 840 N. Beck Street is to apartments or condos. At least, I am not aware of any historic buildings that qualify for height increases (because of being located in open space) and benefit from changes to allow residential adaptive reuse. Maybe, I am missing something?

margaret holloway inside Council District 1

September 1, 2016, 11:03 AM

ok

Public Space and Open Lands Regulation Changes

An analysis of the Zoning Ordinance was conducted, relating to public lands and open space regulations. Several changes are being proposed. Affected uses include parks, utility structures, golf courses, treatment facilities, and more.

annotations attached to the annotation section 'Golf Course Land Use'

margaret holloway inside Council District 1

September 1, 2016, 11:05 AM

Not quite figuring out why you are renaming golf courses from Outdoor recreation and parks. I don't know where you are going from here.

Public Space and Open Lands Regulation Changes

An analysis of the Zoning Ordinance was conducted, relating to public lands and open space regulations. Several changes are being proposed. Affected uses include parks, utility structures, golf courses, treatment facilities, and more.

annotations attached to the annotation section 'Traffic and Parking Impact Study'

margaret holloway inside Council District 1

September 1, 2016, 11:07 AM

Absolutely not needed

Public Space and Open Lands Regulation Changes

An analysis of the Zoning Ordinance was conducted, relating to public lands and open space regulations. Several changes are being proposed. Affected uses include parks, utility structures, golf courses, treatment facilities, and more.

annotations attached to the annotation section 'Amphitheatre Land Use'

margaret holloway inside Council District 1

September 1, 2016, 10:58 AM

sounds okay

Public Space and Open Lands Regulation Changes

An analysis of the Zoning Ordinance was conducted, relating to public lands and open space regulations. Several changes are being proposed. Affected uses include parks, utility structures, golf courses, treatment facilities, and more.

annotations attached to the annotation section 'Solar Arrays'

Name not shown inside Council District 3

September 19, 2016, 11:20 AM

Solar arrays, such as solar farms for grid-scale power generation are NOT open space. If solar farms/arrays are desired in areas currently zoned open space, perhaps the zoning for those areas should be changed.

Name not shown inside Council District 3

September 2, 2016, 9:26 AM

I agree with allowing solar panels. SLC needs to encourage sustainable practices.

Andrew Farley inside Council District 4

September 1, 2016, 5:47 PM

We should allow stand alone solar arrays but not to the extent that it becomes the sole use of ground space in a high use open space. Utilizing structure tops would be a primary location for solar in open spaces.

margaret holloway inside Council District 1

September 1, 2016, 10:56 AM

If they can be used to power items that will allow them to be free standing and less likely to be stripped of the copper then it makes sense.

Public Space and Open Lands Regulation Changes

An analysis of the Zoning Ordinance was conducted, relating to public lands and open space regulations. Several changes are being proposed. Affected uses include parks, utility structures, golf courses, treatment facilities, and more.

annotations attached to the annotation section 'Additional Comments'

Name not shown inside Council District 3

September 2, 2016, 9:31 AM

I like the idea of differentiating Natural Open Spaces from Open Spaces. SLC should provide many more Natural Open Spaces. We are quickly becoming over-urbanized, which greatly reduces the quality of life here.

I agree it's OK to allow agricultural uses.

Thank you for limiting communication towers.

I agree with the need for directional signage. This should also include signage explaining regulations such as "clean up pet poop" or "no mountain bikes on this trail, to reduce erosion."

margaret holloway inside Council District 1

September 1, 2016, 11:15 AM

I actually read all of these. I don't see where you are going with taking the golf courses out of outdoor recreation since it is. Landscaping and height of buildings need consideration. I wish there was a way to enforce the upkeep on landscaping. Just to require it to be installed and not maintained means nothing. There are areas all around the city where they installed the landscaping as required but the owners have let it all die. Which in turn makes it worse. 3rd west is an example north end over passes and free way entrances Other than that the changes seem okay.

Jade Sarver inside Council District 2

September 1, 2016, 10:20 AM

There needs to be regulations added for when parks are allowed to be occupied and enforcement for occupation after hours. Particularly, the park strips along 800 W and 500 W for all day loitering.

ATTACHMENT G: DEPARTMENT REVIEW COMMENTS

The proposed open space text amendments were developed with input of staff from the Parks and Public Lands, Open Space Lands program, Public Utilities Department, Sustainability, Transportation the Airport and the Planning Division. Most of the city open space zoned land is under the direction of one of these divisions/ departments. The proposed open space text amendments were presented to the Parks, Natural Lands, Trails and Urban Forestry Advisory Board on June 19, 2014, April 16, 2015 and May 21, 2015. The Parks Department Staff provided ongoing updates on the text amendment project to the Parks, Natural Lands, Trails and Urban Forestry Advisory Board since June 2014. The Public Utilities Advisory Board did not request to review the project but rather to have the Public Utilities Staff work with the Planning Division on the project.

The final version of the ordinance changes was routed to all applicable departments. Of those departments that responded, they were supportive of the proposed changes. There are a few outstanding issues relating to department comments that staff has identified in the body of the staff report and is asking for Planning Commission review and recommendation.



Thursday April 16, 2015
Imperial Park: 1560 E. Atkin Ave (2840 So) - 5:00 PM

Members in Attendance

Dennis Faris
Amy Barry
Meridith Perkins
Marc Coles-Ritchie
Gwen Springmeyer

Ellen Parrish
Fred Fife

Also in Attendance

Nancy Monteith
Todd Reese
Lisa Schmidt
Tony Gliot
Lewis Kogan
Cindy Cromer

Chris Peterson
Suzzane Martinez
Mark Smith
Lee Bollwinkel
Colin Hurst
Everett Joyce

Members not in Attendance

Jacob Crockett Matthew Loveland

1. Convening the Meeting
 - a. The meeting was called to order by Chairperson Dennis Faris
 - b. Approve March 16, 2015 – PNUT Board Minutes
 - i. Dennis Faris made a motion to approve the minutes. Amy Barry and Meridith Perkins second the motion. The motion passed with a unanimous vote.
2. Public Comment Period
 - a. Cindy Cromer requested that she be allowed to provide public comment following the Open Space Zoning Text Amendments item. Request approved.
3. Parks & Public Lands Written Program Report
 - a. Question and Answer Period
4. Staff updates
 - a. Quarterly Trail Report (Colin Quinn-Hurst) Amy asked how trails get prioritized. Colin explained the trails were prioritized as part of the forthcoming Pedestrian and Bicycle Master Plan Update. In the plan, trails were selected from those listed in existing citywide and community master plans or otherwise identified as part of the public process and open houses conducted for the plan. The plan prioritized them for implementation in either the next 0 – 10 years or the next 10 – 20 years, based on community demand, cost, and property availability. Amy requested an updated list of trails that are on the back end of this prioritization. Colin will get an updated list. The plan is available online at: walkbikeslc.com
 - i. PRATT Trails
 1. Tanner Park to Sugar House Park and 300 West to 900 West are in the process of preparing to advertise for construction.
 2. The Draw to S-Line Greenway is in design phase, coordinating with Sugar House redevelopment. There will be more access.
 3. State Street to 300 West is in design by South Salt Lake City, needs funding.

4. 900 West to Jordan River Trail is in initial design, needs funding and property agreements.
 - ii. McClelland Trails – Colin explained that they are focusing on the Northern section first. 800 South to Elizabeth Sherman Park is funded and is initiating public involvement and design.
 - iii. Other Trails:
 1. Trans Valley Corridor is funded for study and is preparing for proposals for Implementation Plan development.
 2. Folsom Trail from Gateway to Jordan River is in the process requesting funding from Salt Lake City CIP and WFRC Transportation Alternatives Program.
 3. Jordan River Parkway Trail - Bridge, North Temple to 200 South – In design - Funding needed. Also a Grant application in process for Rec. Trails Program to replace narrow bridge at 550 North.
 4. Salt Lake County East West Trails Master Plan is in process: Recommends focusing on City Creek / North Temple / Airport Trail alignment. Also recommends Trans Valley Trail route as a secondary priority.
 - b. Open Space Zoning Text Amendments (Everett Joyce) – Everett presented the full April 8, 2015 staff report on proposed zoning text amendments to the OS and NOS zones. Amy moved that the board voice support for the proposed amendments. No second. Cindy Cromer passed out a hand out and voiced opposition for weakening the conservation protections of the Open Space zone, stating that re-zoning for desired non-conservation uses was a better alternative. Fred moved to allow the board a month to review the proposed amendments, and re-visit the topic at the May meeting. Dennis seconded. Motion passed unanimously.
5. Discussion Items
- a. Growing the Benefits of Urban Forestry (Tony Gliot) –
 - i. Tony discussed the difficulties of keeping up with tree removal and priority pruning workloads. He’s put in for a CIP request. He’s hoping for more fuel efficient vehicles.
 - b. 9-Line Site Improvement – Phase I (Todd Reese) – Will be re-visited next agenda
 - c. Bikes in Miller Park and other Administrative Rules (Lewis Kogan)
 - i. Lewis shared with the Board that there is no administrative rule prohibiting bicycles from any city park or open space. Lewis asked the Board what their expectations are for setting no bike rules and hours. Dennis feels it’s worthy of a discussion and will discuss more next meeting.
6. Action Items
- a. Warm Springs (Nancy Monteith)
 - i. Amy had asked what the zoning of the building was last meeting. Nancy looked into it and it’s zoned as open space. Phase I is funded. The goals for the park redevelopment will include a multi-purpose field big enough for soccer and lacrosse as examples. The community is really interested in

having the splash pad. Ellen moved that the Board approve the Warm Springs Master plan. Gwen seconded. Motion passed unanimously.

7. Board Comments and Future Agenda Items
 - a. May Agenda Draft
8. Confirmation of next meeting
 - a. May 21, 2015

DRAFT



Thursday May 21, 2015
Northwest Community Center - 5:00 PM

Members in Attendance

Dennis Faris Fred Fife
Meridith Perkins Jacob Crockett
Marc Coles-Ritchie Matthew Loveland

Also in Attendance

Todd Reese Mark Smith
Nancy Monteith Lewis Kogan
Lisa Schmidt Ann Cannon
Shawn McDonough

Members not in Attendance

Amy Barry
Ellen Parrish Gwen Springmeyer

1. Convening the Meeting
 - a. The meeting was called to order by Chairperson Dennis Faris
 - b. Approve April 16, 2015 – PNUT Board Minutes
 - i. Dennis Faris made a motion to approve the minutes. The motion passed with a unanimous vote.
2. Public Comment Period
 - a. No Comments
3. Parks & Public Lands Written Program Report
 - a. Question and Answer Period
4. Staff updates
 - a. Open Space Zoning Continuation (Lewis Kogan) – *Lewis noted that no questions had been received from Board members related to the proposed text amendments for OS and NOS zones since the issues was presented last month by Everett Joyce, and reiterated that Planning was looking for the Board's opinion on the proposed amendments. Dennis proposed that the Board take a straw poll to gauge support for the proposed text amendments. Straw Poll Result: Unanimous in favor of proposed text amendments to the OS and NOS zones.*
 - b. Slackline (Lewis Kogan) – *Todd asked Lewis to update the board on the response from risk management. Lewis stated they were concerned if the city were to create space designated for slacklining. Meridith asked if they could set anchors at a certain height in specific areas. Lewis stated that city funding would be required. Shawn asked why the issue came up. Lewis responded that PPL was looking at established signs / rules for parks and Urban Forestry raised concerns about slacklining causing tree damage. Dennis asked how big of a problem it is. Lewis stated that the issue is coming up frequently, particularly the height of the lines and concerns for tree safety.*
5. Discussion Items
 - a. Opportunities for the remaining open space bond funds (Lewis Kogan) – *Meridith asked when a recommendation to move forward on the remaining open space bond funds was desired. Lewis responded that 3-5 months was desirable, and if funds remain, the Open Space Program may be able to use them for improvements to existing purchased open space. Wendy Fisher presented on behalf of Utah Open*

Lands on their proposal for an easement on Gillmore Property. Todd asked: What is the fair market value? Wendy responded that FMV was 3.5 million. Todd also asked questions about tax benefits, public access, and water rights. Wendy responded that the family may be eligible to receive tax benefits on any donated portion of the conservation easement appraised value; there would be four public days where kids would come out to the farm and learn where their food comes from. Wendy said that the water rights were included in the easement. Wendy clarified that the family is not interested in selling fee title to the property.

- b. Rules for bikes and eBikes in SLC Parks and Open Space (Lewis Kogan) – Dennis asked what Park City is doing in regards to eBikes. Lewis explained that Park City is allowing them on larger width trails. Collin is gathering information from other partners.
- c. Strategic Planning Discussion – Pathways Associates (Nancy Monteith) – Phyllis Hockett presented the process for strategic planning. Currently working with staff on the concept of vision, mission and the value statements. The PNUT Board will receive a survey that they are to return to Phyllis who will compile it. She asked the PNUT Board to consider having a special meeting to discuss strategic planning. The process will finish up in July and she wants the boards input and feedback. Dennis wanted to know if they could put a question on the survey asking if people want a special meeting. The survey will come from Survey Monkey and go back to Phyllis. They will get it to them within a week.

6. Action Items

7. Board Comments and Future Agenda Items

8. Confirmation of next meeting

- a. June 18, 2015 – Dennis motioned to adjourn, Meredith seconds the motion.

Coffey, Cheri

From: Coffey, Cheri
Sent: Wednesday, January 25, 2017 3:21 PM
To: Riker, Kristin
Cc: Kogan, Lewis
Subject: RE: Proposed Zoning Changes to Open Space, Parks, Golf, Recreation, etc

Kristin,

The Open Space Text Changes are scheduled for a public hearing with the Planning Commission on February 8th. I was gathering up the attachments for my staff report and am not sure I ever responded to your final comments below. Therefore, I have done that now. As soon as the staff report is complete, I will try and email you a copy so you can see exactly how I have responded to your comments. The document is really quite big so I may just send you a link to our website where the report will be posted.

In the meantime, my responses to your comments are below

CHERI COFFEY, AICP
Assistant Planning Director

PLANNING DIVISION
COMMUNITY *and* NEIGHBORHOODS
SALT LAKE CITY CORPORATION

Cheri.coffey@slcgov.com
TEL 801-535-6188
FAX 801-535-6174

WWW.SLCGOV.COM

From: Coffey, Cheri
Sent: Friday, August 19, 2016 12:22 PM
To: Riker, Kristin <Kristin.Riker@slcgov.com>
Subject: RE: Proposed Zoning Changes to Open Space, Parks, Golf, Recreation, etc

Thanks Kristen

From: Riker, Kristin
Sent: Friday, August 19, 2016 10:01 AM
To: Coffey, Cheri <Cheri.Coffey@slcgov.com>; Mikolash, Gregory <gregory.mikolash@slcgov.com>; Bergenthal, Dan <Dan.Bergenthal@slcgov.com>; Castle, Carly <Carly.Castle@slcgov.com>; Dahl, Matthew <Matthew.Dahl@slcgov.com>; Wagner, Dawn <Dawn.Wagner@slcgov.com>; Fyfe, Sean <Sean.Fyfe@slcgov.com>; Teerlink, Scott <scott.teerlink@slcgov.com>; Itchon, Edward <Edward.Itchon@slcgov.com>; Stuchly, Bridget <Bridget.Stuchly@slcgov.com>; Kogan, Lewis <Lewis.Kogan@slcgov.com>; Gliot, Tony <Tony.Gliot@slcgov.com>; Monteith, Nancy <Nancy.Monteith@slcgov.com>; McCandless, Allen <Allen.McCandless@slcgov.com>; Rip, Daniel <Daniel.Rip@slcgov.com>; Makowski, Peter <Peter.Makowski@slcgov.com>; Butterfield, Edward <Edward.Butterfield@slcgov.com>; Nielson, Paul <paul.nielson@slcgov.com>; Butterfield, Edward <Edward.Butterfield@slcgov.com>; Teerlink, Scott <scott.teerlink@slcgov.com>
Cc: Goff, Orion <Orion.Goff@slcgov.com>; Young, Kevin <Kevin.Young@slcgov.com>; Briefer, Laura <Laura.Briefer@slcgov.com>; Vetter, Rusty <Rusty.Vetter@slcgov.com>; Shaffer, Lisa <Lisa.Shaffer@slcgov.com>; Krieger, Karen <Karen.Krieger@slcgov.com>; Greenleaf, Karryn <Karryn.Greenleaf@slcgov.com>; Nelson, Patrick

<Patrick.Nelson@slcgov.com>; Akerlow, Michael <Michael.Akerlow@slcgov.com>; Snelling, Jeff <Jeff.Snelling@slcgov.com>; Bennett, Vicki <vicki.bennett@slcgov.com>; Ferguson, Boyd <boyd.ferguson@slcgov.com>; Belliveau, Justin <Justin.Belliveau@slcgov.com>; Shepard, Nora <Nora.Shepard@slcgov.com>; Norris, Nick <Nick.Norris@slcgov.com>; Paterson, Joel <joel.paterson@slcgov.com>; Dale, Brian <Brian.Dale@slcgov.com>; Brown, Mike <Mike.Brown@slcgov.com>; Riley, Maureen <Maureen.Riley@slcgov.com>; Reberg, Mike <Mike.Reberg@slcgov.com>

Subject: RE: Proposed Zoning Changes to Open Space, Parks, Golf, Recreation, etc

Thank you for sharing this Cheri. I have a couple comments:

- In Section 21A62.040 of the ordinance, it states RECREATION (OUTDOOR):
 Miniature golf, swimming pools, tennis courts, community gardens, country clubs, ball fields, ball courts, fishing piers, skateboarding courses, water slides, mechanical rides, go-cart or motorcycle courses, raceways, drag strips, stadiums, marinas, overnight camping, hunting where permitted by Salt Lake City ordinance, fishing, hiking, biking or gun firing ranges, or other similar type uses which are not enclosed in buildings and are operated for the use of persons who do not reside on the same lot as that on which the recreational use is located.
 I recommend we take out overnight camping. This was allowed many years ago for youth groups, however given the current situation with our homeless issue this is not an acceptable activity in our parks or open space.

Response: We have not taken this out of the definition because there are some lands that are zoned open space that are privately owned. Some of those lands are in the canyons and areas where it may be appropriate. The City, as the property owner, can set its own administrative rules and may have other restrictions that preclude overnight camping for other purposes (such as protection of the watershed, cutting down on wildfires or something like that). Those are better regulated through other means than zoning.

- The ordinance also mentions use of stadiums in our parks four times. In the Table of Permitted and Conditional Uses, stadium use is not marked as P permitted. Stadium seating is currently available at some ball parks and is in master plans for the Regional Athletic Complex. I would recommend we permit stadium seating in the parks.

Response: We have a current definition of stadium which we are not proposing to change.
STADIUM: A facility used or intended to be used primarily for spectator sports, entertainment events, expositions, and other public gatherings.

This definition relates to the bigger venue / facility and is not specific to the type of seating. The Regional Athletic Field does have a Stadium and that portion of the Complex is not zoned Open Space but is zoned Public Lands, which allows stadiums.

- In the Table of Permitted and Conditional Uses, Mobile Food Business (operation on private property) is not marked as permitted. This could be addressed elsewhere or maybe I am misinterpreting, however I would recommend we allow food trucks to operate in our parks as a means to provide activity and fill this need when concessions or snack bars are not available for an event. This is already occurring at many events in Liberty and Pioneer Parks as well as Washington and Library squares.

Response: This project is not addressing mobile food trucks, catering and / or vending carts. We understand there are issues with all of those types of uses and needs to be addressed. It is our understanding that the State Legislature may address this issue at the 2017 Legislative Session. Once we know what the state is going to do, if the city needs to do anything more, we can figure out how to address these types of uses throughout the City and will include this issue in that project.

- In the Table of Permitted and Conditional Uses, currently Reception Center is not marked as permitted. Currently the Memorial House in Memory Grove park exists as a reception center within

our system. A reception center is not an uncommon amenity in a park where weddings can be held inside or out. I would recommend that we allow reception centers in our parks.

The memorial house is a Landmark Site that was approved as an adaptive reuse as a reception center and office, through the conditional use process many years ago. There is language in the proposed definition of parks that includes that special events occur in parks. I have raised the question in the staff report to the Commission whether stand alone reception centers should be allowed in parks or instead if the proposed definition would allow receptions to occur outdoors or in existing facilities (rather than a building that is dedicated just for receptions).

- In the Table of Permitted and Conditional Uses, currently Restaurant is not marked as permitted. In Liberty Park we have a concessionaire that operates his business more as a snack bar. However the agreement between the City and the concessionaire allows for year-round sales and the use of indoor and outdoor seating for the purpose of selling food to park goers which seems more like a restaurant. There has been some conversations around a café in Pioneer Park to increase lunch time activity and other discussions about the possibility of transforming a portion of the greenhouses at Liberty Park into a breakfast diner of sorts. Would these creative ideas to improve the condition of our parks be restricted if we do not permit the operation of a restaurant in our park? I would recommend we allow this type of activity in the park. I am not sure if Restaurant is the correct classification or if you might see some other allowable classification.

Response. I don't have an answer for this request either but have identified it as an issue in the staff report for the Commission to provide direction and a recommendation on. We posed this question to the public and although we didn't get a lot of comments, the ones we did receive seemed to be concerned with a stand alone restaurant that would draw people into the park (as opposed to a convenience for people already in the park) that would compete with other similar restaurants outside the park.

Thank you for the opportunity to give more input.

KRISTIN RIKER, CPRP
Parks and Public Lands Program Director

PARKS and PUBLIC LANDS PROGRAM
SALT LAKE CITY CORPORATION

TEL 801-535-7804
FAX 801-535-7847

WWW.SLCPARKS.COM



From: Coffey, Cheri
Sent: Thursday, August 18, 2016 2:23 PM
To: Mikolash, Gregory <gregory.mikolash@slcgov.com>; Bergenthal, Dan <Dan.Bergenthal@slcgov.com>; Castle, Carly

Coffey, Cheri

From: Mikolash, Gregory
Sent: Friday, September 02, 2016 2:50 PM
To: Coffey, Cheri
Subject: RE: Proposed Zoning Changes to Open Space, Parks, Golf, Recreation, etc

Cheri.

I don't see anything in this final draft that would be a concern to Building Services or zoning.

Good job.

Greg Mikolash
Development Review Supervisor

BUILDING SERVICES DIVISION
Department of Community & Neighborhoods
SALT LAKE CITY CORPORATION

TEL 801-535-6181
FAX 801-535-7750

From: Coffey, Cheri
Sent: Thursday, August 18, 2016 2:23 PM
To: Mikolash, Gregory <gregory.mikolash@slcgov.com>; Bergenthal, Dan <Dan.Bergenthal@slcgov.com>; Castle, Carly <Carly.Castle@slcgov.com>; Dahl, Matthew <Matthew.Dahl@slcgov.com>; Wagner, Dawn <Dawn.Wagner@slcgov.com>; Fyfe, Sean <Sean.Fyfe@slcgov.com>; Teerlink, Scott <scott.teerlink@slcgov.com>; Itchon, Edward <Edward.Itchon@slcgov.com>; Stuchly, Bridget <Bridget.Stuchly@slcgov.com>; Kogan, Lewis <Lewis.Kogan@slcgov.com>; Gliot, Tony <Tony.Gliot@slcgov.com>; Monteith, Nancy <Nancy.Monteith@slcgov.com>; McCandless, Allen <Allen.McCandless@slcgov.com>; Rip, Daniel <Daniel.Rip@slcgov.com>; Makowski, Peter <Peter.Makowski@slcgov.com>; Butterfield, Edward <Edward.Butterfield@slcgov.com>; Nielson, Paul <paul.nielson@slcgov.com>; Butterfield, Edward <Edward.Butterfield@slcgov.com>; Teerlink, Scott <scott.teerlink@slcgov.com>
Cc: Goff, Orion <Orion.Goff@slcgov.com>; Young, Kevin <Kevin.Young@slcgov.com>; Briefer, Laura <Laura.Briefer@slcgov.com>; Vetter, Rusty <Rusty.Vetter@slcgov.com>; Riker, Kristin <Kristin.Riker@slcgov.com>; Shaffer, Lisa <Lisa.Shaffer@slcgov.com>; Krieger, Karen <Karen.Krieger@slcgov.com>; Greenleaf, Karryn <Karryn.Greenleaf@slcgov.com>; Nelson, Patrick <Patrick.Nelson@slcgov.com>; Akerlow, Michael <Michael.Akerlow@slcgov.com>; Snelling, Jeff <Jeff.Snelling@slcgov.com>; Bennett, Vicki <vicki.bennett@slcgov.com>; Ferguson, Boyd <boyd.ferguson@slcgov.com>; Belliveau, Justin <Justin.Belliveau@slcgov.com>; Shepard, Nora <Nora.Shepard@slcgov.com>; Norris, Nick <Nick.Norris@slcgov.com>; Paterson, Joel <joel.paterson@slcgov.com>; Dale, Brian <Brian.Dale@slcgov.com>; Brown, Mike <Mike.Brown@slcgov.com>; Riley, Maureen <Maureen.Riley@slcgov.com>; Reberg, Mike <Mike.Reberg@slcgov.com>
Subject: RE: Proposed Zoning Changes to Open Space, Parks, Golf, Recreation, etc

All,

Please find the final draft of the proposed ordinance changes relating to the Open Space, Parks, Golf Course and Recreation. A final Open House will be held on September 15, 2016 to obtain public input prior to scheduling this matter for a public hearing with the Planning Commission.

Please review the documents and send any comment you have to me in writing by Monday September 12, 2016.

Coffey, Cheri

From: McCandless, Allen
Sent: Friday, August 26, 2016 9:20 AM
To: Coffey, Cheri
Subject: RE: Proposed Zoning Changes to Open Space, Parks, Golf, Recreation, etc.

Cheri,

... received the information and reviewed the attachments. Thank you for sending this information. --Allen

From: Coffey, Cheri
Sent: Thursday, August 25, 2016 6:12 PM
To: McCandless, Allen <Allen.McCandless@slcgov.com>
Subject: FW: Proposed Zoning Changes to Open Space, Parks, Golf, Recreation, etc

Allen,

You should have also received this originally, but here it is again. There are changes to the definition of Golf Course but it is not specific to Wingpoint (this project doesn't relate to zoning map changes. It just relates to zoning text changes).

Thanks

Cheri

From: Coffey, Cheri
Sent: Thursday, August 18, 2016 2:23 PM
To: Mikolash, Gregory <gregory.mikolash@slcgov.com>; Bergenthal, Dan <Dan.Bergenthal@slcgov.com>; Castle, Carly <Carly.Castle@slcgov.com>; Dahl, Matthew <Matthew.Dahl@slcgov.com>; Wagner, Dawn <Dawn.Wagner@slcgov.com>; Fyfe, Sean <Sean.Fyfe@slcgov.com>; Teerlink, Scott <scott.teerlink@slcgov.com>; Itchon, Edward <Edward.Itchon@slcgov.com>; Stuchly, Bridget <Bridget.Stuchly@slcgov.com>; Kogan, Lewis <Lewis.Kogan@slcgov.com>; Gliot, Tony <Tony.Gliot@slcgov.com>; Monteith, Nancy <Nancy.Monteith@slcgov.com>; McCandless, Allen <Allen.McCandless@slcgov.com>; Rip, Daniel <Daniel.Rip@slcgov.com>; Makowski, Peter <Peter.Makowski@slcgov.com>; Butterfield, Edward <Edward.Butterfield@slcgov.com>; Nielson, Paul <paul.nielson@slcgov.com>; Butterfield, Edward <Edward.Butterfield@slcgov.com>; Teerlink, Scott <scott.teerlink@slcgov.com>
Cc: Goff, Orion <Orion.Goff@slcgov.com>; Young, Kevin <Kevin.Young@slcgov.com>; Briefer, Laura <Laura.Briefer@slcgov.com>; Vetter, Rusty <Rusty.Vetter@slcgov.com>; Riker, Kristin <Kristin.Riker@slcgov.com>; Shaffer, Lisa <Lisa.Shaffer@slcgov.com>; Krieger, Karen <Karen.Krieger@slcgov.com>; Greenleaf, Karryn <Karryn.Greenleaf@slcgov.com>; Nelson, Patrick <Patrick.Nelson@slcgov.com>; Akerlow, Michael <Michael.Akerlow@slcgov.com>; Snelling, Jeff <Jeff.Snelling@slcgov.com>; Bennett, Vicki <vicki.bennett@slcgov.com>; Ferguson, Boyd <boyd.ferguson@slcgov.com>; Belliveau, Justin <Justin.Belliveau@slcgov.com>; Shepard, Nora <Nora.Shepard@slcgov.com>; Norris, Nick <Nick.Norris@slcgov.com>; Paterson, Joel <joel.paterson@slcgov.com>; Dale, Brian <Brian.Dale@slcgov.com>; Brown, Mike <Mike.Brown@slcgov.com>; Riley, Maureen <Maureen.Riley@slcgov.com>; Reberg, Mike <Mike.Reberg@slcgov.com>
Subject: RE: Proposed Zoning Changes to Open Space, Parks, Golf, Recreation, etc

All,

Please find the final draft of the proposed ordinance changes relating to the Open Space, Parks, Golf Course and Recreation. A final Open House will be held on September 15, 2016 to obtain public input prior to scheduling this matter for a public hearing with the Planning Commission.

Coffey, Cheri

From: Brown, Mike
Sent: Wednesday, August 24, 2016 2:28 PM
To: Coffey, Cheri
Cc: Brown, Mike; Scharman, Josh; Doubt, Tim
Subject: FW: Proposed Zoning Changes to Open Space, Parks, Golf, Recreation, etc

Cheri – nothings stands out to us or looks problematic.

Thanks,

MIKE BROWN | Chief of Police

SALT LAKE CITY POLICE DEPARTMENT

475 South 300 East, PO Box 145497, Salt Lake City, UT 84114

Office: [801.799.3344](tel:801.799.3344) | Mobile: [801.971.3479](tel:801.971.3479) | Fax: [801.799.3640](tel:801.799.3640)

www.SLCPD.com | Mike.Brown@slcgov.com



From: Coffey, Cheri

Sent: Thursday, August 18, 2016 2:23 PM

To: Mikolash, Gregory <gregory.mikolash@slcgov.com>; Bergenthal, Dan <Dan.Bergenthal@slcgov.com>; Castle, Carly <Carly.Castle@slcgov.com>; Dahl, Matthew <Matthew.Dahl@slcgov.com>; Wagner, Dawn <Dawn.Wagner@slcgov.com>; Fyfe, Sean <Sean.Fyfe@slcgov.com>; Teerlink, Scott <scott.teerlink@slcgov.com>; Itchon, Edward <Edward.Itchon@slcgov.com>; Stuchly, Bridget <Bridget.Stuchly@slcgov.com>; Kogan, Lewis <Lewis.Kogan@slcgov.com>; Gliot, Tony <Tony.Gliot@slcgov.com>; Monteith, Nancy <Nancy.Monteith@slcgov.com>; McCandless, Allen <Allen.McCandless@slcgov.com>; Rip, Daniel <Daniel.Rip@slcgov.com>; Makowski, Peter <Peter.Makowski@slcgov.com>; Butterfield, Edward <Edward.Butterfield@slcgov.com>; Nielson, Paul <paul.nielson@slcgov.com>; Butterfield, Edward <Edward.Butterfield@slcgov.com>; Teerlink, Scott <scott.teerlink@slcgov.com>

Cc: Goff, Orion <Orion.Goff@slcgov.com>; Young, Kevin <Kevin.Young@slcgov.com>; Briefer, Laura <Laura.Briefer@slcgov.com>; Vetter, Rusty <Rusty.Vetter@slcgov.com>; Riker, Kristin <Kristin.Riker@slcgov.com>; Shaffer, Lisa <Lisa.Shaffer@slcgov.com>; Krieger, Karen <Karen.Krieger@slcgov.com>; Greenleaf, Karryn <Karryn.Greenleaf@slcgov.com>; Nelson, Patrick <Patrick.Nelson@slcgov.com>; Akerlow, Michael <Michael.Akerlow@slcgov.com>; Snelling, Jeff <Jeff.Snelling@slcgov.com>; Bennett, Vicki <vicki.bennett@slcgov.com>; Ferguson, Boyd <boyd.ferguson@slcgov.com>; Belliveau, Justin <Justin.Belliveau@slcgov.com>; Shepard, Nora <Nora.Shepard@slcgov.com>; Norris, Nick <Nick.Norris@slcgov.com>; Paterson, Joel <joel.paterson@slcgov.com>; Dale, Brian <Brian.Dale@slcgov.com>; Brown, Mike <Mike.Brown@slcgov.com>; Riley, Maureen <Maureen.Riley@slcgov.com>; Reberg, Mike <Mike.Reberg@slcgov.com>

Subject: RE: Proposed Zoning Changes to Open Space, Parks, Golf, Recreation, etc

All,

Please find the final draft of the proposed ordinance changes relating to the Open Space, Parks, Golf Course and Recreation. A final Open House will be held on September 15, 2016 to obtain public input prior to scheduling this matter for a public hearing with the Planning Commission.

Please review the documents and send any comment you have to me in writing by Monday September 12, 2016.

Coffey, Cheri

From: Bergenthal, Dan
Sent: Monday, August 22, 2016 10:45 AM
To: Coffey, Cheri
Cc: Young, Kevin
Subject: RE: Proposed Zoning Changes to Open Space, Parks, Golf, Recreation, etc

Cheri,

Thank you for the opportunity to comment! After reviewing the materials I have no comments from a Transportation/Trail/Safety perspective 😊

Dan

DAN BERGENTHAL
Transportation Engineer - Traffic Safety

TRANSPORTATION DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS
SALT LAKE CITY CORPORATION

TEL 801-535-7106
FAX 801-535-6019

WWW.SLCGOV.COM/TRANSPORTATION

From: Coffey, Cheri
Sent: Thursday, August 18, 2016 2:23 PM
To: Mikolash, Gregory <gregory.mikolash@slcgov.com>; Bergenthal, Dan <Dan.Bergenthal@slcgov.com>; Castle, Carly <Carly.Castle@slcgov.com>; Dahl, Matthew <Matthew.Dahl@slcgov.com>; Wagner, Dawn <Dawn.Wagner@slcgov.com>; Fyfe, Sean <Sean.Fyfe@slcgov.com>; Teerlink, Scott <scott.teerlink@slcgov.com>; Itchon, Edward <Edward.Itchon@slcgov.com>; Stuchly, Bridget <Bridget.Stuchly@slcgov.com>; Kogan, Lewis <Lewis.Kogan@slcgov.com>; Gliot, Tony <Tony.Gliot@slcgov.com>; Monteith, Nancy <Nancy.Monteith@slcgov.com>; McCandless, Allen <Allen.McCandless@slcgov.com>; Rip, Daniel <Daniel.Rip@slcgov.com>; Makowski, Peter <Peter.Makowski@slcgov.com>; Butterfield, Edward <Edward.Butterfield@slcgov.com>; Nielson, Paul <paul.nielson@slcgov.com>; Butterfield, Edward <Edward.Butterfield@slcgov.com>; Teerlink, Scott <scott.teerlink@slcgov.com>
Cc: Goff, Orion <Orion.Goff@slcgov.com>; Young, Kevin <Kevin.Young@slcgov.com>; Briefer, Laura <Laura.Briefer@slcgov.com>; Vetter, Rusty <Rusty.Vetter@slcgov.com>; Riker, Kristin <Kristin.Riker@slcgov.com>; Shaffer, Lisa <Lisa.Shaffer@slcgov.com>; Krieger, Karen <Karen.Krieger@slcgov.com>; Greenleaf, Karryn <Karryn.Greenleaf@slcgov.com>; Nelson, Patrick <Patrick.Nelson@slcgov.com>; Akerlow, Michael <Michael.Akerlow@slcgov.com>; Snelling, Jeff <Jeff.Snelling@slcgov.com>; Bennett, Vicki <vicki.bennett@slcgov.com>; Ferguson, Boyd <boyd.ferguson@slcgov.com>; Belliveau, Justin <Justin.Belliveau@slcgov.com>; Shepard, Nora <Nora.Shepard@slcgov.com>; Norris, Nick <Nick.Norris@slcgov.com>; Paterson, Joel <joel.paterson@slcgov.com>; Dale, Brian <Brian.Dale@slcgov.com>; Brown, Mike <Mike.Brown@slcgov.com>; Riley, Maureen <Maureen.Riley@slcgov.com>; Reberg, Mike <Mike.Reberg@slcgov.com>
Subject: RE: Proposed Zoning Changes to Open Space, Parks, Golf, Recreation, etc

All,

Coffey, Cheri

From: Riker, Kristin
Sent: Friday, August 19, 2016 10:01 AM
To: Coffey, Cheri; Mikolash, Gregory; Bergenthal, Dan; Castle, Carly; Dahl, Matthew; Wagner, Dawn; Fyfe, Sean; Teerlink, Scott; Itchon, Edward; Stuchly, Bridget; Kogan, Lewis; Gliot, Tony; Monteith, Nancy; McCandless, Allen; Rip, Daniel; Makowski, Peter; Butterfield, Edward; Nielson, Paul; Butterfield, Edward; Teerlink, Scott
Cc: Goff, Orion; Young, Kevin; Briefer, Laura; Vetter, Rusty; Shaffer, Lisa; Krieger, Karen; Greenleaf, Karryn; Nelson, Patrick; Akerlow, Michael; Snelling, Jeff; Bennett, Vicki; Ferguson, Boyd; Belliveau, Justin; Shepard, Nora; Norris, Nick; Paterson, Joel; Dale, Brian; Brown, Mike; Riley, Maureen; Reberg, Mike
Subject: RE: Proposed Zoning Changes to Open Space, Parks, Golf, Recreation, etc

Thank you for sharing this Cheri. I have a couple comments:

- **In Section 21A62.040 of the ordinance, it states RECREATION (OUTDOOR):**
Miniature golf, swimming pools, tennis courts, community gardens, country clubs, ball fields, ball courts, fishing piers, skateboarding courses, water slides, mechanical rides, go-cart or motorcycle courses, raceways, drag strips, stadiums, marinas, overnight camping, hunting where permitted by Salt Lake City ordinance, fishing, hiking, biking or gun firing ranges, or other similar type uses which are not enclosed in buildings and are operated for the use of persons who do not reside on the same lot as that on which the recreational use is located.
I recommend we take out overnight camping. This was allowed many years ago for youth groups, however given the current situation with our homeless issue this is not an acceptable activity in our parks or open space.
- The ordinance also mentions use of stadiums in our parks four times. In the Table of Permitted and Conditional Uses, stadium use is not marked as P permitted. Stadium seating is currently available at some ball parks and is in master plans for the Regional Athletic Complex. I would recommend we permit stadium seating in the parks.
- In the Table of Permitted and Conditional Uses, Mobile Food Business (operation on private property) is not marked as permitted. This could be addressed elsewhere or maybe I am misinterpreting, however I would recommend we allow food trucks to operate in our parks as a means to provide activity and fill this need when concessions or snack bars are not available for an event. This is already occurring at many events in Liberty and Pioneer Parks as well as Washington and Library squares.
- In the Table of Permitted and Conditional Uses, currently Reception Center is not marked as permitted. Currently the Memorial House in Memory Grove park exists as a reception center within our system. A reception center is not an uncommon amenity in a park where weddings can be held inside or out. I would recommend that we allow reception centers in our parks.
- In the Table of Permitted and Conditional Uses, currently Restaurant is not marked as permitted. In Liberty Park we have a concessionaire that operates his business more as a snack bar. However the agreement between the City and the concessionaire allows for year-round sales and the use of indoor and outdoor seating for the purpose of selling food to park goers which seems more like a restaurant. There has been some conversations around a café in Pioneer Park to increase lunch time activity and other discussions about the possibility of transforming a portion of the greenhouses at Liberty Park into a breakfast diner of sorts. Would these creative ideas to improve the condition of our parks be restricted if we do not permit the operation of a restaurant in our park? I would recommend we allow this type of activity in the park. I am not sure if Restaurant is the correct classification or if you might see some other allowable classification.

Thank you for the opportunity to give more input.

KRISTIN RIKER, CPRP
Parks and Public Lands Program Director

PARKS and PUBLIC LANDS PROGRAM
SALT LAKE CITY CORPORATION

TEL 801-535-7804
FAX 801-535-7847

WWW.SLCPARKS.COM



From: Coffey, Cheri

Sent: Thursday, August 18, 2016 2:23 PM

To: Mikolash, Gregory <gregory.mikolash@slcgov.com>; Bergenthal, Dan <Dan.Bergenthal@slcgov.com>; Castle, Carly <Carly.Castle@slcgov.com>; Dahl, Matthew <Matthew.Dahl@slcgov.com>; Wagner, Dawn <Dawn.Wagner@slcgov.com>; Fyfe, Sean <Sean.Fyfe@slcgov.com>; Teerlink, Scott <scott.teerlink@slcgov.com>; Itchon, Edward <Edward.Itchon@slcgov.com>; Stuchly, Bridget <Bridget.Stuchly@slcgov.com>; Kogan, Lewis <Lewis.Kogan@slcgov.com>; Gliot, Tony <Tony.Gliot@slcgov.com>; Monteith, Nancy <Nancy.Monteith@slcgov.com>; McCandless, Allen <Allen.McCandless@slcgov.com>; Rip, Daniel <Daniel.Rip@slcgov.com>; Makowski, Peter <Peter.Makowski@slcgov.com>; Butterfield, Edward <Edward.Butterfield@slcgov.com>; Nielson, Paul <paul.nielson@slcgov.com>; Butterfield, Edward <Edward.Butterfield@slcgov.com>; Teerlink, Scott <scott.teerlink@slcgov.com>

Cc: Goff, Orion <Orion.Goff@slcgov.com>; Young, Kevin <Kevin.Young@slcgov.com>; Briefer, Laura <Laura.Briefer@slcgov.com>; Vetter, Rusty <Rusty.Vetter@slcgov.com>; Riker, Kristin <Kristin.Riker@slcgov.com>; Shaffer, Lisa <Lisa.Shaffer@slcgov.com>; Krieger, Karen <Karen.Krieger@slcgov.com>; Greenleaf, Karryn <Karryn.Greenleaf@slcgov.com>; Nelson, Patrick <Patrick.Nelson@slcgov.com>; Akerlow, Michael <Michael.Akerlow@slcgov.com>; Snelling, Jeff <Jeff.Snelling@slcgov.com>; Bennett, Vicki <vicki.bennett@slcgov.com>; Ferguson, Boyd <boyd.ferguson@slcgov.com>; Belliveau, Justin <Justin.Belliveau@slcgov.com>; Shepard, Nora <Nora.Shepard@slcgov.com>; Norris, Nick <Nick.Norris@slcgov.com>; Paterson, Joel <joel.paterson@slcgov.com>; Dale, Brian <Brian.Dale@slcgov.com>; Brown, Mike <Mike.Brown@slcgov.com>; Riley, Maureen <Maureen.Riley@slcgov.com>; Reberg, Mike <Mike.Reberg@slcgov.com>

Subject: RE: Proposed Zoning Changes to Open Space, Parks, Golf, Recreation, etc

All,

Please find the final draft of the proposed ordinance changes relating to the Open Space, Parks, Golf Course and Recreation. A final Open House will be held on September 15, 2016 to obtain public input prior to scheduling this matter for a public hearing with the Planning Commission.

Please review the documents and send any comment you have to me in writing by Monday September 12, 2016.

Thank you

Cheri

CHERI COFFEY, AICP
Assistant Planning Director

PLANNING DIVISION
COMMUNITY *and* NEIGHBORHOODS
SALT LAKE CITY CORPORATION

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FAX 801-535-6174

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From: Coffey, Cheri
Sent: Thursday, June 09, 2016 12:43 PM
To: Mikolash, Gregory <gregory.mikolash@slcgov.com>; Bergenthal, Dan <Dan.Bergenthal@slcgov.com>; Castle, Carly <Carly.Castle@slcgov.com>; Dahl, Matthew <Matthew.Dahl@slcgov.com>; Wagner, Dawn <Dawn.Wagner@slcgov.com>; Fyfe, Sean <Sean.Fyfe@slcgov.com>; Teerlink, Scott <scott.teerlink@slcgov.com>; Itchon, Edward <Edward.Itchon@slcgov.com>; Stuchly, Bridget <Bridget.Stuchly@slcgov.com>; Kogan, Lewis <Lewis.Kogan@slcgov.com>; Gliot, Tony <Tony.Gliot@slcgov.com>; Monteith, Nancy <Nancy.Monteith@slcgov.com>; McCandless, Allen <Allen.McCandless@slcgov.com>; Rip, Daniel <Daniel.Rip@slcgov.com>; Makowski, Peter <Peter.Makowski@slcgov.com>; Butterfield, Edward <Edward.Butterfield@slcgov.com>
Cc: Goff, Orion <Orion.Goff@slcgov.com>; Young, Kevin <Kevin.Young@slcgov.com>; Briefer, Laura <Laura.Briefer@slcgov.com>; Vetter, Rusty <Rusty.Vetter@slcgov.com>; Riker, Kristin <Kristin.Riker@slcgov.com>; Shaffer, Lisa <Lisa.Shaffer@slcgov.com>; Krieger, Karen <Karen.Krieger@slcgov.com>; Greenleaf, Karryn <Karryn.Greenleaf@slcgov.com>; Nelson, Patrick <Patrick.Nelson@slcgov.com>; Akerlow, Michael <Michael.Akerlow@slcgov.com>; Snelling, Jeff <Jeff.Snelling@slcgov.com>; Bennett, Vicki <vicki.bennett@slcgov.com>
Subject: Proposed Zoning Changes to Open Space, Parks, Golf, Recreation, etc

All,

Attached please find the latest drafts of the proposed changes to the zoning ordinance relating to parks, open space land uses, recreation, etc. The purpose of these zoning ordinance changes is to try and better accommodate City functions / programs relating to these types of lands and land uses.

The Planning Commission reviewed information about a year ago and asked for additional information. At the same time, various city divisions asked for additional tweaks to the ordinance to help provide them the tools they need to implement their goals. We have been working closely with Sustainability, Parks, Public Utilities and HAND to try and accommodate their ideas.

The attached documents include:

1. Summary of the proposed changes
2. Actual proposed ordinance language changes
3. Actual proposed land use table changes

Please review the information and provide feedback by Tuesday July 5, 2016.

You may forward this information on to others in your Department / Division for their review as well.

I am hoping to have a briefing with the Planning Commission in late July and a formal recommendation from them in August prior to transmitting the information to the City Council for its discussion and decision.

If you have any questions, please let me know.

Thanks

Cheri

CHERI COFFEY, AICP
Assistant Planning Director

PLANNING DIVISION
COMMUNITY *and* ECONOMIC DEVELOPMENT
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www.SLCGOV.COM

Coffey, Cheri

From: Briefer, Laura
Sent: Thursday, June 09, 2016 4:25 PM
To: Coffey, Cheri
Subject: RE: Comments on Open Space Amendments

Thanks Cheri.

From: Coffey, Cheri
Sent: Thursday, June 9, 2016 12:16 PM
To: Castle, Carly <Carly.Castle@slcgov.com>
Cc: Briefer, Laura <Laura.Briefer@slcgov.com>; Nelson, Patrick <Patrick.Nelson@slcgov.com>; Greenleaf, Karryn <Karryn.Greenleaf@slcgov.com>; Vetter, Rusty <Rusty.Vetter@slcgov.com>; Shepard, Nora <Nora.Shepard@slcgov.com>
Subject: RE: Comments on Open Space Amendments

Carly,

Below are responses to Public Utilities comments relating to the proposed amendments to the Open Space and NOS zoning districts. I will send out the actual proposed modifications for your further review later today.

Thanks

Cheri

From: Castle, Carly
Sent: Friday, April 01, 2016 12:18 PM
To: Coffey, Cheri
Cc: Briefer, Laura; Nelson, Patrick; Greenleaf, Karryn; Vetter, Rusty
Subject: Comments on Open Space Amendments

Cheri—

Thank you for giving Public Utilities an opportunity to review and provide feedback on this latest version of the ordinance. We also appreciate that many of our comments from the first round were incorporated nicely. Below are some lingering questions and concerns, some of which expand on/clarify the comments we originally submitted.

1. **21A.32.100.D Maximum Building Height**—To expand on the comment we originally submitted regarding building heights in the OS District—the City Creek Water Treatment Plant, and several reservoirs and tanks, fall in an open space district, and we have concerns that if were to renovate or rebuild, we would have to go through an onerous Conditional Building and Site Design Review process that may not consider certain realities about how these facilities need to be equipped to meet water industry standards. Public Utilities cannot support this without a change that exempts water treatment plants, reservoirs, and tanks from the building height restrictions.

The Planning Division does not recommend exempting water treatment plants, reservoirs and tanks from building height restrictions. As per all other types of development in the Open Space Zoning District it is proposed that additional height with require approval through a public review process. We will put this issue specifically in the staff report so the decision makers will focus on it and will provide the direction of whether to exempt Public Utilities buildings or not from the maximum height requirements.

2. **21A.32.100.F Landscape Yard Requirements**—How would the requirement that “all required yards shall be maintained as landscaped yards...” impact the landscapes around our utility facilities? For example, the City Creek Water Treatment Plant is surrounded by natural vegetation—it’s not landscaped. Another example of this is the

Morris Reservoir, which is near 18th Avenue and J Street. Would we need to “landscape” or maintain these properties differently? Our preference would be to keep them “wild” to preserve the naturalness of these lands, conserve water, and minimize cost. If landscaping is to be required, we need an exemption for public utilities-owned and managed lands.

A landscaped yard is an area without buildings on it that has live plant materials. It does not need to be a manicured turf area and can be natural grasses and other similar vegetation.

3. **21A.32.100.G Special Conditional Use Controls Over Communications Towers**—Thank you for adding that communications towers are permitted when used for security or public safety. We’re concerned, however, that the radio tower that serves the City Creek Water Treatment Plant doesn’t fall neatly into either of these categories. The tower is used for phones, internet, etc., and the Plant can’t operate without it. Public Utilities can only support this if we get assurances from the Attorney’s Office that the tower’s functions fall within the public safety or security categories, or if our facilities are exempted, or if a third permitted use is added that clearly accommodates functions the tower—and potentially other towers serving Public Utilities—provide.

I have included the following language in the ordinance: New antennae and communication towers are allowed outside the telecommunication corridor in the Open Space Zoning District for public safety, public security or Salt Lake City Public Utilities Department purposes only.

4. **21A.46.120.5.a Standards for the OS District**

- i. Questions about minimum setbacks, generally: It may be difficult to comply when there are setback requirements of 10 feet or more in places with a slope right off the trail, such as on some areas of the Bonneville Shoreline Trail. Is there a way to account for these situations?
- ii. Public parks and open space interpretive or orientation sign: The ordinance says it permits “1 set of 5 per venue.” What constitutes a “venue”? in other words, would this mean we could only have 5 interpretative signs in all of City Creek Canyon? What about the Bonneville Shoreline Trail?
- iii. Footnote #7: Recommend that the phrase “public open space lands” be more specifically phrased to make it clear that PNUT authority over signs applies only to lands in the Open Space Lands Program.

We have changed the footnotes to give the governing agencies ore discretion relating to signage in the Open Space Zoning District.

Interpretive or orientation signs are allowed on publicly owned open space zoned lands subject to location and number approved by the appropriate agencies governing such properties consistent with this section.

7.Pole signs without clearance standards are permitted on public open space lands subject to being placed in manner that they do not project over any walk or pathway and are subject to minimum setback standards and location approval by the appropriate agencies governing such properties consistent with this section.

8 Trail wayfinding signs are a type of directional and public safety sign that are required to be setback from the trail edge with a maximum height of 6 feet and a minimum setback of 5 feet from a public right of way line.

21A.46.120.5.a Standards for the NOS District—On footnote#3, same suggestion as that for Footnote #7 (above). We have changed the footnotes to give the governing agencies more discretion relating to signage in the Natural Open Space zoning districts

Interpretive or orientation signs are allowed on publicly owned open space zoned lands subject to location and number approved by the appropriate agencies governing such properties consistent with this section.

7.Pole signs without clearance standards are permitted on public open space lands subject to being placed in manner that they do not project over any walk or pathway and are subject to minimum setback standards and location approval by the appropriate agencies governing such properties consistent with this section.

8 Trail wayfinding signs are a type of directional and public safety sign that are required to be setback from the trail edge with a maximum height of 6 feet and a minimum setback of 5 feet from a public right of way line.

6. **21A.62 Definitions**—Suggest that you include a definition of the Open Space Lands Program. The Open Space Lands Program information is found in City Code Chapter 2.90 and has a definition of what that program is. The Planning Division is not going to attempt to create a definition of a program that we do not administer.

Again, thanks for taking the time to get our feedback. If you have any questions about what we've submitted, please feel free to contact me.

Best,

CARLY CASTLE
Special Projects Coordinator

DEPARTMENT of PUBLIC UTILITIES
SALT LAKE CITY CORPORATION

TEL. 801-483-6728
Carly.Castle@SLCGOV.com

Coffey, Cheri

From: Coffey, Cheri
Sent: Thursday, June 02, 2016 1:44 PM
To: Kogan, Lewis
Cc: Riker, Kristin; Monteith, Nancy
Subject: RE: Text Amendments to the Open Space Zoning District

Lewis,

Slowly but surely, I'm making progress on the Open Space Text Amendment project. I just wanted you to know how I have responded to your input. My responses are below.

I will have a final complete version ready to route to all applicable departments in the next couple of weeks so you can give me any further feedback before we schedule this for a Planning Commission public hearing.

Thanks

Cheri

From: Kogan, Lewis
Sent: Thursday, March 31, 2016 4:04 PM
To: Coffey, Cheri; Riker, Kristin; Monteith, Nancy
Subject: RE: Text Amendments to the Open Space Zoning District

Hi Cheri,

Sorry to not get back to you until right before your Friday deadline. I have reviewed the updated proposed changes, and I believe that Kristin and Nancy have as well. I have only a couple of items I'm hoping can be addressed:

- 1) **Question: under the proposed text changes, would a Nature Center be an allowable use in the OS Zone? If not, this should probably be added explicitly. I have included the words, "Nature center" in the definition of open space and parks so it is clear that it is an allowable use in the OS zone.**
- 2) **Currently, the Special Purpose Use Tables state that "Trails and trailheads *without parking lots and with signage shall be permitted.*" Because the city suffers from a severe lack of parking at ANY trailheads and these are key to supporting and accommodating appropriate use of trails, I recommend removing the "without parking lots" qualifier. I have removed the words "without parking lots" from the footnote in the Special Purpose Table.**
- 3) **I am proposing a slightly different version of the NOS Purpose Statement (21A.32.105-A): "The purpose of the NOS Natural Open Space district is to specifically delineate natural areas of special environmental or scenic value, and support the preservation of these areas through limited development." I have used your purpose statement for NOS Natural Open Space district in the proposed ordinance changes.**
- 4) **Finally, PPL staff discussed the PNUT Board review and unanimous support for the OS Text Amendments this past summer, and determined that nothing has changed significantly enough to warrant taking this back to the PNUT Board again.**

Thank you again for all your work on this, and let me know how we can be of help during the next steps!

Best,

Lewis

LEWIS KOGAN
Open Space Lands Program Manager

PARKS *and* PUBLIC LANDS PROGRAM
SALT LAKE CITY CORPORATION

TEL 801-972-7828
FAX 801-972-7847

www.SLCPARKS.COM

From: Coffey, Cheri
Sent: Tuesday, March 15, 2016 3:47 PM
To: Riker, Kristin; Kogan, Lewis; Monteith, Nancy
Cc: Coffey, Cheri
Subject: Text Amendments to the Open Space Zoning District

Good afternoon,

It has been awhile since last you saw the proposed zoning text changes relating to the open space zoning district. Since Everett retired, I have taken over the project to address the final issues of departments and the Planning Commission.

In April 2015, the Planning Commission held a public hearing and had questions they wanted addressed. There was a lot of confusion with the term open space and what it does and does not mean. At the time of the Planning Commission public hearing, we asked them to table the matter anyway because we still needed to respond to Public Utilities Department and Parks Division questions. I'm hoping you will find that we have done that.

Attached you will find a document summarizing all of the proposed changes, a document with the actual proposed text changes and a document with proposed changes to the zoning ordinance use tables.

Please let me know if you have any comments or concerns about the proposal by **Friday April 1, 2016**. If I do not receive a response by this date, I will assume that you have no comments or concerns regarding the proposal. If you need additional time to review the proposal, please let me know before Friday April 1, 2016. Also, if you believe the matter should be reviewed by the PNUA Advisory Board, please let me know.

If you have questions or need additional information, please contact me at 535-6188 or respond to this email.

Thanks,

CHERI COFFEY, AICP
Assistant Planning Director

PLANNING DIVISION
COMMUNITY *and* ECONOMIC DEVELOPMENT
SALT LAKE CITY CORPORATION

TEL 801-535-6188
FAX 801-535-6174

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Coffey, Cheri

From: Kogan, Lewis
Sent: Thursday, June 09, 2016 2:38 PM
To: Coffey, Cheri
Subject: RE: Proposed Zoning Changes to Open Space, Parks, Golf, Recreation, etc

Thank you so much, Cheri.

LEWIS KOGAN
Open Space Lands Program Manager

PARKS *and* PUBLIC LANDS PROGRAM
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FAX 801-972-7847

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From: Coffey, Cheri
Sent: Thursday, June 09, 2016 12:43 PM
To: Mikolash, Gregory; Bergenthal, Dan; Castle, Carly; Dahl, Matthew; Wagner, Dawn; Fyfe, Sean; Teerlink, Scott; Itchon, Edward; Stuchly, Bridget; Kogan, Lewis; Gliot, Tony; Monteith, Nancy; McCandless, Allen; Rip, Daniel; Makowski, Peter; Butterfield, Edward
Cc: Goff, Orion; Young, Kevin; Briefer, Laura; Vetter, Rusty; Riker, Kristin; Shaffer, Lisa; Krieger, Karen; Greenleaf, Karryn; Nelson, Patrick; Akerlow, Michael; Snelling, Jeff; Bennett, Vicki
Subject: Proposed Zoning Changes to Open Space, Parks, Golf, Recreation, etc

All,

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The attached documents include:

1. Summary of the proposed changes
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3. Actual proposed land use table changes

Please review the information and provide feedback by Tuesday July 5, 2016.

You may forward this information on to others in your Department / Division for their review as well.

I am hoping to have a briefing with the Planning Commission in late July and a formal recommendation from them in August prior to transmitting the information to the City Council for its discussion and decision.

If you have any questions, please let me know.

Thanks

Cheri

CHERI COFFEY, AICP
Assistant Planning Director

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Coffey, Cheri

From: McCandless, Allen
Sent: Thursday, April 21, 2016 9:36 AM
To: Coffey, Cheri
Subject: RE: Community Gardens on Airport Zoned land

Cheri,

I received your note on community gardens. As background, I understand the idea of a garden was briefly discussed at one of our past employee council meetings. I understand to date that community garden was only a discussion item.

From my prospective a community garden on airport property would have major hurdles in order to be allowed. 1. The main purpose for Airport property is for aeronautical related uses. 2. I do not know if the airport director would approve community gardens on airport property, or if the other directors would have issues relating to their respective areas of responsibilities. 3. Airport property would be required to be leased at fair market value. 4. The property on the east side of the airport is zoned A-airport district and is not zoned Open Space. 5. Community gardens could potentially create a wildlife attractant, being a negative impact to airport operations. The airport is constantly minimizing all wildlife attractants where possible. 6. Maintenance and related costs. 7. Security and Access onto airport property - airports are very secure areas and must remain as such.

From my viewpoint, community gardens likely would not be an appropriate use on airport owned and controlled property. Future specific proposals would need to be submitted to the Airport and approved by the executive director.

--Allen

From: Coffey, Cheri
Sent: Wednesday, April 20, 2016 3:38 PM
To: McCandless, Allen
Subject: Community Gardens on Airport Zoned land

Allen,

I'm taking over a project that Everett worked on before he retired. It relates to modifications of the Open Space Zoning District (text). In one of the comments I received from Sustainability, they suggested that community gardens may be appropriate on Airport Zoned Land, specifically noting that the Airport was considering community garden or urban farms on the eastern boundary of their land. Below are definitions of these two land uses. Please let me know the Airports position on whether they should be allowed on Airport Zoned property.

COMMUNITY GARDEN: An area of land managed and maintained by an identifiable group of community members used to grow and harvest food crops and/or nonfood, ornamental crops such as flowers, for personal or group use, consumption, donation, or sale, or for educational purposes. Generally operated as not for profit, limited sales and events may also occur on

the site to fund the gardening activities and other charitable purposes. Private use of private land (not intended to benefit the community at large) and horticultural activities by the city on city owned land do not constitute community garden use.

URBAN FARM: A farm where food is cultivated, processed and distributed in or around a residential or commercial area. Urban farming is generally practiced for income earning or food producing activities.

Once I have a final draft, I will submit it to all the Departments, including the Airport for final comments.

Thanks

Cheri

Coffey, Cheri

From: Stuchly, Bridget
Sent: Monday, April 04, 2016 2:52 PM
To: Coffey, Cheri
Cc: Lyons, Debbie; Poulson, Tyler
Subject: FW: Open Space Text Amendments
Attachments: Actual Proposed Ordinance Changes Winter 2016_Stuchly edits.docx; Text Changes Summary Winter 2016_Stuchly edits.docx; Proposed Land Use Tables March 2016_Stuchly edits.docx

Hi Cheri,

Attached are our comments- thanks again for including us!

In addition to ag related comments, we had some concerns about continuing to limit solar arrays in certain zones. Our preference would be to allow solar everywhere unless there is a strong argument against it. Have you had push back on this in specific zones? Outside of Natural Open Space, I can't think of any zones where there could be a conflict. Perhaps conditionally allowing for solar in all zones would be a good start? This website, <http://solarsimplified.org/zoning/solar-zoning-toolbox>, has some great insight into solar zoning best practices.

Please don't hesitate to contact me for clarification on any of my comments.

Thanks!
Bridget

From: Stuchly, Bridget
Sent: Wednesday, March 30, 2016 3:26 PM
To: Lyons, Debbie; Poulson, Tyler
Subject: RE: Open Space Text Amendments

Hi Debbie and Tyler,

I reviewed these and added my comments related to the ag allowances. I noticed as I was going through the Proposed Land Use Table that solar is not allowed in certain zones that could be problematic in the future. Will you take a look at the table? My interpretation is that solar is not allowed in areas zoned Mixed Use, Urban Institution, Open Space, Agriculture 5/20 and Mobile Home Parks. Let me know what you think.

Thanks,
Bridget

From: Coffey, Cheri
Sent: Tuesday, March 15, 2016 3:52 PM
To: Stuchly, Bridget <Bridget.Stuchly@slcgov.com>; Lyons, Debbie <debbie.lyons@slcgov.com>
Subject: Open Space Text Amendments

Good afternoon,

As you know, the Planning Division is working on changes to the Open Space Zoning District regulations. As part of this project, we have proposed several changes to the text of the ordinance and the zoning ordinance use tables that determine whether uses are allowed in certain zoning districts. I know you are interested in the issues of where seasonal farm stands will be allowed. You may be interested to comment on other proposed changes with this project.

Attached please find, a document summarizing all of the proposed changes, a document with the actual proposed text changes and a document with proposed changes to the zoning ordinance use tables.

In April 2015, the Planning Commission held a public hearing and had questions they wanted addressed. There was a lot of confusion with the term open space and what it does and does not mean. We believe that the proposed changes address the Planning Commission questions and directives as well as other issues that have been identified by various City Divisions and Departments.

Please let me know if you have any comments or concerns about the proposal by **Friday April 1, 2016**. If I do not receive a response by this date, I will assume that you have no comments or concerns regarding the proposal. If you need additional time to review the proposal, please let me know before Friday April 1, 2016.

If you have questions or need additional information, please contact me at 535-6188 or respond to this email.

Thanks,

CHERI COFFEY, AICP
Assistant Planning Director

PLANNING DIVISION
COMMUNITY *and* ECONOMIC DEVELOPMENT
SALT LAKE CITY CORPORATION

TEL 801-535-6188
FAX 801-535-6174

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ATTACHMENT B: PROPOSED REGULATION CHANGES

NOTE: Proposed text changes are highlighted in green.

Chapter 21A 32 Special Purpose Districts

21A.32.100: OS OPEN SPACE DISTRICT:

A. Purpose Statement: ~~The purpose of the OS open space district is to preserve and protect areas of public and private open space and exert a greater level of regulation over any potential redevelopment of existing open space areas. This district is appropriate in areas of the city where the applicable master plans support this type of land use.~~

A Purpose Statement The purpose of the Open Space zone is to preserve and enhance public and private open space, natural areas, and improved park and recreational areas. These areas serve to provide opportunities for active and passive outdoor recreation, provide contrasts to the built environment, preserve scenic qualities, protect sensitive or fragile environmental areas such as wetlands, steep slopes, ridge lines, meadows, and stream corridors, preserve the capacity and water quality of the storm water drainage system, encourage sustainability, conservation and renewable energy and provide pedestrian and bicycle transportation connectors. This district is appropriate in areas of the city where the applicable master plans support this type of land use.

B. Uses: Uses in the OS open space district, specified in section [21A.33.070](#), "Table Of Permitted And Conditional Uses For Special Purpose Districts", of this title, are permitted subject to the general provisions set forth in section [21A.32.010](#) of this chapter and this section.

C. Minimum Lot Size Area and Lot Width ~~None required.~~

1 Minimum lot area Ten thousand (10,000) square feet.

2 Minimum lot width Fifty feet (50').

D. Maximum Building Height:

1. ~~Lots less than four (4) acres. Building height shall be limited to thirty five feet (35'); provided that for each foot of height in excess of twenty feet (20'), each required yard and landscaped yard shall be increased one foot (1').~~

2. Lots greater than four (4) acres. Building height shall be limited to thirty five feet (35'). Building heights in excess of thirty five feet (35') but not more than forty five feet (45') may be permitted provided, that for each foot of height over thirty five feet (35'), each required yard shall be increased one foot (1'). Building heights in excess of forty five feet (45') may be approved through the Conditional Building and Site Design Review process and that for each foot of height over thirty five feet (35'), each required yard shall be increased one foot (1').

E. Minimum Yard Requirements:

1. Lots four (4) acres or less:

- a. Front Yard Ten feet (10')
- b. Corner Side Yard Ten feet (10')
- c. Interior Side Yard Ten feet (10')
- d. Rear Yard Ten feet (10')

2. Lots greater than four (4) acres:

- a1. Front Yard: ~~Thirty~~ Ten feet (30') (10')
- a2. Corner Side Yard: ~~Thirty~~ Ten feet (30') (10')
- a3. Interior Side Yard: ~~Twenty~~ Fifteen feet (20') (10')
- a4. Rear Yard: ~~Thirty~~ Fifteen feet (30') (10')

35. Accessory Buildings And Structures In Yards: Accessory buildings and structures may be located in required yard areas subject to section 21A.36.020, table 21A.36.020B, "Obstructions In Required Yards", of this title.

F. Landscape Yard Requirements All required yards shall be maintained as landscaped yards excluding authorized accessory buildings and structures. Landscape yards shall be required for each use in the OS open space district and shall be improved in conformance with the requirements of chapter 21A.48, "Landscaping And Buffers", of this title.

1. Front Yard, Twenty feet (20')

2. Corner Side Yard, Twenty feet (20')

3. Interior Side Yard, Ten feet (10')

4. Rear Yard, Ten feet (10')

G. Special Conditional Use Controls Over Communications Towers:

1. Designation Of Telecommunication Site: Within the OS open space zoning district there is set aside a telecommunication site to accommodate the erection of microwave, radio or other communication towers and related facilities, located north of Ensign Peak in Salt Lake County, Utah, and described as follows:
 - a. Beginning at a point that is located S. 19° 10' 29" E. 1,533.61 feet from the northwest corner of Section 19, T.1N., R.1E., SLB&M; thence S 32° 33' 21" E. 364.42 feet; thence S. 57° 26' 39" W. 2,890.15 feet; thence N. 32° 33' 21" N.W. 285.15 feet; thence N. 55° 52' 23" E. 2,891.23 feet to the point of beginning, containing 21.549 acres, more or less.
 - b. This telecommunication site is set aside in order to promote the location of communications towers in a manageable area and to protect the aesthetics and environment of the site.
2. Special Conditional Use Standards: A conditional use may be authorized by the planning commission pursuant to the standards and procedures for conditional uses set forth in chapter 21A.54 of this title, to permit a communication tower within the established telecommunications site provided the planning commission makes the additional findings:
 - a. The facility is located within the telecommunication site described above;

- b. The facilities and access roads are designed and constructed so as to minimally disturb the natural terrain; and
 - c. The owner of the communications tower agrees to accommodate the multiple use of the tower where feasible.
3. Title To Site To Remain With City: Pursuant to section 69-3-1, Utah Code Annotated, or its successor, the city shall retain title to all property which it presently owns within such site.
4. Exceptions: This section shall not affect the use, operation, expansion or construction of towers and related facilities on property owned by telecommunication companies as of January 1, 1986.

H. Lighting. All uses and developments that provide lighting shall ensure that lighting installations do not have an adverse impact on traffic safety or on surrounding properties and uses. Light sources shall be shielded to eliminate excessive glare or light into adjacent properties and have cutoffs to protect the view of the night sky. IDA Dark Sky certified technologies shall be incorporated when upgrading exterior lighting including street lighting to reduce light pollution.

Commented [SB1]: This is language from our internal sustainability policy that Public Utilities had suggested for lighting standards related to reducing light pollution

21A.32.105: NOS NATURAL OPEN SPACE DISTRICT:

- A. Purpose Statement: ~~The purpose of the NOS natural open space district is to protect and ensure stewardship over important natural open land areas of city wide or regional importance. This district is appropriate in areas of the city where the applicable master plans support this type of land use.~~
- A. Purpose Statement. The purpose of the NOS Natural Open Space district is to specifically delineate areas and regulate development of lands with limited and appropriate development to support the preservation of natural areas. This district is appropriate in areas of the city where the applicable master plans support this type of land use.
- B. Definition: "Natural open space" areas are lands which are principally undeveloped with near native vegetation and may include environmentally sensitive areas; areas of geologic significance; wetlands; stream corridors; foothills; mountains; shorelands; uplands and areas of significant wildlife habitat.
- C. Uses: Permitted activities in this district are limited to ecosystem management, conservation and passive recreational uses as listed in section 21A.33.070, "Table Of Permitted And Conditional Uses For Special Purpose Districts", of this title.

21A.36.020: CONFORMANCE WITH LOT AND BULK CONTROLS:

- A. Conformance With District Requirements: No structure or lot shall be developed, used or occupied unless it meets the lot area, lot width, yards, building height, and other requirements established in the applicable district regulations, except where specifically established otherwise elsewhere in this title.
- In any residential district, on a lot legally established prior to April 12, 1995, a single-family dwelling may be erected regardless of the size of the lot, subject to complying with all yard area requirements of the R-1/5,000 district. Legal conforming lots in nonresidential districts shall be approved for any permitted use or conditional use allowed in the zoning district subject to complying with all yard area requirements of the district in which the lot is located.
- B. Obstructions In Required Yards: Accessory uses and structures, and projections of the principal structure, may be located in a required yard only as indicated ("X") in table 21A.36.020B of this section. No portion of an obstruction authorized in table 21A.36.020B of this section shall extend beyond the authorized projection. Dimensions shall be measured from the finished surface of the building or structure.

TABLE 21A.36.020B OBSTRUCTIONS IN REQUIRED YARDS¹

Type Of Structure Or Use Obstruction	Front And Corner Side Yards	Side Yard	Rear Yard
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		X ³	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 ²	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
Changes of established grade for commercial or industrial uses in zones, where conditionally or otherwise permitted, the grade is changed to accommodate site retention or detention requirements	X	X	X
Changes of established grade of 4 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
For properties outside of the H historic preservation overlay, changes of established grade greater than 4 feet are special exceptions subject to the standards and factors in chapter 21A.52 of this title			
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 Nonresidential districts: 3 flagpoles per street frontage Subject to provisions of table 21A.36.020C of this section	X X	X 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 section 21A.44.060 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
<u>Recreational (playground) equipment, private</u>			X
<u>Recreational (playground) equipment, public park or public open space</u>	X	X	X
Refuse and recycling 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 courts, game courts, and similar uses shall not be located less than 10 feet from a property line		X	X
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 special exception in accordance with the procedures set forth in chapter 21A.52 of this title.
3. The accessory structure shall be located wholly behind the primary structure on the property.

C. Height Exceptions: Exceptions to the maximum building height in all zoning districts are allowed as indicated in table 21A.36.020C of this section.

TABLE 21A.36.020C HEIGHT EXCEPTIONS

Type	Extent Above Maximum Building Height Allowed By The District	Applicable Districts
Chimney	As required by local, state or federal regulations	All zoning districts
Church steeples or spires	No limit	All zoning districts
Elevator/stairway tower or bulkhead	16 feet	All commercial, manufacturing, downtown, FB-UN2, RO, R-MU, RMF-45, RMF-75, RP, BP, I, UI, A, PL and PL-2 districts
Flagpole	Maximum height of the zoning district in which the flagpole is located or 60 feet, whichever is less. Conditional use approval is required for additional height	All zoning districts
Light poles for sport fields such as ballparks, stadiums, soccer fields, golf driving ranges and similar uses ¹	Maximum height of the zoning district or 90 feet whichever is greater. Special Exception approval is required for any further additional height or if the lights are located closer than 30 feet from adjacent residential structures.	All zoning districts that allow sport field activities and stadiums excluding parks less than 4 acres in size
Mechanical equipment parapet wall	5 feet	All zoning districts, other than the FP, FR-1, FR-2, FR-3, and open space districts

Notes:

1. Lighting shall be shielded to eliminate excessive glare or light into adjacent properties and have cutoffs to protect the view of the night sky.

Chapter 21A.40.090 Antenna Regulations:

E. Wireless Telecommunications Facilities; Low Power Radio Services Facilities: The purpose of this section is to address planning issues brought on by the rapid growth in demand for low power radio services. This section distinguishes low power radio from other broadcasting type telecommunication technologies and establishes provisions that deal with issues of demand, visual mitigation, noise, engineering, residential impacts, health, safety and facility siting. The requirements of this section apply to both commercial and private low power radio services. Low power radio services facilities include "cellular" or "PCS" (personal communications system) communications and paging systems.

1. Uses: The uses specified in table 21A.40.090E of this section, indicate which facility types are allowed as either a permitted or conditional use within specific zoning districts. Low power radio service facilities may be an accessory use, secondary use or principal use.

a. Administrative Consideration Of Conditional Uses: Applications for low power wireless telecommunication facilities that are listed as conditional uses shall be reviewed according to the procedures set forth in section 21A.54.155 of this title.

TABLE 21A.40.090E
WIRELESS TELECOMMUNICATIONS FACILITIES

	Wall Mount ^a	Roof Mount ^a	Monopoles With Antennas And Antenna Support Structure Less Than 2 Feet Wide ^a		Monopoles With Antennas And Antenna Support Structure Greater Than 2 Feet Wide ^a		Lattice Tower
			District Height Limit But Not To Exceed 60 Feet (Whichever Is Less)	60 Feet Or Exceeding The Maximum Height Limit Of The Zone	District Height Limit But Not To Exceed 60 Feet (Whichever Is Less)	60 Feet Or Exceeding The Maximum Height Limit Of The Zone	
Residential districts:							
R-1/12,000	P ¹						
R-1/7,000	P ¹						
R-1/5,000	P ¹						
SR-1	P ¹						
SR-3	P ¹						
R-2	P ¹						
RMF-30	P ¹						
RMF-35	P ¹						
RMF-45	P	C					
RMF-75	P	C					
Mixed use - residential/office districts:							
RB	P ¹						
R-MU	P	C					
RO	P ¹						
Commercial/manufacturing districts:							
CN	P ¹						
CB	P	C					
CS	P	P					
CC	P	P	P	C	C	C	
CSHBD	P	P	P	C	C	C	
CG	P	P	P	C	C	C	C
D-1	P	P	P	C	C	C	
D-2	P	P	P	C	C	C	
D-3	P	P	P	C	C	C	
D-4	P	P	P	C	C	C	
G-MU	P	P	P	C	C	C	
M-1	P	P	P	C	P	C	C
M-2	P	P	P	C	P	C	C
Special purpose/overlay districts:							
RP	P	C					

BP	P	P		P		C		C
AG	P ¹	P ¹		C		C		C
AG-2	P ¹	P ¹		C		C		C
AG-5	P ¹	P ¹		C		C		C
AG-20	P ¹	P ¹		C		C		C
A	P	P		P		P		C
PL	P	C						C
PL-2	P	C						
I	P	C						
UI	P	P		C		C		C
OS ³				C		C		C
EI	P	P		P		C		C
MU	P	C						

Commented [SB2]: I would not recommend permitting these in agricultural zones. There is mounting evidence that communication towers detrimentally affect pollinator and bird populations. At most, we may want to conditionally allow for this so that we are considering the sensitivity of each parcel when approving comm towers.

Notes:

- P Permitted use
- C Conditional use

1. Allowed as a permitted use on a residential building consisting of 4 or more attached dwelling units and on nonresidential buildings. Zoning administrator approval is required to assure compliance to subsection E2a of this section.
2. New telecommunications towers are allowed outside the telecommunication corridor in the OS zone for public safety or public security purposes only.
3. Collocation of a wireless telecommunication facility is allowed per subsection E4 of this section.

Chapter 21A.46.120 Sign Regulations for Special Purpose Districts

E. Sign Regulations For The UI, PL, PL-2, I, And OS and NOS Districts:

1. Purpose: Sign regulations for the PL, PL-2, I, UI and OS and NOS districts are established to control signage for public and semipublic uses and facilities. These regulations are intended to respond to larger campus type settings as well as development on individual lots.
2. Applicability: Regulations in subsections E3, E4, and E5 and E6 of this section, respectively, shall apply to all lots within the UI, PL, PL-2, I, and OS and NOS districts.
3. Sign Type, Size And Height Standards for the UI District:

STANDARDS FOR THE UI DISTRICT

Types Of Signs Permitted	Maximum Area Per Sign Face	Maximum Height Of Freestanding Signs ¹	Minimum Setback ²	Number Of Signs Permitted
Construction sign	32 square feet	8 feet	10 feet	1 per street frontage
Development entry sign	40 square feet each	8 feet	10 feet	1 per street frontage
Flat sign	0.5 square foot per linear foot of building frontage	See note 1	n/a	1 for each frontage of each use
Monument sign	60 square feet	8 feet	10 feet	1 per street frontage
Nameplates	2 square feet	See note 1	n/a	1 per building entry

New development sign	160 square feet maximum per sign; 200 square feet for 2 signs	8 feet	10 feet	1 per street frontage
Political sign	16 square feet	8 feet	10 feet	No limit
Private directional sign	8 square feet	4 feet	5 feet	No limit
Public safety sign	8 square feet	6 feet	10 feet	No limit
Real estate sign	32 square feet	8 feet	10 feet	1 per street frontage
Window sign	12 square feet	See note 1	n/a	No limit

5. Sign Type, Size And Height Standards For The OS District:

a. Standards For The OS District:

Types Of Signs Permitted	Maximum Area Per Sign Face	Maximum Height Of Freestanding Signs ¹	Minimum Setback ²	Number Of Signs Permitted
Construction sign	24 square feet	8 feet	10 feet	1 per street frontage
Development entry sign	32 square feet each	4 feet	10 feet	1 per street frontage
Flat sign	0.5 square foot per linear foot of building frontage; total not to exceed 60 square feet	No limit	n/a	1 for each frontage of each use
Government sign	8 square feet	6 feet	None	No limit
Monument sign	60 square feet	8 feet	10 feet	1 per building frontage
Monument sign in parks 28 acres or greater ³	60 square feet	10 feet	10 feet	1 per building frontage
New development sign	160 square feet maximum per sign; 200 square feet for 2 signs	8 feet	10 feet	1 per street frontage
Park banner sign, park identity banner ^{3,4,5}	12 square feet	18 feet	10 feet	1 set of 3 signs per 5 acres of park land relating to the specific park

Park banner sign, permanent venue ^{3,4}	12 square feet	18 feet	10 feet	1 set of 3 banners per permanent venue
Public parks and open space interpretative or orientation sign ⁵	32 square feet	8 feet	10 feet	1 set of 5 per venue
Pole sign ⁷	24 square feet	12 feet	10 feet	1 for each frontage of each use
Political sign	16 square feet	8 feet	10 feet	No limit
Private directional sign ⁸	8 square feet	4 feet	5 feet	No limit
Public safety sign ⁸	8 square feet	6 feet	10 feet	No limit
Real estate sign	24 square feet	8 feet	10 feet	1 per street frontage
Window sign	12 square feet	See note 1	n/a	No limit

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. Allowed only in parks 28 acres or larger, and does not apply to public property used for cemeteries, golf courses, river banks, trails or natural open space areas.
4. Park banner signs must be grouped within an 18 foot radius.
5. Park banner signs must have a consistent design.
6. Interpretive or orientation signs are allowed on publicly owned open space zoned lands subject to minimum setback standards and subject to location and number approved by the appropriate agencies governing such properties consistent with this section.

Interpretive or orientation signs are allowed on public open space lands subject to minimum setback standards and subject to location and number approval by the Parks, Trails, Natural Lands and Urban Forestry Board consistent with this section.

7 Pole signs without clearance standards are permitted on public open space lands subject to being placed in manner that they do not project over any walk or pathway and are subject to minimum setback standards and location approval by the Parks, Trails, Natural Lands and Urban Forestry Board consistent with this section.

8 Trail wayfinding signs are a type of directional and public safety sign that are required to be setback two feet from the trail edge with a maximum height of 6 feet and a minimum setback of 5 feet from a public right of way line.

6 Sign Type, Size And Height Standards For The NOS District

a. Standards For The NOS District

Types Of Signs Permitted	Maximum Area Per Sign Face	Maximum Height Of Freestanding Signs	Minimum Setback	Number Of Signs Permitted
Development entry sign	18 square feet each	4 feet	10 feet	1 per street frontage

Government sign	8 square feet	6 feet	None	No limit
Open space interpretative or orientation sign	32 square feet	8 feet	10 feet	1 set of 5 per venue
Pole sign ³	24 square feet	12 feet	10 feet	1 for each frontage of each use
Private directional sign ⁴	6 square feet	4 feet	5 feet	No limit
Public safety sign	8 square feet	6 feet	10 feet	No limit

Notes:

1. Signs within the NOS District shall not be illuminated.
2. Interpretive or orientation signs are allowed on publicly owned natural open space zoned lands subject to minimum setback standards and subject to location and number approved by the appropriate agencies governing such properties consistent with this section.

Interpretive or orientation signs are allowed on public natural open space lands subject to minimum setback standards and subject to location and number approval by the Parks, Trails, Natural Lands and Urban Forestry Board consistent with this section.

3. Pole signs without clearance standards are permitted on public natural open space lands subject to being placed in manner that they do not project over any walk or pathway and are subject to minimum setback standards and location approval by the Parks, Trails, Natural Lands and Urban Forestry Board consistent with this section.

4. Trail wayfinding signs are a type of directional and public safety sign that are required to be setback two feet from the trail edge with a maximum height of 6 feet and a minimum setback of 5 feet from a public right of way line.

6.7. Illumination: Illuminated signs where permitted, shall be limited to flat signs, monument signs, window signs, and development entry signs.

21A.52.030: SPECIAL EXCEPTIONS AUTHORIZED:

A. In addition to any other special exceptions authorized elsewhere in this title, the following special exceptions are authorized under the provisions of this title:

1. Accessory building height, including wall height, in excess of the permitted height provided:
 - a. The extra height is for architectural purposes only, such as a steep roof to match existing primary structure or neighborhood character.
 - b. The extra height is to be used for storage of household goods or truss webbing and not to create a second level.

- c. No windows are located in the roof or on the second level unless it is a design feature only.
 - d. No commercial use is made of the structure or residential use unless it complies with the accessory dwelling unit regulations in this title.
2. Accessory structures in the front yard of double frontage lots, which do not have any rear yard provided:
- a. The required sight visibility triangle shall be maintained at all times.
 - b. The structure meets all other size and height limits governed by the zoning ordinance.
3. Additional height for fences, walls or similar structures may be granted to exceed the height limits established for fences and walls in chapter 21A.40 of this title if it is determined that there will be no negative impacts upon the established character of the affected neighborhood and streetscape, maintenance of public and private views, and matters of public safety. Approval of fences, walls and other similar structures may be granted under the following circumstances subject to compliance with other applicable requirements:
- a. Exceeding the allowable height limits; provided, that the fence, wall or structure is constructed of wrought iron, tubular steel or other similar material, and that the open, spatial and nonstructural area of the fence, wall or other similar structure constitutes at least eighty percent (80%) of its total area;
 - b. Exceeding the allowable height limits on any corner lot; unless the city's traffic engineer determines that permitting the additional height would cause an unsafe traffic condition;
 - c. Incorporation of ornamental features or architectural embellishments which extend above the allowable height limits;
 - d. Exceeding the allowable height limits, when erected around schools and approved recreational uses which require special height considerations;
 - e. Exceeding the allowable height limits, in cases where it is determined that a negative impact occurs because of levels of noise, pollution, light or other encroachments on the rights to privacy, safety, security and aesthetics;
 - f. Keeping within the character of the neighborhood and urban design of the city;
 - g. Avoiding a walled-in effect in the front yard of any property in a residential district where the clear character of the neighborhood in front yard areas is one of open spaces from property to property; or
 - h. Posing a safety hazard when there is a driveway on the petitioner's property or neighbor's property adjacent to the proposed fence, wall or similar structure.
4. Additional building height in commercial districts is subject to the standards in chapter 21A.26 of this title.
5. Additional foothills building height, including wall height, shall comply with the standards in chapter 21A.24 of this title.
6. Additional residential building height, including wall height, in the R-1 districts, R-2 districts and SR districts shall comply with the standards in chapter 21A.24 of this title.

7. Any alternative to off street parking not listed in chapter 21A.44 of this title intended to meet the number of required off street parking spaces.
8. Barbed wire fences may be approved subject to the regulations of chapter 21A.40 of this title.
9. Conditional home occupations subject to the regulations and conditions of chapter 21A.36 of this title.
10. Dividing existing lots containing two (2) or more separate residential structures into separate lots that would not meet lot size, frontage width or setbacks provided:
 - a. The residential structures for the proposed lot split already exist and were constructed legally.
 - b. The planning director agrees and is willing to approve a subdivision application.
 - c. Required parking equal to the parking requirement that existed at the time that each dwelling unit was constructed.
11. Use of the front yard for required parking when the rear or side yards cannot be accessed and it is not feasible to build an attached garage that conforms to yard area and setback requirements, subject to the standards found in chapter 21A.44 of this title.
12. Grade changes and retaining walls are subject to the regulations and standards of chapter 21A.36 of this title.
13. Ground mounted central air conditioning compressors or systems, heating, ventilating, pool and filtering equipment located in required side and rear yards within four feet (4') of the property line. The mechanical equipment shall comply with applicable Salt Lake County health department noise standards.
14. Hobby shop, art studio, exercise room or a dressing room adjacent to a swimming pool, or other similar uses in an accessory structure, subject to the following conditions:
 - a. The height of the accessory structure shall not exceed the height limit established by the underlying zoning district unless a special exception allowing additional height is allowed.
 - b. If an accessory building is located within ten feet (10') of a property line, no windows shall be allowed in the walls adjacent to the property lines.
 - c. If the accessory building is detached, it must be located in the rear yard.
 - d. The total covered area for an accessory building shall not exceed fifty percent (50%) of the building footprint of the principal structure, subject to all accessory building size limitations.
15. In line additions to existing residential or commercial buildings, which are noncomplying as to yard area or height regulations provided:
 - a. The addition follows the existing building line and does not create any new noncompliance.
 - b. No additional dwelling units are added to the structure.
 - c. The addition is a legitimate architectural addition with rooflines and exterior materials designed to be compatible with the original structure.

16. Operation of registered home daycare or registered home preschool facility in residential districts subject to the standards of chapter 21A.36 of this title.
17. Outdoor dining in required front, rear and side yards subject to the regulations and standards of chapter 21A.40 of this title.
18. Razor wire fencing may be approved subject to the regulations and standards in chapter 21A.40 of this title.
19. Replacement or reconstruction of any existing noncomplying segment of a residential or commercial structure or full replacement of a noncomplying accessory structure provided:
 - a. The owner documents that the new construction does not encroach farther into any required rear yard than the structure being replaced.
 - b. The addition or replacement is compatible in design, size and architectural style with the remaining or previous structure.
20. Underground building encroachments into the front, side, rear and corner side yard setbacks provided the addition is totally underground and there is no visual evidence that such an encroachment exists.
21. Window mounted refrigerated air conditioner and evaporative swamp coolers located in required front, corner, side and rear yards within two feet (2') of a property line shall comply with applicable Salt Lake County health department noise standards.
22. Vehicle and equipment storage without hard surfacing in the CG, M-1, M-2 or EI districts, subject to the standards in chapter 21A.44 of this title.
23. Ground mounted utility boxes may be approved subject to the regulations and standards of section [21A.40.160](#) of this title. (Ord. 14-15, 2015)
24. Additional Height for sports relating light poles such as light poles for ballparks, stadiums, soccer fields, golf driving ranges and sport fields or where sports lights are located closer than 30 feet from adjacent residential structures

Chapter 21A.62 Definitions

Section 21A.62.040

ADAPTIVE REUSE OF A LANDMARK BUILDING: The process of reusing a building for a purpose other than which it was built or designed for. This tool is designed for the preservation of landmark buildings ~~in residential areas whose original use is no longer feasible due to size~~. Churches, schools, or large single-family homes are typically candidates for this process.

AMPHITHEATER, FORMAL: A large open air built structure partly or completely surrounded by tiers of seats intended to be used primarily for viewing entertainment. Formal Amphitheatres typically include highly constructed elements including an elevated stage, formal lighting, stairs and other similar features.

AMPHITHEATER, INFORMAL: A small open air gathering area with a focal point that is at grade. Seating is generally created using natural or semi-natural materials such as wood or timbers, wood or stone benches or gabion seats.

GOLF COURSE: An area of land laid out for golf with a series of 9 or 18 holes each including tee, fairway and putting green and often one or more natural or artificial hazards. A Golf Course may also consist of a club house or building where activities associated with golf take place including retail sales and or services, a cafe venue where meals are prepared and served, an office and area where private or public events and other similar activities associated with a golf course take place.

GOVERNMENTAL FACILITY: State or federal government operations providing services from specialized facilities, such as the highway department maintenance/construction, state police and federal bureau of investigation, etc. Local government operations providing services from specialized facilities, such as road maintenance/construction, equipment and materials storage, greenhouses, local police and fire operations, etc. Local government operations providing services from nonspecialized facilities shall be considered office uses. State or federal operations providing services from nonspecialized facilities shall also be considered office uses.

NATURAL OPEN SPACE: Land in a predominantly open and undeveloped condition that is suitable for protection of sensitive environmental conditions such as aquifer recharge areas, floodplains, river, stream and riparian corridors, water bodies, wetlands, shorelands and uplands, geologically unique or sensitive areas, wildlife habitat, native plant communities and similar features.

OPEN SPACE AREA: Any area of a lot which is completely free and unobstructed from any structure or parking areas. Landscaping, walkways, uncovered patio areas, light poles and other ornamental features shall not be considered as obstructions for purposes of this definition. Driveways that provide access to parking lots shall not be considered as an obstruction subject to the driveways not exceeding twenty percent (20%) of any required yard area that they provide access through.

OPEN SPACE: Land and water areas in a predominately open or undeveloped condition used or retained for resource protection such as natural lands, wildlife habitat, wetlands, watershed lands, stream and river corridors and greenways. Open space includes passive or active recreation such as trails.

OPEN SPACE: An area of land or water that is improved or unimproved, and serves the purposes of preservation of natural resources, recreation, or public health and safety. Open space is land set aside for conservation or recreation purposes. It may include woodlands, play areas, recreation centers, government facilities, walking and riding trails, wetlands and lands in the floodplain as well as land use for passive or active recreation.

PARK: A noncommercial, not for profit facility designed to serve the recreation needs of the residents of the community. Such facilities may include a ~~park~~, playground, swimming pool, ~~golf course or athletic field~~ pavilions, turf areas, horticultural gardens, special events areas, concessions, trails, passive and active recreational uses and other similar uses typically found within a park within the city. This definition is further supplemented by the definitions of Section 2.94.030 of the City code.

RECREATION (OUTDOOR): ~~Public or private golf courses, golf driving ranges, m-~~Miniature golf, swimming pools, tennis courts, community gardens, country clubs, ball fields, ball courts, fishing piers, skateboarding courses, water slides, mechanical rides, go-cart or motorcycle courses, raceways, drag strips, stadiums, marinas, overnight camping, ~~hunting where permitted by Salt Lake City ordinance, fishing, hiking, biking or gun firing ranges,~~ or other similar type uses which are not enclosed in buildings and are operated for the use of persons who do not reside on the same lot as that on which the recreational use is located. The term "recreation (outdoor)" shall include any accessory uses, such as snack bars, ~~concessionaires and pavilions pro-shops, and clubhouses~~ which are designed and intended primarily for the use of patrons of the principal recreational use. ~~The term "recreation (outdoor)" shall not include any use which is otherwise listed specifically in the table of permitted and conditional uses.~~

UTILITY, BUILDING OR STRUCTURE: A building or structure ~~used in conjunction with the provision of public or private utilities - needed to provide distribution, transmittal and maintenance of public utility services for water, sewer and flood control including wells, pumping stations, reservoirs, water treatment plant, water storage tanks, detention basins, lift stations, regulators and other similar facilities unless exempted in Section 21A.02.050.~~

UTILITY, SEWAGE TREATMENT PLANT: A licensed facility that purifies sanitary sewer effluent to a minimum level as established by state and/or federal environmental protection agencies. ~~A facility used for the treatment of industrial, commercial or domestic wastewater approved by the appropriate county, state, city, or federal agencies, which provides a collection network and a central wastewater treatment facility for a community, or a region.~~

NOTE: The following text changes relate to amendment of the term "open space area" requirements of various sections of the zoning ordinance. The proposed changes modify the term "open space" to "open space area". The purpose of these text changes is to eliminate conflict with the Open Space land use definition.

21A.24.164: R-MU-35 RESIDENTIAL/MIXED USE DISTRICT:

F. Minimum Open Space Area: For residential uses and mixed uses containing residential uses, not less than twenty percent (20%) of the lot area shall be maintained as open space. This open space may take the form of landscaped yards or plazas, balconies and courtyards, subject to site plan review approval.

21A.24.168: R-MU-45 RESIDENTIAL/MIXED USE DISTRICT:

F. Minimum Open Space Area: For residential uses and mixed uses containing residential uses, not less than twenty percent (20%) of the lot area shall be maintained as open space. This open space may take the form of landscaped yards or plazas, balconies and courtyards, subject to site plan review approval.

21A.24.170: R-MU RESIDENTIAL/MIXED USE DISTRICT:

G. Minimum Open Space Area: For residential uses and mixed uses containing residential use, not less than twenty percent (20%) of the lot area shall be maintained as open space. This open space may take the form of landscape yards or plazas and courtyards, subject to site plan review approval.

21A.26.078: TSA TRANSIT STATION AREA DISTRICT:

G. Development Standards:

1. Intert: The purpose of the following development standards is to promote an intense and efficient use of land at increased densities in the station areas. The development standards are intended to create a safe and pleasant environment near transit stations by encouraging an intensive area of mixed use development and activities, pedestrian amenities and by limiting conflicts between vehicles and pedestrians. Development standards are intended to create a reasonably continuous building edge that defines the exterior spatial enclosure of the street or open space and protect adjacent low density residential zoning districts. With some exceptions, buildings line a street at or near the public right of way to the greatest extent possible.

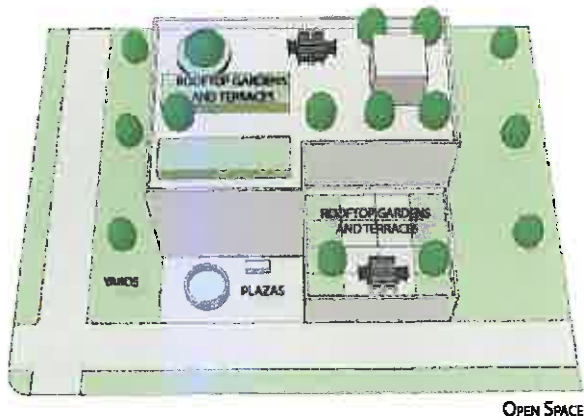
2. Application: The dimensional requirements of this section apply to all new buildings and developments as well as additions to existing buildings. The following development standards apply to the core and transition areas of all station types:

d. Open Space Area: In order to provide space for passive and active recreation, public and private use, offset storm drainage due to nonpermeable surfaces and as an amenity to individual developments and their residents, employees and customers, open space is required for all new developments.

(1) Core Area:

(A) Within the core area, open space may include landscaped yards, patios, public plazas, pocket parks, courtyards, rooftop and terrace gardens and other similar types of open space amenity.

(B) A minimum of ten percent (10%) of the land area up to five thousand (5,000) square feet.



(2) Transition Area:

(A) Within the transition area, open space may include landscaped yards, patios, public plazas, pocket parks, courtyards, rooftop gardens and terraces, community gardens and other similar types of amenities.

(B) The minimum open space requirement is ten percent (10%) of the land area up to two thousand five hundred (2,500) square feet.

(3) Access To Open Space: All required open space shall be accessible to the users of the building(s).

N. Developments Over Five Acres:

g. **Open Space Area:** In order to provide space for passive and active recreation, public and private gatherings, offset storm drainage due to nonpermeable surfaces and as an amenity to individual developments and their residents, employees and customers, usable open space is required for all new developments.

(1) **Required:** In the core and transition areas of all station areas, a minimum of ten percent (10%) of the site, up to fifteen thousand (15,000) square feet, shall be devoted to open space. "Usable open space" is defined as landscaped areas, plazas, outdoor dining areas, terraces, rooftop gardens, stormwater retention areas, and any other similar type of area.

(2) **Connectivity To Adjacent Open Space:** When adjacent to public open space, parks, trails and pathways, open space on developments over five (5) acres in size are encouraged to provide access to the public open space.

21A.27.050: FB-UN1 AND FB-UN2 FORM BASED URBAN NEIGHBORHOOD DISTRICT:

TABLE 21A.27.050E2
FB-UN2 BUILDING FORM STANDARDS

Building Regulation	Building Form				
	Cottage Development ¹	Row House	Multi-Family Residential	Mixed Use	Storefront
Building configuration:					
Building entry	Minimum of 1 building entry per street frontage. An additional entry feature is required for every 75' of building wall adjacent to street. Side entries for multiple dwelling unit buildings are permitted provided there is at least 1 primary entrance facing a public street				
Pedestrian connections	Pedestrian access to public walkway is required for each unit		Pedestrian access to public walkway is required		

Ground floor transparency	Minimum of 60% of street facing facade, located between 2' and 8' above the grade of the sidewalk, shall be transparent glass. This may be reduced to 30% if ground floor is occupied by residential uses
Building fenestration	Required as per subsection F of this section
Open space <u>area</u>	A minimum of 10% of lot area shall be provided for open space. Open space may include landscaped yards, patios, dining areas, balconies, rooftop gardens, and other similar outdoor living spaces. Required parking lot landscaping or perimeter parking lot landscaping shall not count toward the minimum open space requirement
Upper level outdoor space	All street facing residential units above the ground floor shall contain a usable balcony that is a minimum of 4' in depth. Balconies may overhang any required yard
Building facade materials	A minimum of 70% of any street facing building facade shall be clad in glass, brick, masonry, textured or patterned concrete, wood, or stone. Other materials may count up to 30% of the street facing building facade
Attached garages and carports	Attached garages and carports are required to be in the rear yard where the rear yard is accessible by an alley with access rights to the subject property. If there is no access to the rear yard, an attached garage may be accessed from the front or corner side yard provided that the garage door (or doors) is no wider than 50% of the front facade of the structure and the entry to the garage is set back at least 10' from the street facing building facade and at least 20' from a public sidewalk. Side loaded garages are permitted

G. Cottage Development Standards:

1. Setbacks Between Individual Cottages: All cottages shall have a minimum setback of eight feet (8') from another cottage.
2. Footprint: No cottage shall have a footprint in excess of eight hundred fifty (850) square feet.
3. Building Entrance: All building entrances shall face a public street or a common open space.
4. Open Space Area: A minimum of two hundred fifty (250) square feet of common, open space is required per cottage up to a maximum of one thousand (1,000) square feet. At least fifty percent (50%) of the open space shall be contiguous and include landscaping, walkways or other amenities intended to serve the residents of the development.

21A.30.040: D-3 DOWNTOWN WAREHOUSE/RESIDENTIAL DISTRICT:

- J. Minimum Open Space Area: All lots containing dwelling units shall provide common open space in the amount of twenty percent (20%) of the lot area. This common open space may take the form of ground level plazas, interior atriums, landscape areas, roof gardens and decks on top of buildings or other such forms of open space available for the common use by residents of the property.

21A.32.020: RP RESEARCH PARK DISTRICT:

- E. Minimum Open Space Area: The minimum open space for any use shall not be less than thirty percent (30%) of the lot area.

21A.32.030: BP BUSINESS PARK DISTRICT:

E. Minimum Open Space Area: The minimum open space for any use shall not be less than thirty percent (30%) of the lot area.

21A.32.080: I INSTITUTIONAL DISTRICT:

E. Minimum Open Space Area: The minimum open space for any use shall not be less than forty percent (40%) of the lot area

21A.32.090: UI URBAN INSTITUTIONAL DISTRICT:

E. Minimum Open Space Area: The minimum open space for any use shall not be less than twenty percent (20%) of the lot area.

21A.32.110: MH MOBILE HOME PARK DISTRICT:

J. Common Open Space Area: Common open space shall be provided for the use and enjoyment of the residents of a mobile home park. The amount of common open space provided shall equal two hundred fifty (250) square feet per dwelling unit.

21A.32.130: MU MIXED USE DISTRICT:

H. Minimum Open Space Area: For residential uses and mixed uses containing residential use, not less than twenty percent (20%) of the lot area shall be maintained as open space. This open space may take the form of landscaped yards or plazas and courtyards, subject to site plan review approval.

Chapter 21A.58 SITE PLAN REVIEW: 21A.58.010: PURPOSE STATEMENT:

B. The quantity, quality, utility, size and type of a project's required open space area and proposed landscaping improvement.

21A.33.070: TABLE OF PERMITTED AND CONDITIONAL USES FOR SPECIAL PURPOSE DISTRICTS:

Legend: C = Conditional P = Permitted

Use	Permitted And Conditional Uses By District														
	RP	BP	FP	AG-2	AG-5	AG-20	OS	NOS	A	PL-2	I	UI	MH	EF	MU
Accessory use, except those that are otherwise specifically regulated elsewhere in this title	P	P	P	P	P	P	P	P22		P	P	P	P	P	P
Adaptive reuse of a landmark site							C2			C2					P2
Agricultural use		C		P	P	P	P			P					
Air cargo terminals and package delivery facility		P								P					
Airport										P					
Alcohol:															
Brewpub (2,500 square feet or less in floor area)		P13													C12
Brewpub (more than 2,500 square feet in floor area)		P13													
Dining club (2,500 square feet or less in floor area)															C12
Social club (2,500 square feet or less in floor area)															C12
Tavern (2,500 square feet or less in floor area)															C12
Ambulance service (indoor)	P	P													
Ambulance service (outdoor)	P16	P14													
Amphitheater, Formal								P		C					
Amphitheater, Informal								P	P						
Animal:															
Kennel on lots of 5 acres or larger		C		P3	P3	P3	P3								
Pet cemetery				P4	P4	P4	P4	P4							
Stable (private)				P	P	P	P	P							
Stable (public)				P	P	P	P	P							
Veterinary office		P													P
Antenna, communication tower	P	P	C	P	P	P	P	P23		P	P	C	P	P	P
Antenna, communication tower, exceeding the maximum building height in the zone	C	C						P23		P	P11	C	C	C	
Art gallery								C		P	P	P			P
Bed and breakfast								C		P	P	P			P
Bed and breakfast inn											P1	P			P
Bed and breakfast manor											P2	P			P
Botanical garden	P									P	P				
Cemetery								P							
Clinic (medical, dental)	P	P										P	P		P
Community garden	P	P	P	P	P	P	P	P		P	P	P	P	P	P
Convent/monastery												P	P		
Daycare center, adult	P	P						P22		P	P	P	P		P
Daycare center, child	P	P						P22		P	P	P	P		P
Dental laboratory/research facility	P	P										C	C		P
Dwelling:															
Assisted living facility (large)												P18	P		P
Assisted living facility (limited capacity)												P	P		P
Assisted living facility (small)												P	P		P
Group home (large)17												P	P		P
Group home (small)18			P	P	P	P									C
Living quarters for caretaker or security guard	P	P						C		P	P	P			P
Manufactured home				P	P	P									P
Mobile home														P	
Multi-family												P			P
Residential support (large)19															C
Residential support (small)20															P
Rooming (boarding) house															P
Single-family (attached)															P
Single-family (detached)			P	P	P	P									P
Twin home and two-family															P
Elevated facilities									P	P	P11	P			P
Exhibition hall									C	P	C	P			
Extractive industry															P
Fairground									C						
Farm stand, seasonal				P	P	P	P	P		P	P	P	P		P
Financial institution	P	P													P
Financial institution with drive-through facility	P14	P14													
Gas station		P7													
Golf Course								P		P	P				
Government facility	C	C						P22		P	C	C	C11	C	P

Commented [SB1]:

Commented [SB2]: For both communication tower categories, I would not recommend permitting these in agricultural or open space zones. There is mounting evidence that communication towers detrimentally affect pollinator and bird populations. At most, we may want to conditionally allow for this so that we are considering the sensitivity of each parcel when approving communication towers.

Commented [SB3]: At one point, the Airport was considering community garden or farm on the eastern boundary of their land. This would be in conflict - could it be conditional?

Commented [SB4]: Is there a reason why we wouldn't allow community gardens in a mobile home park? Seems like it would be a natural fit.

Commented [SB5]: Since we allow for community gardens here, should we allow for farm stands?

Commented [SB6]: Missing "P" for UI - This was identified as permitted in the text changes summary document.

	M-1	M-2
<u>Municipal Service Uses including city utility uses and police and fire stations</u>	P	
<u>Golf Course</u>	P	

21A.33.050: TABLE OF PERMITTED AND CONDITIONAL USES FOR DOWNTOWN DISTRICTS:

Legend:	C =	Conditional	P =	Permitted
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Use	Permitted And Conditional Uses By District			
	D-1	D-2	D-3	D-4
<u>Municipal Service Uses including city utility uses and police and fire stations</u>	P	P	P	P
<u>Golf Course</u>		P		

21A.33.060: TABLE OF PERMITTED AND CONDITIONAL USES IN THE GATEWAY DISTRICT:

Legend:	C =	Conditional	P =	Permitted
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Use	G-MU
<u>Municipal Service Uses including city utility uses and police and fire stations</u>	P
<u>Golf Course</u>	C

Coffey, Cheri

From: Castle, Carly
Sent: Friday, April 01, 2016 12:18 PM
To: Coffey, Cheri
Cc: Briefer, Laura; Nelson, Patrick; Greenleaf, Karryn; Vetter, Rusty
Subject: Comments on Open Space Amendments

Cheri—

Thank you for giving Public Utilities an opportunity to review and provide feedback on this latest version of the ordinance. We also appreciate that many of our comments from the first round were incorporated nicely. Below are some lingering questions and concerns, some of which expand on/clarify the comments we originally submitted.

1. **21A.32.100.D Maximum Building Height**—To expand on the comment we originally submitted regarding building heights in the OS District—the City Creek Water Treatment Plant, and several reservoirs and tanks, fall in an open space district, and we have concerns that if were to renovate or rebuild, we would have to go through an onerous Conditional Building and Site Design Review process that may not consider certain realities about how these facilities need to be equipped to meet water industry standards. Public Utilities cannot support this without a change that exempts water treatment plants, reservoirs, and tanks from the building height restrictions.
2. **21A.32.100.F Landscape Yard Requirements**—How would the requirement that “all required yards shall be maintained as landscaped yards...” impact the landscapes around our utility facilities? For example, the City Creek Water Treatment Plant is surrounded by natural vegetation—it’s not landscaped. Another example of this is the Morris Reservoir, which is near 18th Avenue and J Street. Would we need to “landscape” or maintain these properties differently? Our preference would be to keep them “wild” to preserve the naturalness of these lands, conserve water, and minimize cost. If landscaping is to be required, we need an exemption for public utilities-owned and managed lands.
3. **21A.32.100.G Special Conditional Use Controls Over Communications Towers**—Thank you for adding that communications towers are permitted when used for security or public safety. We’re concerned, however, that the radio tower that serves the City Creek Water Treatment Plant doesn’t fall neatly into either of these categories. The tower is used for phones, internet, etc., and the Plant can’t operate without it. Public Utilities can only support this if we get assurances from the Attorney’s Office that the tower’s functions fall within the public safety or security categories, or if our facilities are exempted, or if a third permitted use is added that clearly accommodates functions the tower—and potentially other towers serving Public Utilities—provide.
4. **21A.46.120.5.a Standards for the OS District**
 - i. Questions about minimum setbacks, generally: It may be difficult to comply when there are setback requirements of 10 feet or more in places with a slope right off the trail, such as on some areas of the Bonneville Shoreline Trail. Is there a way to account for these situations?
 - ii. Public parks and open space interpretive or orientation sign: The ordinance says it permits “1 set of 5 per venue.” What constitutes a “venue”? in other words, would this mean we could only have 5 interpretative signs in all of City Creek Canyon? What about the Bonneville Shoreline Trail?
 - iii. Footnote #7: Recommend that the phrase “public open space lands” be more specifically phrased to make it clear that PNUT authority over signs applies only to lands in the Open Space Lands Program.
5. **21A.46.120.5.a Standards for the NOS District**—On footnote#3, same suggestion as that for Footnote #7 (above).
6. **21A.62 Definitions**—Suggest that you include a definition of the Open Space Lands Program.

Again, thanks for taking the time to get our feedback. If you have any questions about what we’ve submitted, please feel free to contact me.

Best,

CARLY CASTLE
Special Projects Coordinator

DEPARTMENT of PUBLIC UTILITIES
SALT LAKE CITY CORPORATION

TEL. 801-483-6728
Carly.Castle@SLCGOV.com

Coffey, Cheri

From: Kogan, Lewis
Sent: Thursday, March 31, 2016 4:04 PM
To: Coffey, Cheri; Riker, Kristin; Monteith, Nancy
Subject: RE: Text Amendments to the Open Space Zoning District

Hi Cheri,

Sorry to not get back to you until right before your Friday deadline. I have reviewed the updated proposed changes, and I believe that Kristin and Nancy have as well. I have only a couple of items I'm hoping can be addressed:

- 1) Question: under the proposed text changes, would a Nature Center be an allowable use in the OS Zone? If not, this should probably be added explicitly.
- 2) Currently, the Special Purpose Use Tables state that "Trails and trailheads *without parking lots* and with signage shall be permitted." Because the city suffers from a severe lack of parking at ANY trailheads and these are key to supporting and accommodating appropriate use of trails, I recommend removing the "without parking lots" qualifier.
- 3) I am proposing a slightly different version of the NOS Purpose Statement (21A.32.105-A): "The purpose of the NOS Natural Open Space district is to specifically delineate natural areas of special environmental or scenic value, and support the preservation of these areas through limited development."
- 4) Finally, PPL staff discussed the PNUT Board review and unanimous support for the OS Text Amendments this past summer, and determined that nothing has changed significantly enough to warrant taking this back to the PNUT Board again.

Thank you again for all your work on this, and let me know how we can be of help during the next steps!

Best,

Lewis

LEWIS KOGAN
Open Space Lands Program Manager

PARKS and PUBLIC LANDS PROGRAM
SALT LAKE CITY CORPORATION

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From: Coffey, Cheri
Sent: Tuesday, March 15, 2016 3:47 PM
To: Riker, Kristin; Kogan, Lewis; Monteith, Nancy
Cc: Coffey, Cheri
Subject: Text Amendments to the Open Space Zoning District

Good afternoon,

It has been awhile since last you saw the proposed zoning text changes relating to the open space zoning district. Since Everett retired, I have taken over the project to address the final issues of departments and the Planning Commission.

In April 2015, the Planning Commission held a public hearing and had questions they wanted addressed. There was a lot of confusion with the term open space and what it does and does not mean. At the time of the Planning Commission public hearing, we asked them to table the matter anyway because we still needed to respond to Public Utilities Department and Parks Division questions. I'm hoping you will find that we have done that.

Attached you will find a document summarizing all of the proposed changes, a document with the actual proposed text changes and a document with proposed changes to the zoning ordinance use tables.

Please let me know if you have any comments or concerns about the proposal by **Friday April 1, 2016**. If I do not receive a response by this date, I will assume that you have no comments or concerns regarding the proposal. If you need additional time to review the proposal, please let me know before Friday April 1, 2016. Also, if you believe the matter should be reviewed by the PNUT Advisory Board, please let me know.

If you have questions or need additional information, please contact me at 535-6188 or respond to this email.

Thanks,

CHERI COFFEY, AICP
Assistant Planning Director

PLANNING DIVISION
COMMUNITY *and* ECONOMIC DEVELOPMENT
SALT LAKE CITY CORPORATION

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FAX 801-535-6174

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Coffey, Cheri

From: Kogan, Lewis
Sent: Friday, March 25, 2016 8:24 AM
To: Coffey, Cheri
Subject: RE: Agriculture in Open Space

Hi Cheri, yes, Everett put this in at my request because it currently exists in a small number of scenarios where open space is being leased for grazing, haying and other agricultural use as part of a long-term land-health strategy. More importantly, protection of open space land for urban farming, urban orchards, and other agriculture is also part of the Food Production and Nutrition goals identified in the Sustainable Salt Lake Plan 2015, and part of the local food production strategies identified in the SLC Community Food Assessment. Such properties would logically fall under the open space zone, and these uses are consistent with how many other cities are conducting open space management.

LEWIS KOGAN
Open Space Lands Program Manager

PARKS *and* PUBLIC LANDS PROGRAM
SALT LAKE CITY CORPORATION

TEL 801-972-7828
FAX 801-972-7847

WWW.SLCPARKS.COM

From: Coffey, Cheri
Sent: Wednesday, March 16, 2016 10:26 AM
To: Kogan, Lewis
Subject: Agriculture in Open Space

Lewis,

One of the things we are proposing in the Open Space Text Amendments is to allow agriculture uses (farms, livestock, etc) in the OS zone. This is not currently allowed. I'm assuming this is something Everett put in because it currently exists or there is a need for it. Do you know the answer as to why we are proposing this?

Please let me know

Thanks

Cheri

Coffey, Cheri

From: Kogan, Lewis
Sent: Thursday, March 03, 2016 5:06 PM
To: Coffey, Cheri
Cc: Monteith, Nancy
Subject: RE: Amphitheatres
Attachments: Amphitheater description.docx

Hi Cherie, I attached a little write-up with some photos. I hope this is what you're looking for. Currently we have the smaller less-formal amphitheatres at the following open space sites:

Hidden Hollow, Miller Bird Refuge, Bend in the River, Fife Wetland Preserve, and Ensign Peak.

-Lewis

LEWIS KOGAN
Open Space Lands Program Manager

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From: Coffey, Cheri
Sent: Thursday, March 03, 2016 9:10 AM
To: Kogan, Lewis
Subject: Amphitheatres

Lewis,

Will you please send me a description of what you see as the difference between an amphitheatre that is "structured" (with concrete seating, formal, etc) vs one that is more natural (bermed, grading, rocks) and some photos to help explain the difference?

Thanks

Hi Cherie,

I think the difference I see between the two major types of amphitheaters is that very formal amphitheaters usually have highly-constructed elements including an elevated stage platform and often times a structure at or behind the stage, plus lighting, stairs, and/or other similar features. Also, I think of these features as being large ... over 100 feet wide is common.



The “informal” amphitheaters found in open space areas are different in that they do not have an elevated stage area or any associated structures (the “stage” is just open ground covered in turf, mulch, crushed rock, paving stones, etc); seating is generally created using natural or semi-natural materials such as wood or timbers, wood or stone benches, or gabion seats; and finally, these are more intimate than the larger formal amphitheaters. Our largest open space amphitheater is located at Hidden Hollow and has a diameter of 60 feet.



Coffey, Cheri

From: Kogan, Lewis
Sent: Friday, March 04, 2016 9:10 AM
To: Coffey, Cheri
Cc: Monteith, Nancy
Subject: RE: Amphitheatres

Yes, that's exactly what I'd recommend. Also, it's critical that we revise the planned re-mapping of the NOS zone; it's not appropriate for every parcel under Open Space Program management to be mapped into NOS. Let me know how I can help with that.

Thanks Cheri,

Lewis

LEWIS KOGAN
Open Space Lands Program Manager

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FAX 801-972-7847

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From: Coffey, Cheri
Sent: Friday, March 04, 2016 9:06 AM
To: Kogan, Lewis
Cc: Monteith, Nancy
Subject: RE: Amphitheatres

What is Parks recommendation on where these go? Do you want formal and informal allowed in Open Space and informal allowed in NOS? I'm not sure what you recommended?

From: Kogan, Lewis
Sent: Thursday, March 03, 2016 5:06 PM
To: Coffey, Cheri
Cc: Monteith, Nancy
Subject: RE: Amphitheatres

Hi Cherie, I attached a little write-up with some photos. I hope this is what you're looking for. Currently we have the smaller less-formal amphitheaters at the following open space sites:

Hidden Hollow, Miller Bird Refuge, Bend in the River, Fife Wetland Preserve, and Ensign Peak.

-Lewis

LEWIS KOGAN
Open Space Lands Program Manager

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From: Coffey, Cheri
Sent: Thursday, March 03, 2016 9:10 AM
To: Kogan, Lewis
Subject: Amphitheatres

Lewis,

Will you please send me a description of what you see as the difference between an amphitheatre that is "structured" (with concrete seating, formal, etc) vs one that is more natural (bermed, grading, rocks) and some photos to help explain the difference?

Thanks

Coffey, Cheri

From: Kogan, Lewis
Sent: Monday, January 11, 2016 8:43 AM
To: Riker, Kristin; Monteith, Nancy; Bollwinkel, Lee
Cc: Breinholt, Alden; Graham, Rick; Coffey, Cheri
Subject: Open Space Zone Text Amendments: Background

Kristin, Nancy & Lee:

A little background on the subject of the meeting that Cheri Coffey is going to set up with us:

Former city planner Everett Joyce had been working for several years on a comprehensive update to the Open Space (OS) and Natural Open Space (NOS) zones, both in the text descriptions of permitted, conditional, and prohibited uses ("Text Amendments"), as well as to which city parcels fall into the OS and NOS zones ("Map Amendments").

According to Everett Joyce, this was something that had long been in the works, and was related to bringing the OS/NOS zone text and maps closer to the realities of current conditions and city needs. One complication is that many different types of city property are lumped under the OS zone, including natural lands, parks, watershed, golf, airport lands, and private properties. In the past, there was an effort to divide all these lands into separate public land zones PL-1 through PL-5, but this effort was apparently abandoned per direction from the Planning Commission & Council.

Therefore, this current effort includes adding various permitted and conditionally-permitted uses to the OS Zone to facilitate many different desired uses and needs, everything from changes in setback requirements for mini-parks to allowances for fire stations and day-care centers on OS-zoned lands. Changes to the NOS zone are pretty minimal.

I am attaching the Text Amendments Staff Report from April of 2015, which was presented to the Planning Commission. The proposal met significant resistance from the Planning Commission, mostly related to the desire of some members for the OS Zone to confer protection from any development, and also confusion about the difference between OS-zoned lands, and lands in the Open Space Inventory per Section 2.90 of City Code (they are not the same!). Ultimately, the Planning Commission delayed a decision until they could receive feedback from the PNUT Board and PPL. We did take the proposed Text Amendments to the PNUT Board last summer, but with Everett's retirement and staff changes at PPL, we never got around to getting back to the Planning Commission with feedback. I believe the goal here is to review the proposed Text Amendments, and give Cheri Coffey specific feedback/clarification/direction so that she can take this back to the Planning Commission for a recommendation.

Rick, Alden... please chip in if I mis-stated anything here, and let us know if you would like to participate in the meeting with Cheri (time TBD).

Finally, a note on map amendments:

Everett delayed taking the Map Amendments to the Planning Commission because I requested additional modifications (I was concerned that all Open Space Program properties were being lumped into the NOS zone, which is extremely restrictive and not appropriate for all of our nature parks.) The Map Amendments still need to be revised and finalized. I have the draft versions if anyone would like to see them.

-Lewis

LEWIS KOGAN
Parks and Public Lands Open Space Lands Program Manager

PARKS and PUBLIC LANDS PROGRAM
SALT LAKE CITY CORPORATION



Coffey, Cheri

From: Teerlink, Scott
Sent: Thursday, November 12, 2015 3:34 PM
To: Coffey, Cheri
Subject: RE: Police Stations in SLC

For actual police stations yes. However, we do have a few other locations that we work out of such as:

a vehicle garage (6 bays) for our large vehicles that don't fit in the PSB.

A storage/training building on 700 W 700 S (just west of the railroad tracks)

The evidence/crime lab building

A few small substations where we have a small space inside a business

From: Coffey, Cheri
Sent: Thursday, November 12, 2015 3:09 PM
To: Teerlink, Scott <scott.teerlink@slcgov.com>
Subject: Police Stations in SLC

Scott,

I'm not sure if you are the right person to ask, but I'm trying to look up the zoning for our police stations. Don't we only really have two buildings? The public safety building at 300 East and 500 South and the Pioneer Precinct at 1040 West 700 South? Are there others?

Please let me know (or direct my email to the person who would know).

Thanks

Cheri

CHERI COFFEY, AICP
Assistant Planning Director

PLANNING DIVISION
COMMUNITY and ECONOMIC DEVELOPMENT
SALT LAKE CITY CORPORATION

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Coffey, Cheri

From: Kogan, Lewis
Sent: Wednesday, November 04, 2015 10:22 AM
To: Coffey, Cheri
Subject: RE: OS Text Amendments

Thanks Cheri. I'll work on answering the questions here that I'm able. I'm going to ask Rick to help me expand the invite list for our meeting on the 16th. It was clear from Everett's presentation that the history and impact of the text changes to the OS zone involves much more than just those lands in the Open Space Program's inventory.

Talk soon,

Lewis

LEWIS KOGAN
Parks and Public Lands Open Space Lands Program Manager

PARKS and PUBLIC LANDS PROGRAM
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WWW.SLCPARKS.COM

From: Coffey, Cheri
Sent: Tuesday, November 03, 2015 2:26 PM
To: Kogan, Lewis
Cc: Coffey, Cheri
Subject: OS Text Amendments

Lewis,

In preparation for the meeting on November 16th, here are a few questions for you:

1. Do you have examples of government offices in Open Space (I can make assumptions but you would know best)
2. Should we allow Adult Day Care if we are allowing child day care?
3. Seasonal Farm stands- We had shown these as conditional uses in the first proposal to the Planning Commission. These seem like temporary uses to me and therefore, should probably be permitted. I am assuming if our land use tables show them as permitted uses, Parks can still say no in any specific public property if it is not in compliance with administrative policies Public Services Department has.
4. Living Quarters for caretakers. Do these already exist in Open Space/ Parks / Cemeteries etc? Examples would be good to share with the PC.

5. Signs- there is a provision in what Everett submitted to the PC that says orientation and interpretive signs; you get 1 set of 5 per venue. But in the footnote it says the PNUT board gets to decide the location and number. Can the PNUT board decide to have more than 5 signs or is it up to them between whether there are 1-5 signs per venue? I would like to clarify that.
6. The Planning Commission wants copies of the Open Space Master Plan (we have) and the latest policy document that Parks uses. The only thing I know of is the Recovery and Action Plan from 1998 but that wasn't adopted. Perhaps Parks uses it as a guiding document or do you have a more current policy document that guides your decisions? Please let me know so we can forward to the PC members a link to whatever policy documents you use.
7. The PC seemed somewhat against amphitheatres in NOS zones and maybe in OS zones. Do you have examples of where amphitheatres exist? I know there is one by Tracy Aviary in Liberty Park and there is an informal one that was brought up at the meeting relating to Hidden Hollow.
8. The PC seemed opposed to Fire and Police Stations in Open Space Zoning Districts. Do you have feedback on whether Parks has concerns about that if we don't allow them in OS zones?

I may have more questions for our meeting, but these are the things I've wondered about for now.

Thanks

Coffey, Cheri

From: Briefer, Laura
Sent: Tuesday, November 03, 2015 1:59 PM
To: Coffey, Cheri
Cc: Vetter, Rusty; Greenleaf, Karryn
Subject: RE: OS Text Amendments

Thanks Cheri –

It was a team effort, and I will copy Rusty Vetter and Karryn Greenleaf on this. We will review get back with you – what is your timing?

Laura Briefer
Deputy Director

DEPARTMENT *of* PUBLIC UTILITIES
SALT LAKE CITY CORPORATION

O: 801.483.6741
C: 801.541.0214

www.slccgov.com/utilities
www.slccgardenwise.com

From: Coffey, Cheri
Sent: Tuesday, November 03, 2015 1:47 PM
To: Briefer, Laura
Subject: OS Text Amendments

Laura,

I am trying to pick up the Open Space Text Amendments Everett Joyce was working on before he retired in July. This petition went to the Planning Commission in April and they gave us direction on changes they want us to make to the proposal before they make a recommendation to the City Council.

I have a list of notes from Public Utilities that Everett received but am not sure who they are from in PU. I also am not sure they were incorporated into what he gave the PC in April. I am reviewing them to make sure we address the comments the next time we go to the PC. I'm hoping you know who in PU came up with the comments in case I have any questions as I review them (I have attached them). Please let me know if you know.

Thanks

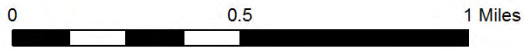
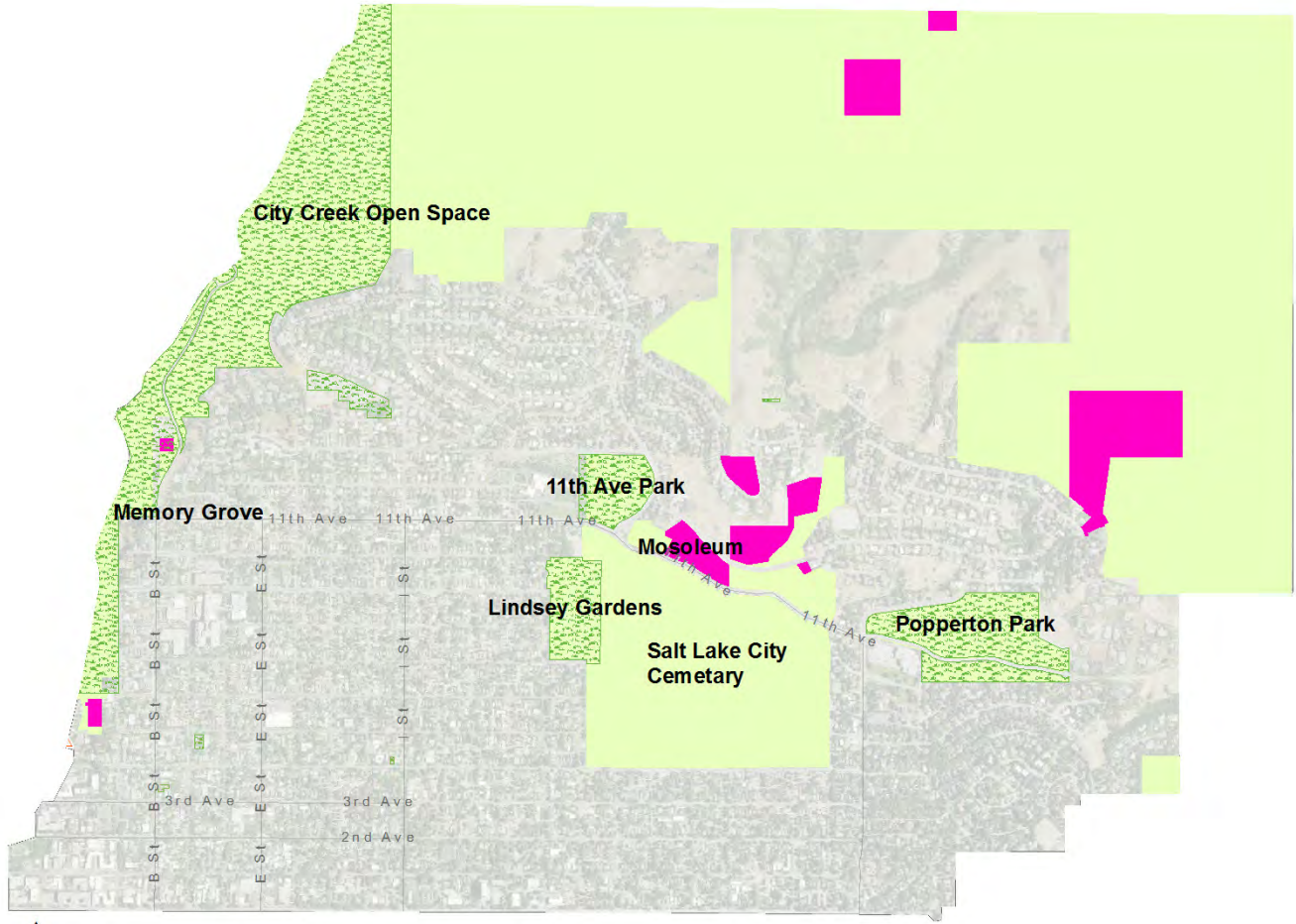
Cheri

ATTACHMENT H: Maps of Property zoned Open Space or
Natural Open Space

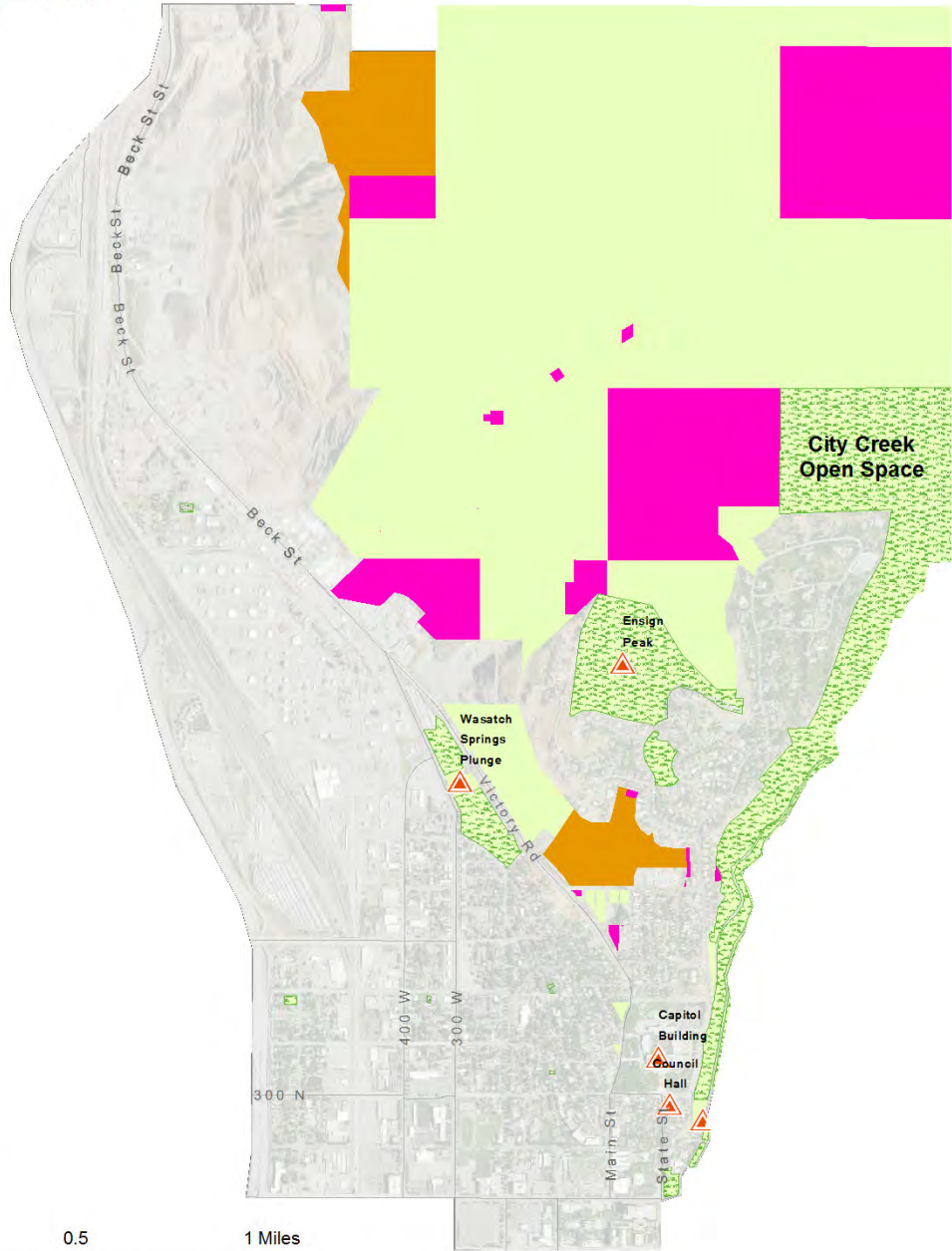
Avenues

Open Spaces

- △ Public Historic Landmark
- ▨ Parks
- ▨ Golf Courses
- ▨ Private Open Space
- ZONING**
- Natural Open Space
- Open Space



Capitol Hill



Open Spaces

- Public Historic Landmark
 - Parks
 - Golf Courses
 - Private Open Space
- ### ZONING
- Natural Open Space
 - Open Space

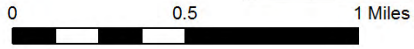
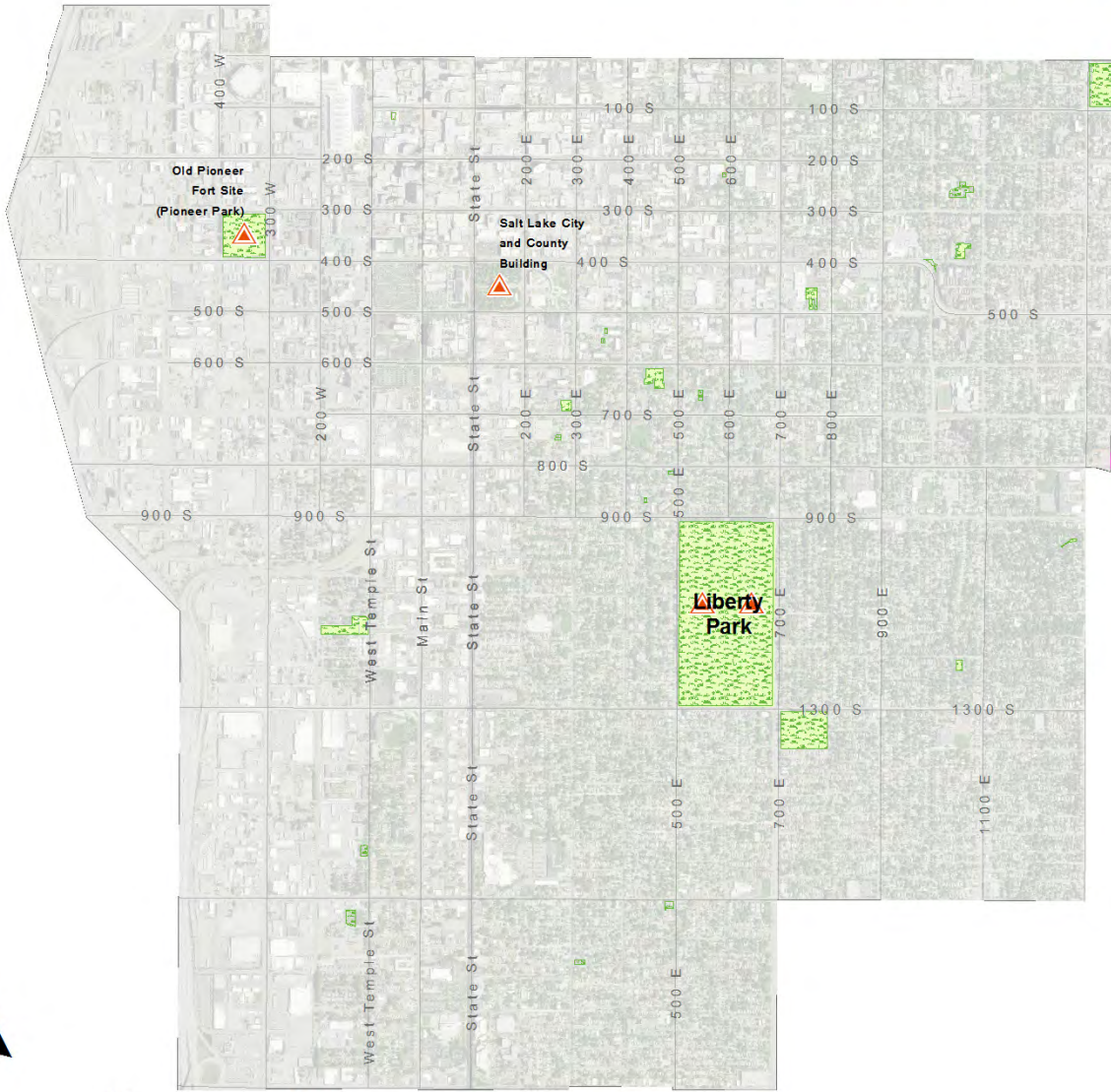


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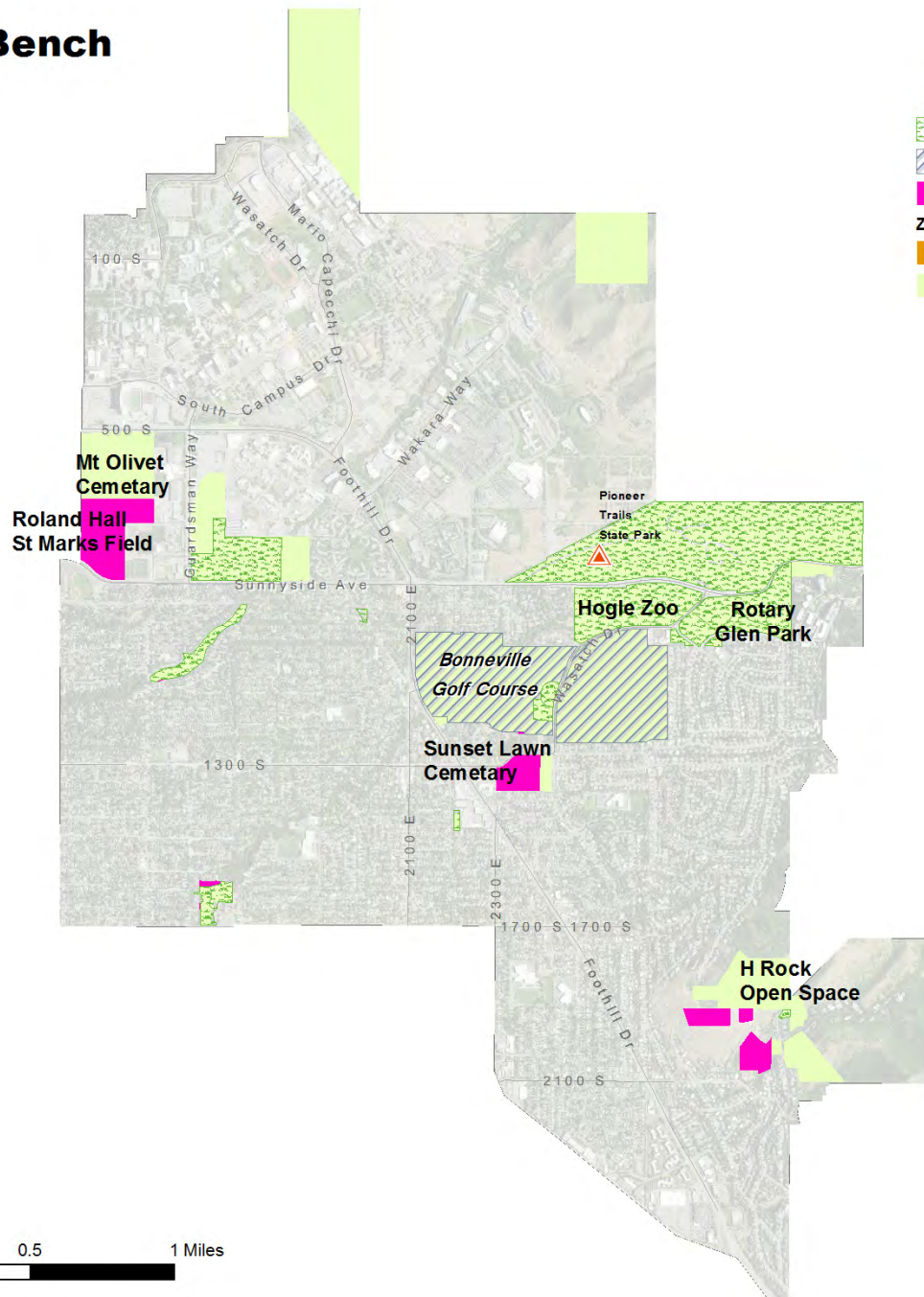
Central City

Open Spaces







	Public Historic Landmark		Parks
	Private Open Space		Natural Open Space
	Open Space		ZONING
			Open Space

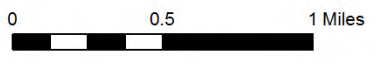


East Bench

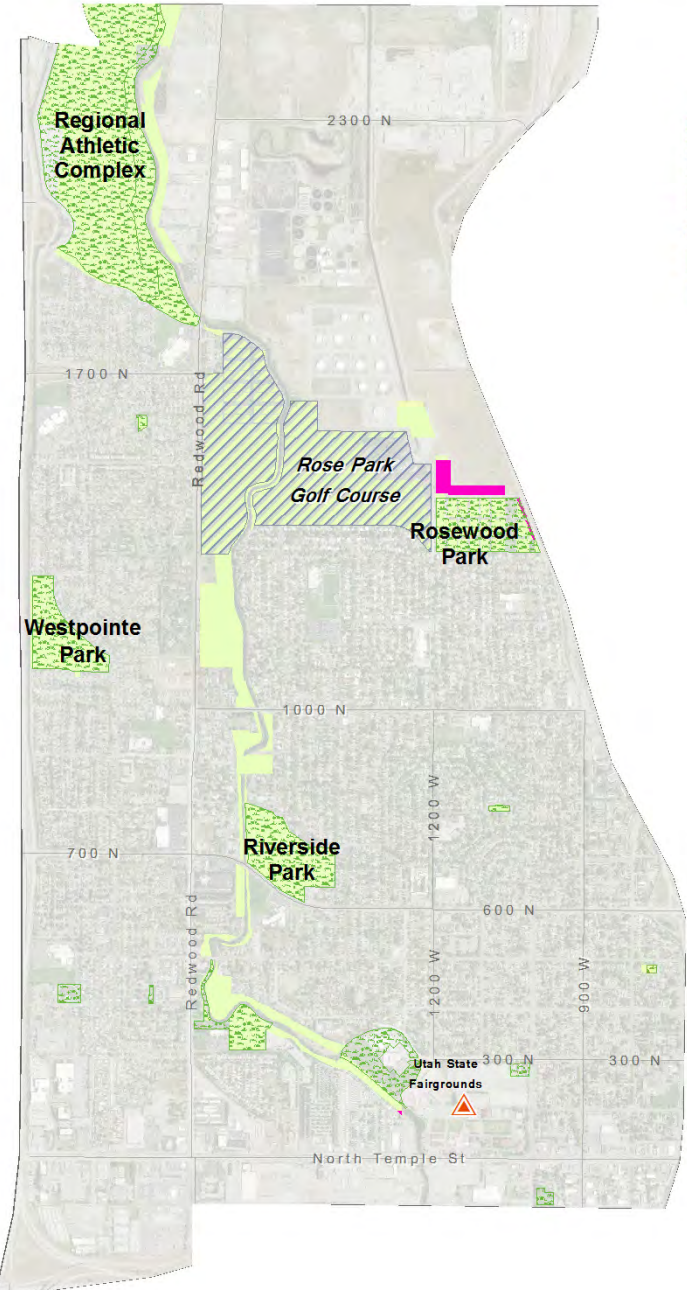


Open Spaces

-  Public Historic Landmark
 -  Parks
 -  Golf Courses
 -  Private Open Space selection
- ZONING**
-  Natural Open Space
 -  Open Space

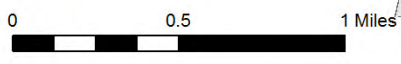


Northwest








Open Spaces

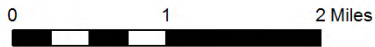
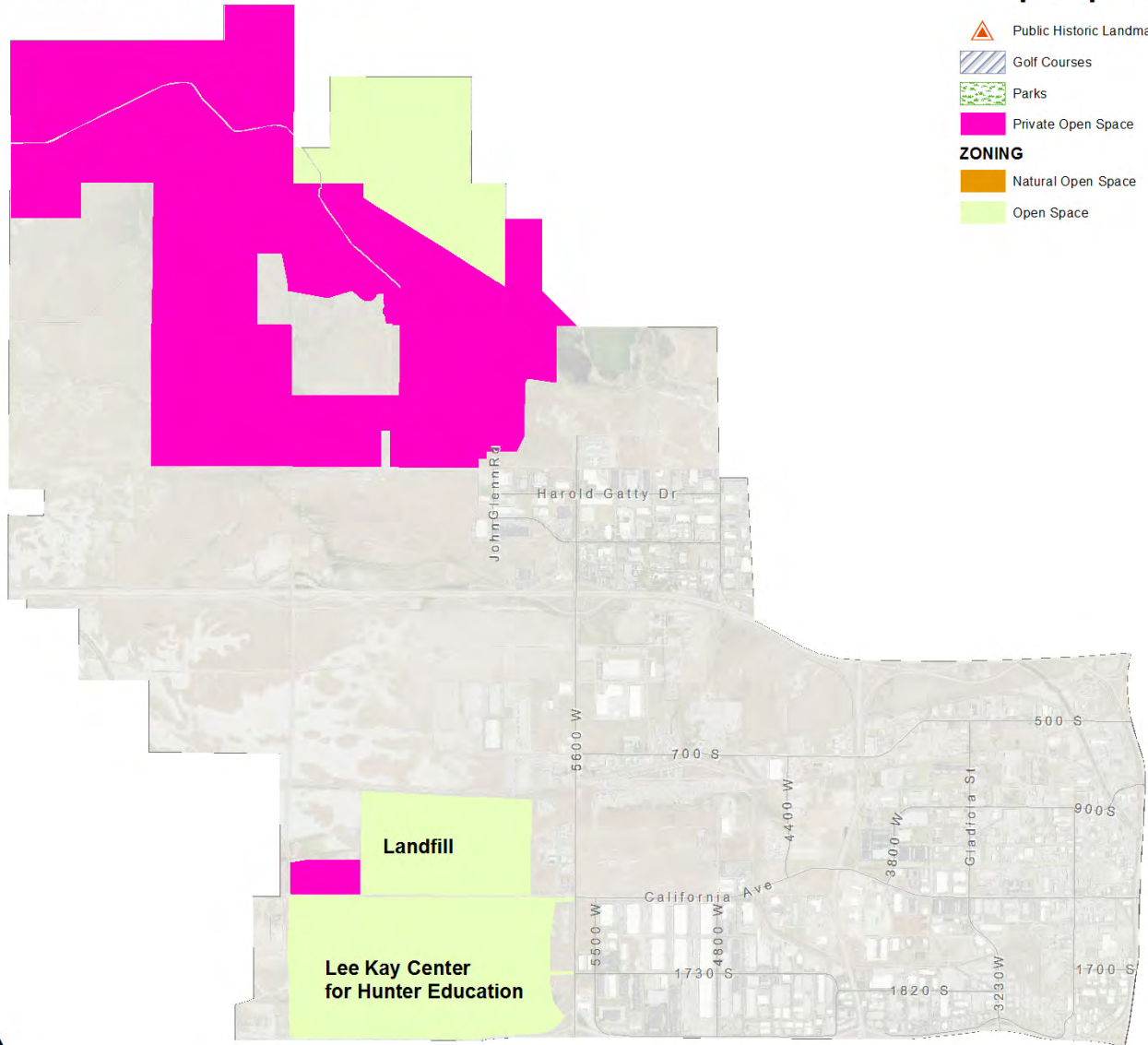
-  Public Historic Landmark
 -  Parks
 -  Golf Courses
 -  Private Open Space
- ZONING**
-  Natural Open Space
 -  Open Space



Northwest Quadrant

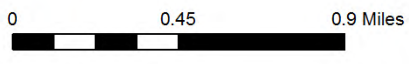
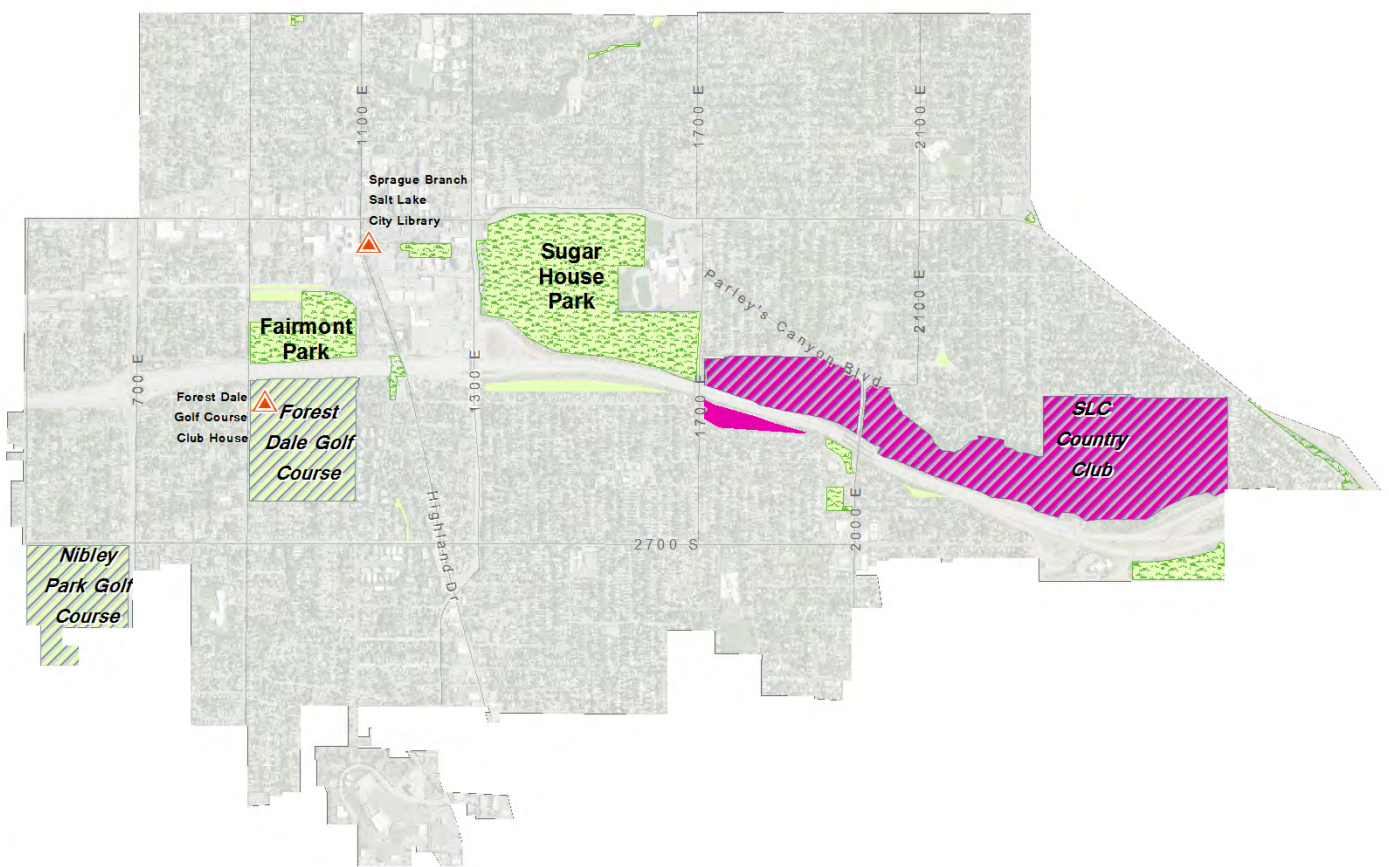
Open Spaces

-  Public Historic Landmark
-  Golf Courses
-  Parks
-  Private Open Space
- ZONING**
-  Natural Open Space
-  Open Space

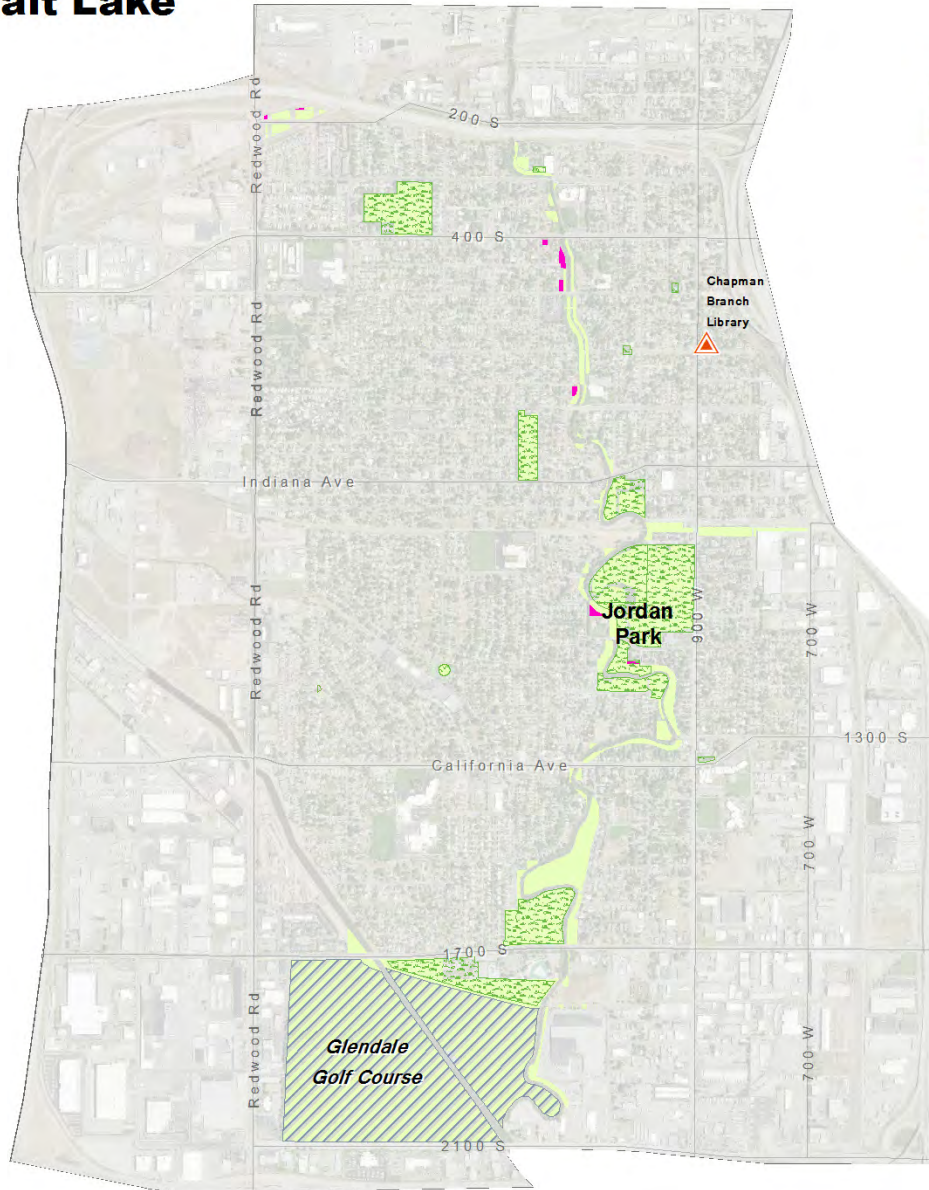


Sugar House

Open Spaces



West Salt Lake



Open Spaces

- Public Historic Landmark
 - Parks
 - Golf Courses
 - Private Open Space
- ZONING**
- Natural Open Space
 - Open Space



0 0.5 1 Miles

ATTACHMENT I: April 8, 2015 Planning Commission
minutes

SALT LAKE CITY PLANNING COMMISSION MEETING
Room 126 of the City & County Building
451 South State Street, Salt Lake City, Utah
Wednesday, April 8, 2015

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:35:31 PM](#). Audio recordings of the Planning Commission meetings are retained for an indefinite period of time.

Present for the Planning Commission meeting were: Chairperson Clark Ruttinger; Commissioners Angela Dean, Emily Drown, Michael Fife, Michael Gallegos and James Guilkey. Vice Chair Matt Lyon and Commissioners Carolynn Hoskins and Marie Taylor were excused.

Planning Staff members present at the meeting were: Nora Shepard, Planning Director; Nick Norris, Planning Manager; Doug Dansie, Senior Planner; Everett Joyce, Senior Planner; David Gellner, Principal Planner; Michelle Moeller, Administrative Secretary and Paul Nielson, Senior City Attorney.

Field Trip

A field trip was held prior to the work session. Planning Commissioners present were: Clark Ruttinger, Emily Drown, Michael Fife and James Guilkey. Staff members in attendance were Nick Norris and David Gellner.

The following site were visited

- **1022 E 800 South Power Station** - Staff gave an overview of the proposal. The Commissioners asked how many parking stalls there were. Staff stated the parking was not striped but there was room for eight cars.

[6:27:46 PM](#)

Open Space Zoning Text Amendment - Salt Lake City Mayor Ralph Becker is requesting the City analyze the appropriateness of amending the Zoning Ordinance relating to Open Space regulations. The amendments include text changes that address issues such as varied development standards based on park size, update of the use tables and sign regulations related to park and open space zoning and the functions of parks, golf courses, water treatment facilities and utility structures. Related provisions of Title 21A- Zoning may also be amended as part of this petition. The proposed regulation changes will affect sections 21A.32 Open Space and Natural Open Space Districts, 21A.36 General Provisions, 21A.46 Signs, 21A.62 Definitions and Sections 21A.24,26,27, 3, 32 and 58 Open Space Area of the zoning ordinance. Related provisions of Title 21A-Zoning may also be amended as part of this petition. (Staff contact: Everett Joyce at (801) 535-7930 or everett.joyce@slcgov.com.) Case number PLNPCM2010-00406.

Mr. Everett Joyce, Senior Planner, reviewed the petition as presented in the Staff Report (located in the case file) and reviewed the next steps for the proposal. He stated Staff was requesting that the Planning Commission table the issue and allow for the plan to be brought back for further review and approval at a future meeting.

The Commission and Staff discussed the following:

- The definition for Open Space Zoning and Natural Open Space Zoning.
- If the buffers along the Jordan River were included in the proposal.
 - Yes, but the City had to be careful because high activity park use was not allowed in the Natural Open Space zoning.
- If the small park lots were in the Parks Master Plan.
 - Staff has collaborated with the Parks and Public Utilities Departments on the plan.
- The structure height in the proposal and if it reflected current facility heights.
- If the proposal would help with the conversion of golf courses into multiuse areas.
 - Yes it could.
- Including the other plans that apply to the proposal in the next presentation.
- The soccer facility and how it fit into the new zoning.
- The name of the proposal was a little deceiving and how it applied to any areas that were not natural open space.
- Purpose statement and land uses that are allowed in the zoning.
- Clarifying the title to clearly outline the purpose.
- How property was designated Open Space or Natural Open Space.
- Why Amphitheatres were added to the Natural Open Space.
 - There are natural amphitheatres in some of the Natural Open Spaces and need to be addressed.
- Signage in the open space areas.
- Having language that stated no structures would be allowed in Natural Open Space areas.
- Clear definition of Natural Open Space.

PUBLIC HEARING [6:54:51 PM](#)

Chairperson Ruttinger opened the Public Hearing.

Ms. Cindy Cromer stated she was on the task force who wrote the open space master plan. She stated there needed to be regulations for historic parks and parks need to be protected. She reviewed the history of the zoning for parks and height restrictions in park areas. Ms. Cromer stated she was opposed to anything that was not very specific about amphitheatres. She gave the history of the Natural Open Space zone and asked to keep the Public Hearing open specifically because a map depicting what was Natural Open Space and Open Space was not included in the proposal. She urged the Commission to look at the implementation section of the Open Space Master Plan to see what else needed to be done.

Commissioner Drown asked if there were any other specifics, outside of the amphitheatres, that Ms. Cromer could make the Commission aware of.

Ms. Cromer stated the signage and way finding signage would be a good as it was a way to prevent people from getting lost. She stated she was concerned over anything that could be construed as a structure and that the Natural Open Space Zone was conceived as a very restrictive, protected zone. She stated she was opposed to anything that took the City away from that concept.

Mr. George Chapman stated he was against the proposal and it needed to be sent back to the Planning Department for further review. He stated this was open space so why did the City need a fire station or police station there. Mr. Chapman stated a small police station might be appropriate but not a fire station. He stated part of what was driving the petition was the proposed fire station on Forest Dale golf course but the surrounding residences would be impacted. Mr. Chapman stated this was not what a park was for and the public did not want fire stations in the open spaces, they wanted it to be available for everybody to use.

Ms. Judy Short stated she wanted to address the areas in Sugar House outlined in the plan and she thought it was a wonderful idea to expand the urban forest. She would like clarification on the statements regarding funding on a per-capita ratio. Ms. Short stated she supported funding for park maintenance because the parks needed a lot of maintenance. Ms. Short stated Imperial Park was a great example of what could happen when people read the zoning code. She stated she was confused about the open space zoned for new uses because she thought the Forest Dale fire station property would be rezoned to public lands. Ms. Short stated the proposed location of the Forest Dale fire station was an appropriate use of the property as it had never been used for open space activities.

Chairperson Ruttinger stated the Public Hearing would remain open.

The Commission and Staff discussed the following:

- Leaving the Public Hearing open.
- Amphitheaters in open spaces, if guidelines should be created and a map would help clarify the use.
- Clarifying the definition and use of open space.
- Why rezoning open space at the time of development was such an issue versus what was being proposed.
- Reconsider some of the uses in the proposal.
- Definitions of the uses proposed for open spaces in the proposal.
- If the open spaces were for public use only or if a private operator could operate them.
- A historic survey of historic parks and landscapes was in the works.

MOTION [7:15:22 PM](#)

Commissioner Gallegos stated regarding PLNPCM2010-00406, Open Space and Natural Open Space Zoning Districts, he moved to table the petition and keep the Public Hearing open. Commissioner Dean seconded the motion. The motion passed unanimously.

The meeting adjourned at [7:20:22 PM](#)

ATTACHMENT J: April 8, 2015 Planning Commission
staff report



Staff Report

PLANNING DIVISION
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Planning Commission
From: Everett Joyce 801-535-7930
Date: April 8, 2015
Re: PLNPCM2010-00406 Open Space Land Use

Zoning Text Amendment

PROPERTY ADDRESS: Citywide

PARCEL ID: Citywide

MASTER PLAN: Citywide

ZONING DISTRICT: OS – Open Space and NOS – Natural Open Space Zoning Districts

REQUEST: The petitioner, Salt Lake City Mayor Ralph Becker is requesting the City analyze the appropriateness of amending the Zoning Ordinance relating to Open Space regulations. The amendments include text changes that address issues such as varied development standards based on park size, update of the use tables and sign regulations related to park and open space zoning and the functions of parks, golf courses, water treatment facilities and utility structures.

RECOMMENDATION/MOTION: Staff recommends that the Planning Commission take public comment and close the public hearing. The proposed amendments will be presented to the Parks, Natural Lands, Trails and Urban Forestry Advisory (PNUT) Board on April 16, 2015. Staff will brief the Planning Commission on any recommended changes to the proposed ordinance based on Planning Commission public hearing comments and on PNUT Board comments at the next available Planning Commission meeting.

Anticipated motion at the follow-up Planning Commission meeting is: based on the information and findings in this staff report, public input and discussion I move to transmit a favorable recommendation to the City Council to adopt the proposed zoning text amendments relating to open space zoning.

ATTACHMENTS:

- A. Evaluation of Key Text Changes
- B. Proposed Regulation Changes
- C. Open House Information Handout
- D. Example Neighborhood Parks
- E. Open Space Signs
- F. Existing Master Plan Policy
- G. Analysis of Standards
- H. Public Process and Comments
- I. Department Comments
- J. Motions

PROJECT DESCRIPTION:

The petition analyzes open space regulations. This project includes two steps. The first step is to change the text of the zoning ordinance as it pertains to open space. The second step will include changes to the zoning map so that public open spaces are appropriately zoned. The mapping issues are still in the evaluation process and are dependent upon the final outcome of the proposed amendments to the zoning text.

The proposed text amendments address issues related to park and open space land uses and zoning standards. The analysis has resulted in proposed text changes related to the following issues:

1. identify appropriate development standards for structures in developed parks,
2. address water treatment and utility structures in the OS zone,
3. address golf courses and accessory uses to golf courses;
4. provide flexibility in park design on smaller parcels,
5. address wayfinding signs for parks and open space lands
6. provide appropriate dimensional regulations (setbacks, building height) for small and large scale parks
7. update of the Table of Permitted and Conditional Uses related to open space uses
8. clarify definitions and other smaller, technical changes that will make the ordinance simpler to administer.

Specific zoning ordinance sections being modified are:

- *Section 21A.32.100 OS Open Space District*
- *Section 21A.32.105 NOS Natural Open Space District*
- *Section 21A.33.070 Table of Permitted and Conditional Uses for Special Purpose Districts*
- *Section 21A.36 General Provisions*
 - *Table 21A.36.020B Obstructions in Required Yards*
 - *Table 21A.36.020C Height Exceptions*
- *Section 21A.46.120 Sign Regulations for Special Purpose Districts*
- *Section 21A.62 Definitions*
- *Delineation of Open Space and Open Space Area terminology*
 - *Sections 21A.24.164, 21A.24.168, 21A.24.170, 21A.26.078, 21A.27.050, 21A.30.040, 21A.32.020, 21A.32.030, 21A.32.080, 21A.32.09, 21A.32.110, 21A.32.130, and 21A.58.010*

BACKGROUND

Multiple Zoning Districts Evaluation

With the establishment of the Parks, Natural Lands, Trails, and Urban Forestry Board, definitions were adopted that help define the types of open space lands managed by this board. There were two distinct categories, Natural Lands and Parks. City golf courses are zoned open space and are operated under a separate enterprise board. The OS district also applies to Public Utility properties as well as other private properties (golf course, cemetery, wetlands). The City has two open space zoning districts that are applied to open space properties. These are the OS and NOS zones. The FP Foothill Protection District prohibits development on slopes greater than 30 percent but allows for limited residential development.

The initial evaluation took the approach of dividing OS zoned lands into Public Lands zoning districts by adding PL3, PL-4 and PL-5 districts. The intent was to separate the parks lands into the natural lands and parks categories and watershed lands into different zoning districts. Golf courses and private properties would remain in the OS zoning district.

Evaluation of the initial proposal found that the approach was more about separating parcels into different programs for management purposes and not necessarily land use categories. The Planning Division recommended a different approach because it is not appropriate to use the zoning ordinance to address day to day management issues.

Recommended Project Direction

The separation of natural lands and park lands can be accomplished through the current Open Space and Natural Open Space zoning classifications with text and future mapping changes. The existing Riparian and Lowland Conservancy Overlay Districts provide a level of separation and protection of sensitive lands above the OS and NOS Zoning District classifications.

Staff has worked with the Parks and Public Lands Division and the Public Utilities Department to analyze zoning issues related to the operations and development of open space lands. The various city department review of existing ordinances felt that for appropriate development of properties and to aid in the implementation of park design and enhanced use of parks and open space text modifications were needed. The proposed text changes support the city department needs.

KEY ISSUES:

The key issues listed below have been identified through the multi-department analysis for the open space regulations analysis project.

Issue 1 Development standards for smaller parks

The proposed text changes provide appropriate dimensional regulations (setbacks, building height) for both small and large scale park and recreational developments. The current zoning ordinance allows parks less than 4 acres in size within most residential zoning districts. Applying a single zoning setback standard limits the flexibility to provide neighborhood recreation elements on smaller parcels. Staff has recommended the provision of separate standards for smaller scale developments. Examples of neighborhood parks that have playground equipment in setback areas are provided on page 31 in Attachment D Examples of Neighborhood Parks.

Issue 2 Address land use issues in OS and NOS zones

The two open space zoning districts tables of permitted and conditional uses were established in 1995. Existing open space zoned lands contain outdoor storage areas, retail sale and service accessory uses, daycare centers, amphitheaters, and agricultural uses. These uses are not listed in the Table of Permitted and Conditional uses for the Open Space Zoning District. The proposed changes reflect how the use of parks and open spaces has changed over the past 20 years.

Issue 3 Signs in parks and open spaces

Update the zoning ordinance sign criteria for open space districts. The proposed changes reflect implementation of the City's Parks and Public Lands Division comprehensive sign system for the City's open spaces. The open space signage master plan was approved by the Parks, Natural Lands, Trails, and Urban Forestry Advisory Board. The plans signage program should create a recognizable brand and graphic aesthetic for the lands managed by the City's Parks and Public Lands Division. The signage system coordinates the various types of signs required, such as way-finding, directional, destination, park entry, interpretive, regulatory, boundary, donation, and trail markers.

The existing ordinance has no sign standards for interpretive and way finding signs in open space areas. Government signs are being added to help with placement of signs identifying temporary closure of open space areas for restoration purposes. Examples of signs proposed in the comprehensive sign system are provided on page 33 in Attachment E Open Space Signs.

Issue 4: Minimum lot area

Several mini-parks and tot lots exist that are noncomplying as to minimum lot area or width. The proposal to have no minimum lot area or width would make these properties complying. This text modification would support future small parks within the Open Space zoning district.

Issue 5: Development scale

All open space zoned lands have the same building height and minimum yard requirements. The same standards are applied to small parks and to large regional parks. The existing ordinance allows for parks less than 4 acres in size within residential zoning districts. Staff has separated development standards into

two categories, those less than 4 acres and those greater than 4 acres in size. This action reflects existing ordinance structure and existing park development patterns.

Additional building height requirements are provided in the proposed text changes that reflect existing development patterns within the OS Zoning District. Two examples are Hogle Zoo and Raging Waters which have building and structure heights that exceed what is allowed.

DISCUSSION:

An evaluation of the key text changes is provided in a summary table located in Attachment A. The full text amendments proposed are located in Attachment B.

The related master plan policies for open space and recreation are summarized in Attachment D.

NEXT STEPS:

The Planning Commission action to recommend approval or denial of the proposed text amendment will be transmitted to the City Council for final action.

If approved by the City Council, the proposed open space text amendments will add more current and effective to the regulations regarding open space lands within the city. Any applicants for development proposals within the open space land regulations would need to adhere to the updated regulations.

If denied by the City Council, future development would need to meet the existing ordinance requirements.

ATTACHMENT A: EVALUATION OF KEY TEXT CHANGES

Proposed Open Space Land Use - Text Amendments (Excluding Table of Permitted and Conditional Uses for Special Purpose Districts)			
Item	Existing Regulation	Proposed Regulation	Purpose of Amendment
<i>Section 21A.32.100 OS Open Space District</i>			
21A.32.100.C Minimum Lot	Minimum lot area: 10,000 square feet. Minimum lot width: 50.	No minimum lot area or width	Allow flexible lot requirements to meet existing parks and open space developments, particularly tot lots and mini-parks
Development Scale All parks have the same building height and minimum yard requirements. These standards are provided below and address the provision of separate development standards for parks less than 4 acres in size and those greater than 4 acres.			
21A.32.100.D Maximum Building Height	35' – Provided, that for each foot of height in excess of twenty feet (20'), each required yard and landscaped yard shall be increased one foot (1').	<u>Lots less than 4 Acres</u> : 35' <u>Lots greater than 4 acres</u> : Building height shall be limited to 35'. Building heights in excess of 35' but not more than 45' may be permitted provided, that for each foot of height over 35', each required yard shall be increased one foot. Building heights in excess of 45' but not more than 55' may be approved through the Conditional Building and Site Design Review process provided that for each foot of height over 35, each required yard shall be increased one foot.	Provide building height requirements that reflect the existing development patterns within the OS Zoning District. (Examples: Hogle Zoo and Raging Waters building and structure heights.)
21A.32.100.E Minimum Yard Requirements	Front Yard: 30' Corner Side Yard: 30' Interior Side Yard: 20' Rear Yard: 30'.	<u>Lots less than 4 Acres</u> : Front Yard: 10' Corner Side Yard: 10' Interior Side Yard: 10' Rear Yard: 10' <u>Lots greater than 4 acres</u> : Front Yard: 10' Corner Side Yard: 10' Interior Side Yard: 15' Rear Yard: 15'	Proposed setbacks reflect existing development patterns for parks and open space uses.
21A.32.100.F Landscaped Yard Requirements	Landscape yards shall be required for each use in the OS open space district and shall be improved in conformance with the requirements of chapter 21A.48 , "Landscaping And Buffers", of this title. Front Yard: 20' Corner Side Yard: 20' Interior Side Yard: 10' Rear Yard: 10'.	All required yards shall be maintained as landscaped yards excluding authorized accessory buildings and structures in conformance with the requirements of chapter 21A.48 , "Landscaping And Buffers", of this title.	Modify landscape yard requirements to match the minimum yard requirements. This allows some park structures to be located closer to property lines, particularly property lines adjacent to a street.

Item	Existing Regulation	Proposed Regulation	Purpose of Amendment
21A.32.100.H Traffic and Parking Impact	Not addressed directly in open space zones.	Traffic and Parking Impact: The traffic and parking characteristics of certain recreation uses can have an impact on adjacent residential neighborhoods. To ensure that these characteristics do not impair the safety or enjoyment of adjacent properties, the Zoning Administrator may require upon recommendation from the development review team that a traffic and parking study be submitted to the city whenever a new or existing use requires an increase in parking requirements by more than fifteen (15) parking spaces. In such cases, the use shall not be permitted unless the traffic and parking study provides evidence that no significant impacts will occur.	To require additional analysis of larger recreation developments to support mitigation of potential impacts.
21A.32.100.I Lighting	Not addressed directly in open space zones.	All uses and developments shall provide adequate lighting so as to assure safety and security. Lighting installations shall not have an adverse impact on traffic safety or on surrounding properties and uses. Light sources shall be shielded to minimize light spillover onto adjacent properties.	To minimize impacts of open space uses upon adjacent properties.
<i>Section 21A.32.105 NOS Natural Open Space District</i>			
21A.32.105.A Purpose Statement	The purpose of the NOS natural open space district is to protect and ensure stewardship over important natural open land areas of citywide or regional importance. This district is appropriate in areas of the city where the applicable master plans support this type of land use.	The purpose of the NOS Natural Open Space district is to specifically delineate areas and regulate development of lands with limited and appropriate development to support the preservation of natural areas. This district is appropriate in areas of the city where the applicable master plans support this type of land use.	Clarity
<i>Section 21A.36 General Provisions</i>			
21A.36.020 Conformance with Lot and Bulk Controls Table 21A.36.020B Obstructions in Required Yard Areas	Recreational (playground) equipment. (Permitted in rear yard)	Recreational (playground) equipment, private. (Permitted in rear yard) Recreational (playground) equipment, public park or public open space on a lot less than 4 acres in size. (Permitted in the front and corner side yard, side yard and rear yard)	To allow flexibility in design of neighborhood parks on smaller lots to minimize expansion of parks and potential loss of housing in order to provide recreation services at the neighborhood level. This provision would apply to public parks and open spaces within all zoning districts.

Item	Existing Regulation	Proposed Regulation	Purpose of Amendment
21A.36.020 Conformance with Lot and Bulk Controls Table 21A.36.020C Height Exceptions	None	<u>Type:</u> Sports field light poles. Light poles for ballparks, stadiums, soccer fields, golf driving ranges and sport fields. <u>Extent Above Maximum Building Height:</u> Maximum height of the zoning district or 70 feet whichever is greater. Conditional use approval is required for any further additional height or if the lights are located closer than 30 feet from adjacent residential structures. <u>Applicable Districts:</u> All zoning districts that allow sport field activities, stadiums and in parks greater than 4 acres in size.	To allow appropriate lighting for sport field activities in zoning districts with restrictive building heights that impede adequately light playing fields. Numerous sport fields have existing lighting that exceeds the base zoning height restriction.
<i>Section 21A.46.120 Sign Regulations for Special Purpose Districts</i>			
21A.46.120.E.5.a Standards for the OS District	None	Government sign	Permit for regulation and information signs within the OS District. Provide consistency with other zoning district sign standards.
	None	Public parks and open space interpretive or orientation signs and pole signs	To support interpretive sign programs in open space lands and to allow open space interpretive and orientation signs identified in the Parks Division's new signage master plan.
21A.46.120.E.6.a Standards for the NOS District	None	Government, private directional and public safety signs	Permit for regulation and information signs within the OS District. Provide consistency with other zoning district sign standard.
	None	Development entry, opens space interpretive or orientation signs	To support interpretive sign programs in open space lands and to allow open space interpretive and orientation signs identified in the Parks Division's new signage master plan. Provide consistency with other zoning district sign standard.
<i>Section 21A.62 Definitions</i>			
Definitions		Several definitions have been modified for consistency with the existing zoning ordinance text. Other definitions have been added to define existing uses listed in the ordinance.	Clarity purposes and to provide additional definitions.
<i>Open Space Requirements</i>			
Open space requirements of various sections of the zoning ordinance	"Open space: requirements	The term "open space" requirements of various sections of the zoning ordinance. The proposed changes modify the term "open space" to "open space area".	The purpose of these text changes is to eliminate conflict with the Open Space land use definition.

ATTACHMENT B: PROPOSED REGULATION CHANGES

NOTE: Proposed text changes are highlighted in green.

Chapter 21A 32 Special Purpose Districts

21A.32.100: OS OPEN SPACE DISTRICT:

A. Purpose Statement: The purpose of the OS open space district is to preserve and protect areas of public and private open space and exert a greater level of regulation over any potential redevelopment of existing open space areas. This district is appropriate in areas of the city where the applicable master plans support this type of land use.

B. Uses: Uses in the OS open space district, specified in section [21A.33.070](#), "Table Of Permitted And Conditional Uses For Special Purpose Districts", of this title, are permitted subject to the general provisions set forth in section [21A.32.010](#) of this chapter and this section.

C. Minimum Lot ~~Size~~ Area and Lot Width: None required.

~~1. Minimum lot area: Ten thousand (10,000) square feet.~~

~~2. Minimum lot width: Fifty feet (50').~~

D. Maximum Building Height:

1. Lots less than four (4) acres. Building height shall be limited to thirty five feet (35'); provided that for each foot of height in excess of twenty feet (20'), each required yard and landscaped yard shall be increased one foot (1').
2. Lots greater than four (4) acres. Building height shall be limited to thirty five feet (35'). Building heights in excess of thirty five feet (35') but not more than forty five feet (45') may be permitted provided, that for each foot of height over thirty five feet (35'), each required yard shall be increased one foot (1'). Building heights in excess of forty five feet (45') but not more than fifty five feet (55') may be approved through the Conditional Building and Site Design Review process provided, that for each foot of height over thirty five feet (35'), each required yard shall be increased one foot (1').

E. Minimum Yard Requirements:

1. Lots four (4) acres or less:

a. Front Yard: Ten feet (10').

b. Corner Side Yard: Ten feet (10').

c. Interior Side Yard: Ten feet (10').

d. Rear Yard: Ten feet (10').

2. Lots greater than four (4) acres:

a1. Front Yard: ~~Thirty~~ Ten feet ~~(30')~~ (10').

b2. Corner Side Yard: ~~Thirty Ten~~ feet ~~(30')~~ (10').

c3. Interior Side Yard: ~~Twenty Fifteen~~ feet ~~(20')~~ (15').

d4. Rear Yard: Thirty Five feet ~~(30)~~ (15').

35. Accessory Buildings And Structures In Yards: Accessory buildings and structures may be located in required yard areas subject to section [21A.36.020](#), table [21A.36.020B](#), "Obstructions In Required Yards", of this title.

F. Landscape Yard Requirements: All required yards shall be maintained as landscaped yards excluding authorized accessory buildings and structures. Landscape yards shall be required for each use in the OS open space district and shall be improved in conformance with the requirements of [chapter 21A.48](#), "Landscaping And Buffers", of this title.

1. Front Yard: Twenty feet (20').

2. Corner Side Yard: Twenty feet (20').

3. Interior Side Yard: Ten feet (10').

4. Rear Yard: Ten feet (10').

G. Special Conditional Use Controls Over Communications Towers:

1. Designation Of Telecommunication Site: Within the OS open space zoning district there is set aside a telecommunication site to accommodate the erection of microwave, radio or other communication towers and related facilities, located north of Ensign Peak in Salt Lake County, Utah, and described as follows:

- a. Beginning at a point that is located S. 19° 10' 29" E. 1.533.61 feet from the northwest corner of Section 19, T.1N., R.1E., SLB&M; thence S 32° 33' 21" E. 364.42 feet; thence S. 57° 26' 39" W. 2.890.15 feet; thence N. 32° 33' 21" N-W. 285.15 feet; thence N. 55° 52' 23" E. 2.891.23 feet to the point of beginning, containing 21.549 acres, more or less.
- b. This telecommunication site is set aside in order to promote the location of communications towers in a manageable area and to protect the aesthetics and environment of the site.

2. Special Conditional Use Standards: A conditional use may be authorized by the planning commission pursuant to the standards and procedures for conditional uses set forth in [chapter 21A.54](#) of this title, to permit a communication tower within the established telecommunications site provided the planning commission makes the additional findings:

- a. The facility is located within the telecommunication site described above;
- b. The facilities and access roads are designed and constructed so as to minimally disturb the natural terrain; and
- c. The owner of the communications tower agrees to accommodate the multiple use of the tower where feasible.

3. Title To Site To Remain With City: Pursuant to section 69-3-1, Utah Code Annotated, or its successor, the city shall retain title to all property which it presently owns within such site.

4. Exceptions: This section shall not affect the use, operation, expansion or construction of towers and related facilities on property owned by telecommunication companies as of January 1, 1986.

H. Traffic and Parking Impact: The traffic and parking characteristics of certain recreation uses can have an impact on adjacent residential neighborhoods. To ensure that these characteristics do not impair the safety or enjoyment of adjacent properties, the Zoning Administrator may require upon recommendation from the development review team that a traffic and parking study be submitted to the city whenever a new or existing use requires an increase in parking

requirements by more than fifteen (15) parking spaces. In such cases, the use shall not be permitted unless the traffic and parking study provides evidence that no significant impacts will occur.

- I. Lighting: All uses and developments shall provide adequate lighting so as to assure safety and security. Lighting installations shall not have an adverse impact on traffic safety or on surrounding properties and uses. Lighting shall be shielded to eliminate excessive glare or light into adjacent properties and have cutoffs to protect the view of the night sky.

21A.32.105: NOS NATURAL OPEN SPACE DISTRICT:

A. ~~Purpose Statement: The purpose of the NOS natural open space district is to protect and ensure stewardship over important natural open land areas of citywide or regional importance. This district is appropriate in areas of the city where the applicable master plans support this type of land use.~~

A. Purpose Statement: The purpose of the NOS Natural Open Space district is to specifically delineate areas and regulate development of lands with limited and appropriate development to support the preservation of natural areas. This district is appropriate in areas of the city where the applicable master plans support this type of land use.

B. Definition: "Natural open space" areas are lands which are principally undeveloped with near native vegetation and may include environmentally sensitive areas; areas of geologic significance; wetlands; stream corridors; foothills; mountains; shorelands; uplands and areas of significant wildlife habitat.

C. Uses: Permitted activities in this district are limited to ecosystem management, conservation and passive recreational uses as listed in section [21A.33.070](#), "Table Of Permitted And Conditional Uses For Special Purpose Districts", of this title.

21A.36.020: CONFORMANCE WITH LOT AND BULK CONTROLS:

A. Conformance With District Requirements: No structure or lot shall be developed, used or occupied unless it meets the lot area, lot width, yards, building height, and other requirements established in the applicable district regulations, except where specifically established otherwise elsewhere in this title.

In any residential district, on a lot legally established prior to April 12, 1995, a single-family dwelling may be erected regardless of the size of the lot, subject to complying with all yard area requirements of the R-1/5,000 district. Legal conforming lots in nonresidential districts shall be approved for any permitted use or conditional use allowed in the zoning district subject to complying with all yard area requirements of the district in which the lot is located.

B. Obstructions In Required Yards: Accessory uses and structures, and projections of the principal structure, may be located in a required yard only as indicated ("X") in table 21A.36.020B of this section. No portion of an obstruction authorized in table 21A.36.020B of this section shall extend beyond the authorized projection. Dimensions shall be measured from the finished surface of the building or structure.

TABLE 21A.36.020B OBSTRUCTIONS IN REQUIRED YARDS¹

Type Of Structure Or Use Obstruction	Front And Corner Side Yards	Side Yard	Rear Yard
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		X ³	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 ²	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
Changes of established grade for commercial or industrial uses in zones, where conditionally or otherwise permitted, the grade is changed to accommodate site retention or detention requirements	X	X	X
Changes of established grade of 4 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.) For properties outside of the H historic preservation overlay, changes of established grade greater than 4 feet are special exceptions subject to the standards and factors in chapter 21A.52 of this title	X	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 Nonresidential districts: 3 flagpoles per street frontage Subject to provisions of table 21A.36.020C of this section	X X	X 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 section 21A.44.060 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, <u>private</u> <u>Recreational (playground) equipment, public park or public open space on a lot less than 4 acres in size</u>	<u>X</u>	<u>X</u>	<u>X</u> <u>X</u>
Refuse and recycling 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 courts, game courts, and similar uses		X	X

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 special exception in accordance with the procedures set forth in chapter 21A.52 of this title.
3. The accessory structure shall be located wholly behind the primary structure on the property.

C. Height Exceptions: Exceptions to the maximum building height in all zoning districts are allowed as indicated in table 21A.36.020C of this section.

TABLE 21A.36.020C HEIGHT EXCEPTIONS

Type	Extent Above Maximum Building Height Allowed By The District	Applicable Districts
Chimney	As required by local, state or federal regulations	All zoning districts
Church steeples or spires	No limit	All zoning districts
Elevator/stairway tower or bulkhead	16 feet	All commercial, manufacturing, downtown, FB-UN2, RO, R-MU, RMF-45, RMF-75, RP, BP, I, UI, A, PL and PL-2 districts
Flagpole	Maximum height of the zoning district in which the flagpole is located or 60 feet, whichever is less. Conditional use approval is required for additional height	All zoning districts
<u>Light poles for sport fields such as ballparks, stadiums, soccer fields, golf driving ranges and similar uses¹</u>	<u>Maximum height of the zoning district or 70 feet whichever is greater. Conditional use approval is required for any further additional height or if the lights are located closer than 30 feet from adjacent residential structures</u>	<u>All zoning districts that allow sport field activities and stadiums excluding parks less than 4 acres in size</u>
Mechanical equipment parapet wall	5 feet	All zoning districts, other than the FP, FR-1, FR-2, FR-3, and open space districts

Notes:

1. Lighting shall be shielded to eliminate excessive glare or light into adjacent properties and have cutoffs to protect the view of the night sky.

Chapter 21A.46.120 Sign Regulations for Special Purpose Districts

E. Sign Regulations For The UI, PL, PL-2, I, ~~And~~ OS and ~~NOS~~ Districts:

1. Purpose: Sign regulations for the PL, PL-2, I, UI, ~~and~~ OS ~~and~~ NOS districts are established to control signage for public and semipublic uses and facilities. These regulations are intended to respond to larger campus type settings as well as development on individual lots.
2. Applicability: Regulations in subsections E3, E4, ~~and~~ E5 ~~and~~ E6 of this section, respectively, shall apply to all lots within the UI, PL, PL-2, I, ~~and~~ OS ~~and~~ NOS districts.
3. Sign Type, Size And Height Standards for the UI District:

STANDARDS FOR THE UI DISTRICT

Types Of Signs Permitted	Maximum Area Per Sign Face	Maximum Height Of Freestanding Signs ¹	Minimum Setback ²	Number Of Signs Permitted
Construction sign	32 square feet	8 feet	10 feet	1 per street frontage
Development entry sign	40 square feet each	8 feet	10 feet	1 per street frontage
Flat sign	0.5 square foot per linear foot of building frontage	See note 1	n/a	1 for each frontage of each use
Monument sign	60 square feet	8 feet	10 feet	1 per street frontage
Nameplates	2 square feet	See note 1	n/a	1 per building entry
New development sign	160 square feet maximum per sign; 200 square feet for 2 signs	8 feet	10 feet	1 per street frontage
Political sign	16 square feet	8 feet	10 feet	No limit
Private directional sign	8 square feet	4 feet	5 feet	No limit
Public safety sign	8 square feet	6 feet	10 feet	No limit
Real estate sign	32 square feet	8 feet	10 feet	1 per street frontage
Window sign	12 square feet	See note 1	n/a	No limit

5. Sign Type, Size And Height Standards For The OS District:

a. Standards For The OS District:

Types Of Signs Permitted	Maximum Area Per Sign Face	Maximum Height Of Freestanding Signs ¹	Minimum Setback ²	Number Of Signs Permitted
Construction sign	24 square feet	8 feet	10 feet	1 per street frontage
Development entry sign	32 square feet each	4 feet	10 feet	1 per street frontage
Flat sign	0.5 square foot per linear foot of building frontage; total not to exceed 60 square feet	No limit	n/a	1 for each frontage of each use
<u>Government sign</u>	<u>8 square feet</u>	<u>6 feet</u>	<u>None</u>	<u>No limit</u>
Monument sign	60 square feet	8 feet	10 feet	1 per building frontage
Monument sign in parks 28 acres or greater ³	60 square feet	10 feet	10 feet	1 per building frontage
New development sign	160 square feet maximum per sign; 200 square feet for 2 signs	8 feet	10 feet	1 per street frontage
Park banner sign, park identity banner ^{3,4,5}	12 square feet	18 feet	10 feet	1 set of 3 signs per 5 acres of park land relating to the specific park
Park banner sign, permanent venue ^{3,4}	12 square feet	18 feet	10 feet	1 set of 3 banners per permanent venue
<u>Public parks and open space interpretative or orientation sign⁶</u>	<u>32 square feet</u>	<u>8 feet</u>	<u>10 feet</u>	<u>1 set of 5 per venue</u>
<u>Pole sign⁷</u>	<u>24 square feet</u>	<u>12 feet</u>	<u>10 feet</u>	<u>1 for each frontage of each use</u>
Political sign	16 square feet	8 feet	10 feet	No limit
Private directional sign ⁸	8 square feet	4 feet	5 feet	No limit
Public safety sign ⁸	8 square feet	6 feet	10 feet	No limit
Real estate sign	24 square feet	8 feet	10 feet	1 per street frontage
Window sign	12 square feet	See note 1	n/a	No limit

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. Allowed only in parks 28 acres or larger, and does not apply to public property used for cemeteries, golf courses, river banks, trails or natural open space areas.
4. Park banner signs must be grouped within an 18 foot radius.
5. Park banner signs must have a consistent design.
6. Interpretative or orientation signs are allowed on public open space lands subject to minimum setback standards and subject to location and number approval by the Parks, Trails, Natural Lands and Urban Forestry Board consistent with this section.
7. Pole signs without clearance standards are permitted on public open space lands subject to being placed in manner that they do not project over any walk or pathway and are subject to minimum setback standards and location approval by the Parks, Trails, Natural Lands and Urban Forestry Board consistent with this section.
8. Trail wayfinding signs are a type of directional and public safety sign that are required to be setback two feet from the trail edge with a maximum height of 6 feet and a minimum setback of 5 feet from a public right of way line.

6. Sign Type, Size And Height Standards For The NOS District:

a. Standards For The NOS District¹

<u>Types Of Signs Permitted</u>	<u>Maximum Area Per Sign Face</u>	<u>Maximum Height Of Freestanding Signs</u>	<u>Minimum Setback</u>	<u>Number Of Signs Permitted</u>
<u>Development entry sign</u>	<u>18 square feet each</u>	<u>4 feet</u>	<u>10 feet</u>	<u>1 per street frontage</u>
<u>Government sign</u>	<u>8 square feet</u>	<u>6 feet</u>	<u>None</u>	<u>No limit</u>
<u>Open space interpretative or orientation sign²</u>	<u>32 square feet</u>	<u>8 feet</u>	<u>10 feet</u>	<u>1 set of 5 per venue</u>
<u>Pole sign³</u>	<u>24 square feet</u>	<u>12 feet</u>	<u>10 feet</u>	<u>1 for each frontage of each use</u>
<u>Private directional sign⁴</u>	<u>6 square feet</u>	<u>4 feet</u>	<u>5 feet</u>	<u>No limit</u>
<u>Public safety sign</u>	<u>8 square feet</u>	<u>6 feet</u>	<u>10 feet</u>	<u>No limit</u>

Notes:

1. All signs within the NOS District shall not be illuminated.
2. Interpretive or orientation signs are allowed on public natural open space lands subject to minimum setback standards and subject to location and number approval by the Parks, Trails, Natural Lands and Urban Forestry Board consistent with this section.
3. Pole signs without clearance standards are permitted on public natural open space lands subject to being placed in manner that they do not project over any walk or pathway and are subject to minimum setback standards and location approval by the Parks, Trails, Natural Lands and Urban Forestry Board consistent with this section.
4. Trail wayfinding signs are a type of directional and public safety sign that are required to be setback two feet from the trail edge with a maximum height of 6 feet and a minimum setback of 5 feet from a public right of way line.

6.7. Illumination: Illuminated signs where permitted, shall be limited to flat signs, monument signs, window signs, and development entry signs.

Chapter 21A.62 Definitions

Section 21A.62.040

MUNICIPAL SERVICE USES, INCLUDING CITY UTILITY USES AND POLICE AND FIRE STATIONS: City or county government operations and governmental authorities providing services from specialized facilities, such as police service, street/highway department maintenance/construction, fire protection, major sewer and water treatment and storage facilities-services, etc. City or county operations and governmental authorities providing services from nonspecialized facilities shall be considered office uses.

OPEN SPACE AREA: Any area of a lot which is completely free and unobstructed from any structure or parking areas. Landscaping, walkways, uncovered patio areas, light poles and other ornamental features shall not be considered as obstructions for purposes of this definition. Driveways that provide access to parking lots shall not be considered as an obstruction subject to the driveways not exceeding twenty percent (20%) of any required yard area that they provide access through.

OPEN SPACE: Land and water areas in a predominately open or undeveloped condition used or retained for resource protection, such as natural lands, wildlife habitat, wetlands, watershed lands, stream and river corridors and greenways. Open space includes passive or active recreation such as trails.

PARK: A noncommercial, not for profit facility designed to serve the recreation needs of the residents of the community. Such facilities may include a park, playground, swimming pool, golf course or athletic field within the city. This definition is further supplemented by the definitions of Section 2.94.030 of the City code.

RECREATION (OUTDOOR): Public or private golf courses, golf driving ranges, miniature golf, swimming pools, tennis courts, country clubs, ball fields, ball courts, fishing piers, skateboarding courses, water slides, mechanical rides, go-cart or motorcycle courses, raceways, drag strips, stadiums, marinas, overnight camping, or gun firing ranges, or other similar type uses which are not enclosed in buildings and are operated for the use of persons who do not reside on the same lot as that on which the recreational use is located. The term "recreation (outdoor)" shall include any accessory uses, such as snack bars, pro shops, and clubhouses which are designed and intended primarily for the use of patrons of the principal recreational use. The term "recreation (outdoor)" shall not include any use which is otherwise listed specifically in the table of permitted and conditional uses.

UTILITY, BUILDING OR STRUCTURE: Minor buildings or structures needed to provide distribution, transmittal and maintenance of public utility services for water, sewer and flood control including wells, pumping stations reservoirs, water storage tanks, detention basins, lift stations, regulators and other similar facilities unless exempted in Section 21A.02.050.

UTILITY, SEWAGE TREATMENT PLANT: A facility used for the treatment of industrial, commercial or domestic wastewater approved by the appropriate county, state, city, or federal agencies, which provides a collection network and a central wastewater treatment facility for a community, or a region.

NOTE: The following text changes relate to amendment of the term “open space” requirements of various sections of the zoning ordinance. The proposed changes modify the term “open space” to “open space area”. The purpose of these text changes is to eliminate conflict with the Open Space land use definition.

21A.24.164: R-MU-35 RESIDENTIAL/MIXED USE DISTRICT:

F. Minimum Open Space **Area:** For residential uses and mixed uses containing residential uses, not less than twenty percent (20%) of the lot area shall be maintained as open space. This open space may take the form of landscaped yards or plazas, balconies and courtyards, subject to site plan review approval.

21A.24.168: R-MU-45 RESIDENTIAL/MIXED USE DISTRICT:

F. Minimum Open Space **Area:** For residential uses and mixed uses containing residential uses, not less than twenty percent (20%) of the lot area shall be maintained as open space. This open space may take the form of landscaped yards or plazas, balconies and courtyards, subject to site plan review approval.

21A.24.170: R-MU RESIDENTIAL/MIXED USE DISTRICT:

G. Minimum Open Space **Area:** For residential uses and mixed uses containing residential use, not less than twenty percent (20%) of the lot area shall be maintained as open space. This open space may take the form of landscape yards or plazas and courtyards, subject to site plan review approval.

21A.26.078: TSA TRANSIT STATION AREA DISTRICT:

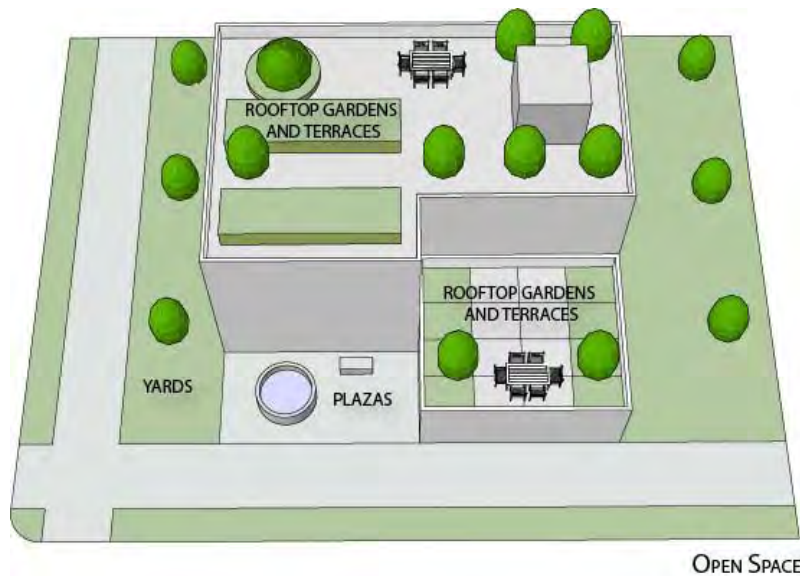
G. Development Standards:

1. Intent: The purpose of the following development standards is to promote an intense and efficient use of land at increased densities in the station areas. The development standards are intended to create a safe and pleasant environment near transit stations by encouraging an intensive area of mixed use development and activities, pedestrian amenities and by limiting conflicts between vehicles and pedestrians. Development standards are intended to create a reasonably continuous building edge that defines the exterior spatial enclosure of the street or open space and protect adjacent low density residential zoning districts. With some exceptions, buildings line a street at or near the public right of way to the greatest extent possible.
 2. Application: The dimensional requirements of this section apply to all new buildings and developments as well as additions to existing buildings. The following development standards apply to the core and transition areas of all station types:
- d. Open Space **Area:** In order to provide space for passive and active recreation, public and private use, offset storm drainage due to nonpermeable surfaces and as an amenity to individual developments and their residents, employees and customers, open space is required for all new developments.

(1) Core Area:

(A) Within the core area, open space may include landscaped yards, patios, public plazas, pocket parks, courtyards, rooftop and terrace gardens and other similar types of open space amenity.

(B) A minimum of ten percent (10%) of the land area up to five thousand (5,000) square feet.



(2) Transition Area:

(A) Within the transition area, open space may include landscaped yards, patios, public plazas, pocket parks, courtyards, rooftop gardens and terraces, community gardens and other similar types of amenities.

(B) The minimum open space requirement is ten percent (10%) of the land area up to two thousand five hundred (2,500) square feet.

(3) Access To Open Space: All required open space shall be accessible to the users of the building(s).

N. Developments Over Five Acres:

g. Open Space **Area**: In order to provide space for passive and active recreation, public and private gatherings, offset storm drainage due to nonpermeable surfaces and as an amenity to individual developments and their residents, employees and customers, usable open space is required for all new developments.

(1) Required: In the core and transition areas of all station areas, a minimum of ten percent (10%) of the site, up to fifteen thousand (15,000) square feet, shall be devoted to open space. "Usable open space" is defined as landscaped areas, plazas, outdoor dining areas, terraces, rooftop gardens, stormwater retention areas, and any other similar type of area.

(2) Connectivity To Adjacent Open Space: When adjacent to public open space, parks, trails and pathways, open space on developments over five (5) acres in size are encouraged to provide access to the public open space.

21A.27.050: FB-UN1 AND FB-UN2 FORM BASED URBAN NEIGHBORHOOD DISTRICT:

TABLE 21A.27.050E2
 FB-UN2 BUILDING FORM STANDARDS

Building Regulation	Building Form				
	Cottage Development ¹	Row House	Multi-Family Residential	Mixed Use	Storefront
Building configuration:					
Building entry	Minimum of 1 building entry per street frontage. An additional entry feature is required for every 75' of building wall adjacent to street. Side entries for multiple dwelling unit buildings are permitted provided there is at least 1 primary entrance facing a public street				
Pedestrian connections	Pedestrian access to public walkway is required for each unit		Pedestrian access to public walkway is required		
Ground floor transparency	Minimum of 60% of street facing facade, located between 2' and 8' above the grade of the sidewalk, shall be transparent glass. This may be reduced to 30% if ground floor is occupied by residential uses				
Building fenestration	Required as per subsection F of this section				
Open space <u>area</u>	A minimum of 10% of lot area shall be provided for open space. Open space may include landscaped yards, patios, dining areas, balconies, rooftop gardens, and other similar outdoor living spaces. Required parking lot landscaping or perimeter parking lot landscaping shall not count toward the minimum open space requirement				
Upper level outdoor space	All street facing residential units above the ground floor shall contain a usable balcony that is a minimum of 4' in depth. Balconies may overhang any required yard				
Building facade materials	A minimum of 70% of any street facing building facade shall be clad in glass, brick, masonry, textured or patterned concrete, wood, or stone. Other materials may count up to 30% of the street facing building facade				
Attached garages and carports	Attached garages and carports are required to be in the rear yard where the rear yard is accessible by an alley with access rights to the subject property. If there is no access to the rear yard, an attached garage may be accessed from the front or corner side yard provided that the garage door (or doors) is no wider than 50% of the front facade of the structure and the entry to the garage is set back at least 10' from the street facing building facade and at least 20' from a public sidewalk. Side loaded garages are permitted				

G. Cottage Development Standards:

1. Setbacks Between Individual Cottages: All cottages shall have a minimum setback of eight feet (8') from another cottage.
2. Footprint: No cottage shall have a footprint in excess of eight hundred fifty (850) square feet.

3. Building Entrance: All building entrances shall face a public street or a common open space.
4. Open Space **Area**: A minimum of two hundred fifty (250) square feet of common, open space is required per cottage up to a maximum of one thousand (1,000) square feet. At least fifty percent (50%) of the open space shall be contiguous and include landscaping, walkways or other amenities intended to serve the residents of the development.

21A.30.040: D-3 DOWNTOWN WAREHOUSE/RESIDENTIAL DISTRICT:

- J. Minimum Open Space **Area**: All lots containing dwelling units shall provide common open space in the amount of twenty percent (20%) of the lot area. This common open space may take the form of ground level plazas, interior atriums, landscape areas, roof gardens and decks on top of buildings or other such forms of open space available for the common use by residents of the property.

21A.32.020: RP RESEARCH PARK DISTRICT:

- E. Minimum Open Space **Area**: The minimum open space for any use shall not be less than thirty percent (30%) of the lot area.

21A.32.030: BP BUSINESS PARK DISTRICT:

- E. Minimum Open Space **Area**: The minimum open space for any use shall not be less than thirty percent (30%) of the lot area.

21A.32.080: I INSTITUTIONAL DISTRICT:

- E. Minimum Open Space **Area**: The minimum open space for any use shall not be less than forty percent (40%) of the lot area

21A.32.090: UI URBAN INSTITUTIONAL DISTRICT:

- E. Minimum Open Space **Area**: The minimum open space for any use shall not be less than twenty percent (20%) of the lot area.

21A.32.110: MH MOBILE HOME PARK DISTRICT:

- J. Common Open Space **Area**: Common open space shall be provided for the use and enjoyment of the residents of a mobile home park. The amount of common open space provided shall equal two hundred fifty (250) square feet per dwelling unit.

21A.32.130: MU MIXED USE DISTRICT:

- H. Minimum Open Space **Area**: For residential uses and mixed uses containing residential use, not less than twenty percent (20%) of the lot area shall be maintained as open space. This open space may take the form of landscaped yards or plazas and courtyards, subject to site plan review approval.

Chapter 21A.58 SITE PLAN REVIEW: 21A.58.010: PURPOSE STATEMENT:

- B. The quantity, quality, utility, size and type of a project's required open space **area** and proposed landscaping improvements;

21A.33.070: TABLE OF PERMITTED AND CONDITIONAL USES FOR SPECIAL PURPOSE DISTRICTS:

Legend	C =	Conditional use	P =	Permitted use
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Permitted and Conditional Uses By District																		
Use	RP	BP	FP	AG	AG-2	AG-5	AG-20	OS	NOS	A	PL	PL-2	I	UI	MH	EI	MU	
Accessory use, except those that are otherwise specifically regulated in this chapter or elsewhere in this title	P	P	P	P	P	P	P	P ¹⁶		P	P	P	P	P	P	P	P	
Adaptive reuse of a landmark site								P ²									P ²	
Agricultural use		C		P	P	P	P	P		P								
Air cargo terminals and package delivery facility		P								P								
Airport										P								
Alcohol, brewpub (2,500 square feet or less in floor area)																	C ¹²	
Alcohol, dining club (2,500 square feet or less in floor area)																	C ¹²	
Alcohol, social club (2,500 square feet or less in floor area)																	C ¹²	
Alcohol, tavern (2,500 square feet or less in floor area)																	C ¹²	
Ambulance service (indoor)	P	P																
Ambulance service (outdoor)	P ¹⁰	P ¹⁰																
Amphitheater								P	C			C						
Animal, kennel on lots of 5 acres or larger		C		P ⁸	P ⁸	P ⁸	P ⁸											
Animal, pet cemetery				P ⁴	P ⁴	P ⁴	P ⁴	P ^{4,5}										
Animal, stable (private)				P	P	P	P											
Animal, stable (public)				P	P	P	P											
Animal, veterinary office		P															P	
Antenna, communication tower	P	P	C	P	P	P	P			P	P	C	P	P		P		
Antenna, communication tower, exceeding the maximum building height in the zone	C	C								P		P ¹¹	C	C		C		
Art gallery								C			P	P	P	P			P	
Bed and breakfast													P ²	P			P	
Bed and breakfast inn													P ²	P			P	
Bed and breakfast manor													P ²	P			P	
Botanical garden	P							P			P	P						
Cemetery								P										
Clinic (medical, dental)	P	P											P	P			P	
Community garden	P	P	P	P	P	P	P	P			P	P	P	P	P		P	

Use	RP	BP	FP	AG	AG-2	AG-5	AG-20	OS	NOS	A	PL	PL-2	I	UI	MH	EI	MU
Convent/monastery													P	P			
Daycare center, adult	P	P									P	P	P	P			P
Daycare center, child	P	P						P ¹⁶		P	P	P	P	P			P
Dental laboratory/research facility	P	P											C	C			P
Dwelling, assisted living facility													P	P			P
Dwelling, congregate care facility													P	P			P
Dwelling, group home (large)																	C
Dwelling, group home (small)			P	P	P	P											P
Dwelling, living quarter for caretaker or security guard	P	P						C			P		P	P			P
Dwelling, manufactured home				P	P	P											P
Dwelling, mobile home															P		
Dwelling, multi-family														P			P
Dwelling, resident healthcare facility													P	P			P
Dwelling, residential substance abuse treatment home (large)														P			C
Dwelling, residential substance abuse treatment home (small)														P			P
Dwelling, rooming (boarding) house																	P
Dwelling, single-family (attached)																	P
Dwelling, single-family (detached)			P	P	P	P											P
Dwelling, transitional victim home (large)																	C
Dwelling, transitional victim home (small)																	P
Dwelling, twin home and two-family																	P
Eleemosynary facilities											P	P	P	P			P
Exhibition hall											C	P	C	P			
Extractive industry																P	
Fairground											C						
Farm stand, seasonal				P	P	P	P	C									P
Financial institution	P	P															P
Financial institution with drive-through facility	P ¹⁴	P ¹⁴															
Gas station		P ⁷															
Government facility	C	C						C ¹⁶		P	C	C	C ¹³	C		P	C
Government facility requiring special design features for security purposes																	C

Use	RP	BP	FP	AG	AG-2	AG-5	AG-20	OS	NOS	A	PL	PL-2	I	UI	MH	EI	MU
Government office	P	P						<u>P¹⁶</u>		P	P	P	P	P			P
Heliport	C	C								P		P	C	C			
Hospital, including accessory lodging facility	C												P	P			
Hotel/Motel	C	C								P							P
Industrial assembly		P								P							
Jail											C						
Jewelry fabrication		P															
Large wind energy system	C	C		C	C	C	C			C			P	P			
Library											P	P	P	P			P
Light manufacturing		C								P							
Manufacturing, concrete or asphalt																P ¹⁵	
Meeting hall of membership organization		P										P	P	P			P
Mixed use development																	P
Mobile food business (operation on private property)	P	P												P	P		P
Municipal service uses, including city utility uses and police and fire stations	C	C						<u>C</u>		P	C	C	C	C		P	C
Museum	C							P			P	P	P	P			P
Nursing care facility													P	P			P
Office	P	P						<u>P¹⁶</u>		P	P	P	P	P			P
Open space	P	P	P	P	P	P	P	<u>P</u>	P ⁹	P	P	P	P	P	P	P	P
Park	<u>C</u> <u>P</u>	<u>P</u>						<u>P</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Parking, commercial		C															
Parking, off-site								<u>P</u>		P	P	P	P	P			C
Parking, park and ride lot										P	C						
Parking, park and ride lot shared with existing use	P	P								P	P		P	P		P	P
Performing arts production facility		P															P
Philanthropic use												P	P	P			P
Place of worship	P	P											P	P			P
Radio, television station		P ⁶										P					
Reception center											C	P	P	P			P
Recreation (indoor)		C						P			P	P	P	P			P
Recreation (outdoor)								P		P	P	<u>P</u>					
Research and development facility	P	P									P	P					C
Research facility (medical)	P												P	P			P
Restaurant		P ⁷															P
Restaurant with drive-through facility		P ^{7,14}															P ³

Use	RP	BP	FP	AG	AG-2	AG-5	AG-20	OS	NOS	A	PL	PL-2	I	UI	MH	EI	MU
Retail goods establishment		P ⁷										P					P
Retail, sales and service accessory use when located within a principal building								P ¹⁶				P					
Retail, sales and service accessory use when located within a principal building and operated primarily for the convenience of employees								P ¹⁶		P	P	P	P	P			P
School, college or university												P	P	P			
School, K - 12 private											P	P	P	P			
School, K - 12 public											P	P	P	P			
School, music conservatory													P	P			P
School, professional and vocational	P	P								P			P	P			
School, seminary and religious institute													P	P			C
Solar array	P	P		P						P	P		P				
Stadium								C			C		C	C			
Storage, accessory (outdoor)		P						P		P							P
Studio, art																	P
Theater, live performance	C ¹⁵	C ¹⁵									C ¹⁵	C ¹⁵	C ¹	C ¹⁵			C ¹⁵
Theater, movie												C					C
Transportation terminal, including bus, rail and trucking										P							
Urban farm	P	P	P	P	P	P	P	P			P	P	P	P			
Utility, building or structure	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹		P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹
Utility, transmission wire, line, pipe or pole	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹		P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹
Vehicle, automobile rental agency		P								P							
Vending cart, private property	P	P															
Vending cart, public property								P									
Warehouse		P								P							
Warehouse, accessory to retail and wholesale business (maximum 5,000 square foot floor plate)																	P
Wholesale distribution		P								P							
Wireless telecommunications facility (see table 21A.40.090E of this title)																	
Zoological park								P									

Qualifying provisions:

1. Subject to conformance to the provisions in subsection 21A.02.050B of this title.
2. When located in a building listed on the Salt Lake City register of cultural resources.
3. When located on an arterial street.
4. Subject to Salt Lake Valley health department approval
5. In conjunction with, and within the boundaries of, a cemetery for human remains.
6. Radio station equipment and antennas shall be required to go through the site plan review process to ensure that the color, design and location of all proposed equipment and antennas are screened or integrated into the architecture of the project and are compatible with surrounding uses.
7. When approved as part of a business park planned development pursuant to the provisions of chapter 21A.55 of this title.
8. Kennels, public or private, whether within penned enclosures or within enclosed buildings, shall not be permitted within 200 feet of an existing single-family dwelling on an adjacent lot.
9. Trails and trailheads without parking lots and with signage subject to Chapter 21A.46.E Sign Regulations For The UI, PL, PL-2, I, OS and NOS Districts ~~without directional and informational signage specific to trail usage~~ shall be permitted.
10. Greater than 3 ambulances at location require a conditional use.
11. Maximum of 1 monopole per property and only when it is government owned and operated for public safety purposes.
12. Subject to conformance with the provisions in Chapter 21A.36.300 – Alcohol Related Establishments.
13. If located on a collector or arterial street according to the Salt Lake City Transportation Master Plan – Major Street Plan: Roadway Functional Classification map.
14. Subject to conformance to the provisions in section 21A.40.060 of this title for drive-through use regulations.
15. Prohibited within 1,000 feet of a single or two-family zoning district.
16. When customarily provided with the principal use and is ancillary to the principal use.

ATTACHMENT C: OPEN HOUSE INFORMATION HANDOUT

Petition PLNPCM2010-00406 Open Space Land Use and Zoning






Parks and Open Space Land Use Project

With the establishment of the Parks, Natural Lands, Trails and Urban Forestry Board, definitions were adopted that help define the types of open space lands managed by this board. There were two distinct categories, **Natural Lands** and **Parks**.

This project is an analysis of the City Code relating to public lands and open space regulations. The proposed text amendments address issues related to park and open space land uses and zoning, also addressed are the functions of golf courses, water treatment facilities and utility structures within the natural lands and park areas.

Text amendments include:

- Provision of appropriate dimensional regulations (setbacks, building height) for both small and large scale park and recreational developments.
- Update of the Table of Permitted and Conditional Uses for the OS—Open Space and NOS—Natural Open Space Zoning Districts.
- Signage for parks and open space areas.




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PROCESS Following review and gathering of public comments, Salt Lake Planning Staff will then assess the input and take actions to modify the proposed text amendments to address the issues and concerns identified through public comment.

The next steps are then to process the open space zoning text amendments through public hearings with the Salt Lake City Planning Commission to obtain a recommendation that will be forwarded to the City Council for their processing with additional public input and then a final decision.

Background

In 2003, the Planning Commission recommended that staff review the City's open space zoning districts to investigate implementing further zoning divisions based on environmental or recreational considerations to separate open spaces from the recreational components allowed in open space zoning through categorizing and defining the different types of open spaces within the City.

In following up, staff initiated the Critical Lands Inventory which groups the City's open spaces into distinct categories based on existing land uses. The Critical Lands Inventory effort resulted in the identification of open space zoning districts or overlay zones that, over time, may be applied to the City's open spaces. These proposed zoning districts could more accurately reflect the actual and proper use of the City's open spaces.

Planning Division review of the Critical Lands Inventory resulted in a recommendation that applies existing zoning nomenclature to the various use characteristics identified in the inventory process. The Planning Division feels that the proposed new open space zones of the Critical Lands Inventory are adequately addressed through existing base zoning districts and existing applicable overlay districts.

The Planning and Sustainability Divisions requested a petition to analyze the appropriateness of amending the Zoning Ordinance and other applicable provisions of the City Code relating to the Public Lands and Open Space regulations. Specifically, the petition process would address various classifications of open space lands uses. The majority of the publically owned open space lands in Salt Lake City are owned or, managed by the US Forest Service, the State of Utah, Salt Lake County and the Salt Lake City Departments of Airport, Public Utilities and Public Services. There are also privately owned open space lands.

Recommended Project Direction

The separation of Natural Lands and Parks lands can be accomplished through the current OS- Open Space and NOS - Natural Open Space zoning classifications with minor changes. The existing Riparian and Lowland Conservancy Overlay Districts provide a level of separation and protection of sensitive lands above the OS and NOS Zoning District classifications. The FP Foothill Protection District protects development of property on slopes greater than 30 percent and limits density to 1 dwelling unit per 16 acres of land. The Planning Division feels that maintaining the current OS and NOS designations keeps the original purpose and intent of the Zoning Districts.

The Planning Division recognizes that there are zoning text changes needed to the OS and NOS zones and possibly other districts that affect parks lands and public utility lands. Issues such as providing for accessory uses for golf courses and addressing water treatment and utility structures within the OS zoning district are addressed in the proposed text changes. Staff has worked close with the Parks and Public Lands Divisions to analyze zoning district issues related to the operations and development of parks within other zoning districts such as residential districts that allow parks as a permitted use if less than 4 acres in size. The development of these properties need text modifications to mitigate potential impacts to park design and use of smaller parcels.

OS—Open Space District

Purpose Statement: The purpose of the OS open space district is to preserve and protect areas of public and private open space and exert a greater level of regulation over any potential redevelopment of existing open space areas. This district is appropriate in areas of the city where the applicable master plans support this type of land use.

NOS—Natural Open Space District

Existing Purpose Statement: The purpose of the NOS natural open space district is to protect and ensure stewardship over important natural open land areas of citywide or regional importance. This district is appropriate in areas of the city where the applicable master plans support this type of land use.

Proposed Purpose Statement: The purpose of the NOS Natural Open Space district is to specifically delineate areas and regulate development of public lands with limited and appropriate development to support the preservation of natural areas. This district is appropriate in areas of the city where the applicable master plans support this type of land use.



Proposed Standards for parks on less than 4 acres

Maximum Building Height:

Lots less than four (4) acres. Building height shall be limited to thirty five feet (35'); provided, that for each foot of height in excess of twenty feet (20'), each required yard and landscaped yard shall be increased one foot (1').

Minimum Yard Requirements:

Lots four (4) acres or less:

- a. Front Yard: Ten feet (10').
- b. Corner Side Yard: Ten feet (10').
- c. Interior Side Yard: Ten feet (10').
- d. Rear Yard: Ten feet (10').

To help place recreational (playground) equipment, in small public parks or public open space on a lot less than 4 acres in size such equipment would be allowed as an obstruction within the required yard areas. The zoning ordinance, section 21A.36.020B, allows certain obstructions in required yard areas that are accessory uses and structures to the principal use.



Puglesey Ouray Park—Required landscape setback limits play area equipment.



Westminster Park—Required landscape setback limits play area along street front.

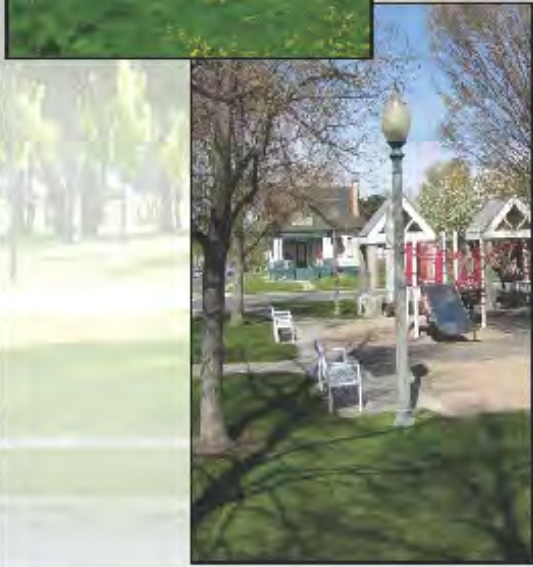
Traffic and Parking Impacts

Traffic And Parking Impact: The traffic and parking characteristics of certain parks and recreation uses can have a significant impact on the nearby residential neighborhoods. To ensure that these characteristics do not impair the safety or enjoyment of property in nearby areas, a traffic and parking study shall be submitted to the city in conjunction with the site plan review provisions of this title whenever an expansion of an existing use increases off street parking requirement more than twenty (20) spaces or an expansion of the mapped district is proposed that exceeds five (5) acres. New institutional uses or expansions/intensifications of existing institutional uses shall not be permitted unless the traffic and parking study provides clear and convincing evidence that no significant impacts will occur or are mitigated. The zoning administrator may, upon recommendation of the development review team waive the requirement for a traffic and parking study if site conditions clearly indicate that no impact would result from the proposed development.



Lighting Impacts

Lighting: All uses and developments shall provide adequate lighting so as to assure safety and security. Lighting installations shall not have an adverse impact on traffic safety or on surrounding properties and uses. Light sources shall be shielded to minimize light spillover onto adjacent properties.



Signs

One of the new elements created in the sign text changes is to allow for interpretive signage programs in the natural open space and open space lands. The sign text changes also support the new signage master plan developed by the Parks Division.

Public Parks and open space interpretative or orientation signs

Maximum Area Per Sign Face

32 square feet

Maximum Height Of Freestanding Signs

8 feet

Minimum Setback

10 feet

Number Of Signs Permitted

1 set of 5 per venue

Interpretative or orientation signs are allowed on public open space lands subject to minimum setback standards and subject to location and number approval by the Parks, Trails, Natural Lands and Urban Forestry Board consistent with this section.

Trail way finding signs are a type of directional and public safety sign that are required to be setback two feet from the trail edge with a maximum height of 6 feet and a minimum setback of 5 feet from a public right of way line .



ATTACHMENT D: EXAMPLES NEIGHBORHOOD PARKS



Silver Park 126 W 500 N



Laird Park 1800 E Laird Ave



Westminster Park 986 E 1700 S



Gallagher Park 644 S Park St

ATTACHMENT E: OPEN SPACE SIGNS



Interpretive Sign



Vertical Naming Sign



Orientation Sign



Wood Trail Marker

ATTACHMENT F: EXISTING MASTER PLAN POLICY

The table below contains the applicable Salt Lake City master plan policies related to open space, parks and recreation land uses.

Applicable Master Plan Policies Open Space, Parks and Recreation Land Use		
Plan	Open Space, Parks and Recreation	Maintenance and Improvements
Avenues	Provide recreation amenities for all age groups in convenient locations.	The city should continue to acquire and develop sites for mini-parks to improve recreation opportunities in the Avenues.
	Devise a growth management program that includes strategies to help protect the foothills from continued urban encroachment.	The Salt Lake City Parks and Recreation Master Plan, adopted in 1977, states a number of specific goals for the Avenues Community. These are generally still valid.
	Preserve the city's natural mountainous backdrop and recreation opportunities the mountains provide.	
	Foothill open space should be maintained in its natural state as a mountainous backdrop and watershed area for the city.	
Capitol Hill	Provide for and encourage parks and recreation areas in various forms and locations to enhance residential neighborhoods and the surrounding community.	Visually enhance publically owned property while creating recreational opportunities for the community.
	Identify the community's unique and natural amenities, resources and settings and designate natural areas to be preserved and improved as appropriate.	Continue to enforce existing watershed protection regulations to ensure development and recreational uses in the foothills do not negatively impact the City Creek Canyon watershed.
	The Capitol Hill Community will have a wide variety of recreational and open space opportunities for both the residents of Capitol Hill and other citizens and tourists.	
Central	Provide adequate, safe, and accessible recreation opportunities.	Increase the amount of parks and usable open space in order to achieve national standards for park space.
	Preserve existing parks.	Ensure adequate maintenance and repair of parks and open space.
	Promote multiple uses of park and recreation facilities.	
	Protect the natural open space areas within the Central Community.	
	Encourage the development of passive neighborhood parks, community gardens, dog parks, and open space areas.	
Gateway District	Provide a system of parks, recreation facilities, and open spaces that serve the needs of residents and employees.	Establish requirements for traditional and nontraditional open spaces.
	Integrate the Gateway District's open spaces into the larger open space network.	
	Establish Gateway Commons Open Space next to I-15.	
East Bench	Preserve the present unique scenic beauty, environmental habitat, recreational use, and accessibility of the Wasatch foothill, and ensure city control over foothill development in the East Bench Community.	As a general policy, the city should acquire park sites as soon as possible after determining their suitability.
	Parks along the foothills should provide parking and pedestrian access to foothill trails, a public view area where panoramic views of the city can be enjoyed, and a neighborhood recreation facility.	The city should consider establishing a land-banking program wherein funds could be for park property acquisition.
	Areas considered undevelopable from a geologic standpoint should be preserved as natural foothill open space.	

Plan	Open Space, Parks and Recreation	Maintenance and Improvements
Northwest	Locate adequate recreation facilities within walking distance of residential neighborhoods.	
	The city should consider shifting a greater portion of the neighborhood park responsibility to subdivision developers.	
	Designate and protect the Great Salt Lake and Jordan River Delta as a preserve area dedicated to open space, preservation, recreation, and education uses that are compatible with the sensitive environmental conditions.	
Northwest Quadrant	The purpose of the OS open space district is to preserve and protect areas of public and private open space and exert a greater level of control over any potential redevelopment of existing open space areas.	
West Salt Lake	Upgrade present recreation facilities and provide additional facilities where needed.	Implement the recommendations of the Salt Lake City Bikeways Master Plan and Open Space Master Plan that are relevant to the West Salt Lake community.
	Coordinate with the Jordan River Parkway Authority to continue the development of recreational opportunities along the Jordan River.	
Sugar House	Expand the urban forest of Sugar House through extensive tree plantings and landscaping, creating and maintaining urban parks and community gardens and promoting a network of regional open space areas and corridors.	Implement the open space plan as it relates to linking the parks and recreation areas with an open space trail system.
	Support a per capita ratio of public amenities funding methods for the purchase of land for public use.	Support funding for park maintenance and acquisition and development.
	Support the Sugar House Park authority to complete a master plan for Sugar House Park and invest the resources necessary to preserve it in optimal condition.	Preserve, restore and enhance the remaining natural areas in Sugar House where possible.
	Preserve the existing green space in Sugar House Park as passive open space to the extent possible.	
City Creek	Planning Goal: City Creek Canyon should serve as a valuable watershed and recreation/open space amenity of city-wide significance. These uses should take precedence over other land use alternatives.	Promote city property acquisition and annexation to insure future control over lands use in the canyon.
	Preserve the historic Canyon Road residential pocket and formal Memory Grove Park to depict the city's heritage, and as a link between the Central Business District (CBD) and the upper canyon.	Areas extending into the canyon from the formally maintained park should be maintained in their natural state with only minimal improvements to enhance recreation opportunities, stabilize hillsides and define public/private property boundaries in areas near the mouth of the canyon.
	Preserve the undeveloped canyon and hillsides as natural open space.	Prohibit future development and /or commercial endeavors.
	Preserve City Creek Canyon above Memory Grove for watershed and limited public recreation.	Identify and protect important flora and fauna.
	City Creek Canyon Above Bonneville Boulevard: Maintain the canyon in its natural state and limit canyon activities to watershed protection, water treatment facilities, and limited public recreation opportunities.	Emphasis should be shifted from accommodating through-traffic to providing access for recreation purposes such as bicycling, running, and providing reasonable vehicular access to recreation amenities in City Creek Canyon.
Open Space Plan	Conserve the natural environment.	
	Enhance open space amenities for all citizens.	
	Educate the citizens on proper use of open space.	
	Conservation of foothill transition area by managing access, restricting inappropriate uses, guiding development to minimize or eliminate adverse impacts, and promoting education for proper use.	
	In the Valley land form area connect existing park spaces, reinforce and improve the natural and man created existing linkages.	
	In the Lakeshore Uplands transitional area buffer wildlife habitat, improve access and manage growth and development.	

ATTACHMENT G: ANALYSIS OF STANDARDS

ZONING TEXT AMENDMENTS

21A.50.050: 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. In making a decision concerning a proposed text amendment, the City Council should consider the following:

Factor	Finding	Rationale
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;	Complies The proposed text amendment is consistent with the purposes, goals, objectives and policies of the City.	The proposed text changes support and are consistent with goals and policies identified in attachment E, "Table of Salt Lake City Master Plan Policies". The text changes help to implement the community master plans, the City Creek master plan and the Open Space master plan policies.
2. Whether a proposed text amendment furthers the specific purpose statements of the zoning ordinance;	Complies The proposed text amendment furthers the specific purpose statements of the zoning ordinance.	The proposed changes clarify ordinance requirements, provides standards of appropriate scale to development size within the OS and NOS Zoning Districts and for parks less than 4 acres in size in other zoning districts. The proposed modifications create standards and factors for consideration that will facilitate appropriate development of open space lands and limit adverse impacts on neighboring property owners.
3. Whether a proposed text amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards;	Complies The proposed text amendment does not impact any applicable overlay zoning districts.	The proposed text amendment is not site specific, and is not associated directly with any overlay zoning districts. When a particular development proposal is within an overlay zoning district, any applicable regulations of the overlay district must be met.
4. The extent to which a proposed text amendment implements best current, professional practices of urban planning and design.	Complies The proposed amendments are in keeping with the best and current professional practices of urban planning and design.	The proposed text changes are intended to create appropriate standards for small scale park development, provide regulations for interpretative, regulatory and way finding signs within open space lands, creates new standards related to traffic impacts and lighting for open space lands.
5. The adequacy of public facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreational facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.	Not applicable	The proposed text amendment is citywide and does not apply directly to the development of any specific property and does not affect the adequacy of any public facilities.
NOTES:		

ATTACHMENT H: PUBLIC PROCESS AND COMMENTS

Proposed Open Space Text Amendments and an information handout were provided in a Citywide Open House on December 11, 2014.

No comments were received from the open house.

ATTACHMENT I: DEPARTMENT REVIEW COMMENTS

The proposed open space text amendments were developed with a working group of staff from the Parks and Public Lands, Open Space Lands program, Public Utilities Department and the Planning Division. The proposed open space text amendments were presented to the Parks, Natural Lands, Trails and Urban Forestry Advisory Board on June 19, 2014. The Parks Department Staff provided ongoing updates on the text amendment project to the Parks, Natural Lands, Trails and Urban Forestry Advisory Board since June 2014.

The final ordinance draft has not yet been reviewed by the Parks, Natural Lands, Trails and Urban Forestry Advisory Board. They will be reviewing the final proposed text changes on April 16th. Final comments will be provided to the Planning Commission.

ATTACHMENT J: MOTIONS

Consistent with Staff Recommendation: Based on the findings in the staff report, public input and discussion, I move to transmit a favorable recommendation to the City Council to adopt the proposed zoning text amendments to the following section of Chapter 21A Zoning.

- *Section 21A.32.100 OS Open Space District*
- *Section 21A.32.105 NOS Natural Open Space District*
- *Section 21A.33.070 Table of Permitted and Conditional Uses for Special Purpose Districts*
- *Section 21A.36 General Provisions*
 - *Table 21A.36.020B Obstructions in Required Yards*
 - *Table 21A.36.020C Height Exceptions*
- *Section 21A.46.120 Sign Regulations for Special Purpose Districts*
- *Section 21A.62 Definitions*
- *Delineation of Open Space and Open Space Area terminology*
 - *Sections 21A.24.164, 21A.24.168, 21A.24.170, 21A.26.078, 21A.27.050, 21A.30.040, 21A.32.020, 21A.32.030, 21A.32.080, 21A.32.09, 21A.32.110, 21A.32.130, and 21A.58.010*

Not Consistent with Staff Recommendation: Based on the staff report information, public input and discussion and the following finding(s), I move that the Planning Commission transmit a negative recommendation to the City Council relating to the requested amendments to the zoning ordinance.

The Planning Commission shall make findings on the Zoning Text Amendment standards as listed below:

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;
2. Whether a proposed text amendment furthers the specific purpose statements of the zoning ordinance;
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
4. The extent to which a proposed text amendment implements best current, professional practices of urban planning and design.
5. The adequacy of public facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreational facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.

Attachment F. Minutes from February 8, 2017 Planning Commission Meetings

SALT LAKE CITY PLANNING COMMISSION MEETING
City & County Building
451 South State Street, Room 326, Salt Lake City, Utah
Wednesday, February 8, 2017

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:30:17 PM](#). Audio recordings of the Planning Commission meetings are retained for a period of time.

Present for the Planning Commission meeting were: Chairperson Matt Lyon, Vice ChairpersonCarolynn Hoskins; Commissioners Maurine Bachman, Weston Clark, Emily Drown, Ivis Garcia, Clark Ruttinger and Sara Urquhart. Commissioner Andres Paredes was excused.

Planning Staff members present at the meeting were Nick Norris, Planning Director; Michael Maloy, Senior Planner; David Gellner, Principal Planner; Kelsey Lindquist, Associate Planner; Michelle Poland, Administrative Secretary and Paul Nielson, City Attorney.

[8:05:33 PM](#)

Regulation Changes for Open Space and Similar Uses - Salt Lake City is requesting amendments to the Zoning Ordinance relating to the regulations of open space and other similar uses. The amendments include text changes that address issues relating to development standards, update to the use tables, definitions and sign regulations relating to park, adaptive reuse, urban farming, open space and public facility uses. Related provisions of Title 21A-Zoning may also be amended as part of this petition. The proposed regulation changes will affect various sections of the zoning ordinance. (Staff contact: Cheri Coffey at (801)535-6188 or cheri.coffey@slcgov.com.) Case number PLNPCM2010-00406

Ms. Cheri Coffey, Assistant Planning Director, reviewed the petition as presented in the Staff Report (located in the case file). She stated Staff was recommending the Planning Commission continue the public hearing and request the Planning Staff revise the draft ordinance to reflect the direction of the Planning Commission as discussed in this meeting.

The Commission and Staff discussed and stated the following:

- Where solar farms were currently allowed.
- If solar farms could be privately or publicly owned on public open space.
- The amount of open space property that was privately owned and publicly owned in the city.
- Other cities that have similar ordinances and how they function in those cities.
- How to determine what uses were appropriate in the zoning.

- Defining recreational uses throughout the zoning ordinance and specifying those the uses.
- What uses were in the public's best interest in parks such as reception centers or restaurants.

PUBLIC HEARING [8:32:06 PM](#)

Chairperson Lyon opened the Public Hearing.

The following individuals spoke to the petition: Mr. George Chapman, Mr. Chris Croswhite, Ms. Anne Cannon,

The following comments were made:

- Plan did not address the increases of light and vehicle pollution.
- Amphitheaters would create noise pollution.
- Golf courses would make it easier to change to Frisbee golf.
- Height restrictions should remain the same.
- Putting pump stations in open space were an issue.
- Parking would be an issue for restaurants in these areas as they would have offsite parking in adjacent neighborhoods.
- Restaurants would create issues with people smoking.
- Open space was not storage space for city equipment.
- Great idea for living quarters for park rangers.
- No solar farms in open space
- Concerned over the egress and ingress to properties along Jordan River Park way.
- Need to add places for dogs and dog parks in the plan.

Chairperson Lyon closed the Public Hearing.

Ms. Coffey reviewed the where dogs were allowed and how the City addressed dogs in the code. She stated dogs could be in parks as long as they were on leash.

The Commission and Staff discussed the following:

- How to address/define dog parks in the Open Space Plan.
- If there would ever be a time where an open space property owner could create a dog park without asking the neighbors.
- Was there a difference between public and private open space.
- Language stating what uses were allowed in public open space and private open space could be added while allowing different permitted uses in each.
- The location of privately owned open space in the city.
 - Staff will research the privately owned properties and if they are developable.
- If restaurants are an appropriate use for parks.
 - Staff will gather more information on restaurant uses and return to the Commission.

- If the City could lease open space to a private entity.
- If Solar Panels were appropriate for open space.
- Why public utilities needed additional height for structures in open space.

MOTION [8:59:25 PM](#)

Commissioner Drown stated regarding Open Space Land Use PLNPCM2010-00, based on the information and findings in this staff report, public input and discussion she moved to continue the public hearing and request the Planning Staff revise or provide additional input on the draft ordinance to reflect the direction of the Planning Commission as discussed. Commissioner Urquhart seconded the motion. The motion passed unanimously.

Work Session

[9:00:31 PM](#)

Homeless Resource Center Zoning Regulations - Salt Lake City is requesting to amend the zoning ordinance to (1) define what a homeless resource center is, (2) add homeless resource center as a conditional use in zoning districts that currently permit homeless shelters, and (3) establish qualifying provisions that mitigate potential adverse impacts of homeless resources centers. The amendment will affect chapter 21A.36, and sections 21A.33.030, 21A.33.050, 21A.60.020, and 21A.62.040 of the zoning ordinance. Related provisions of Title 21A Zoning may also be amended as part of this petition. (Staff contact: Michael Maloy, AICP at (801)535-7118 or michael.maloy@slcgov.com.) Case number PLNPCM2016-00910

Mr. Michael Maloy, Senior Planner, reviewed the petition as presented in the Staff Report (located in the case file).

The Commission and Staff discussed and stated the following:

- Where zoning allowed a homeless shelter, a homeless resource center would also be allowed.
- The number of comments received on the proposal.
- If the public understood the difference between a shelter and a resource center.
- The definition of Homeless Resource Center in the Staff Report.
- The Public Hearings that would be held for the petition and making it know what specific topic would be discussed at those meetings to direct public comments.
- Where the public could find information for this petition and how information would be distributed for this project.
- Needed to address the items that are not usually looked at like property values.

- There are some issues Cities are not allowed to consider because the Courts have already made decisions on those items, property values were one of these issues.
- Ensuring the Public understood the process and the Commission's purview over the petition.
- The best way to communicate with Staff on the petition.
- The way to address the Simpson Ave site versus the other sites and ensure everyone felt heard.
- The conditional uses, process to review and approve these uses.
- Ex parte communication regarding this petition and how to address any issues the Commissioners may encounter.
- Hold an information session to give the Commission an understanding of the form based zone, its history and the intent of the zoning.
- What other cities do for their homeless and best practices for those cities.
- The reasoning why the subject properties were chosen and the history behind the specific sites.
- The timeline for the proposal.

The meeting adjourned at [9:39:28 PM](#)