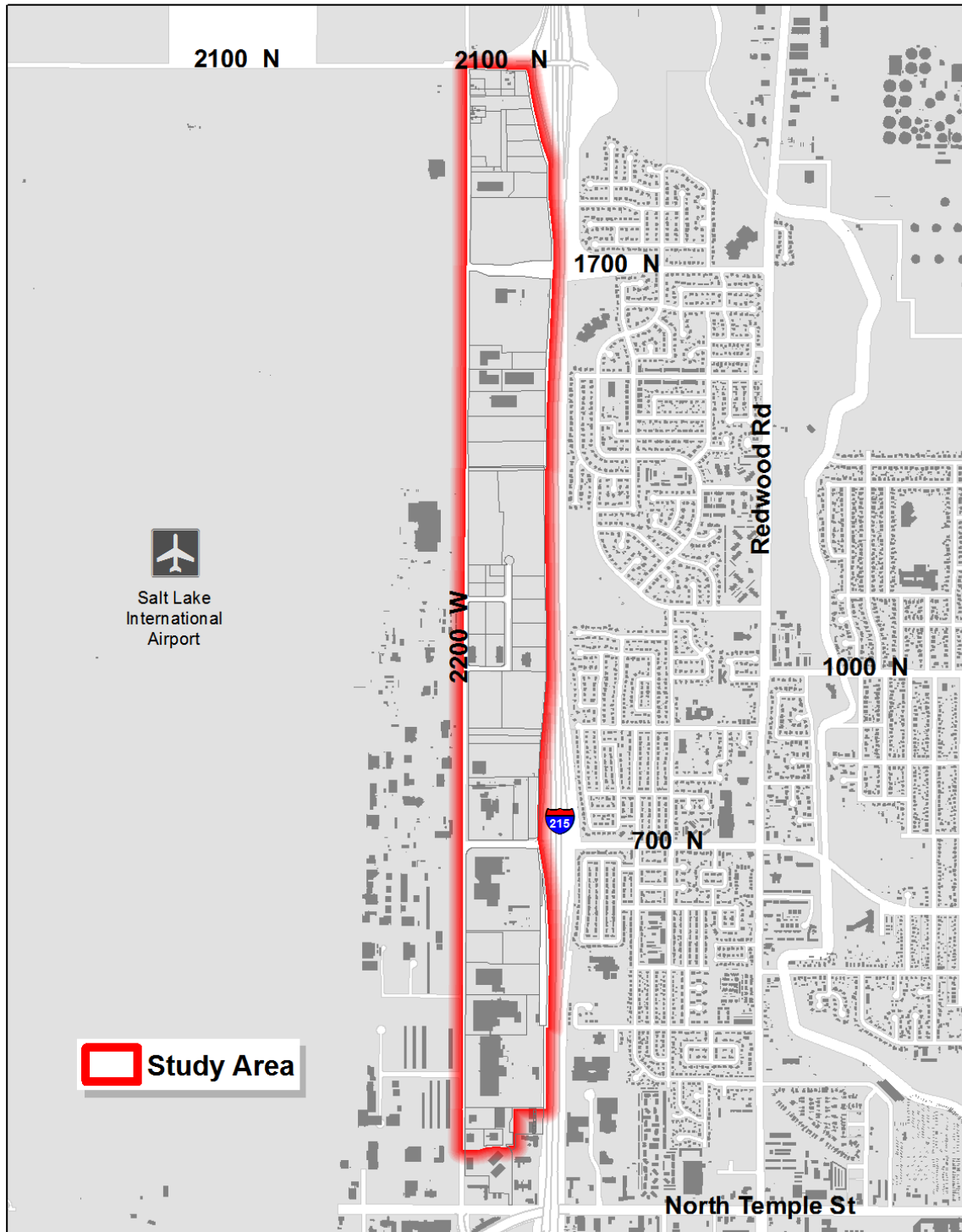


2200 West Zoning Map Amendment

(Project No. PLNPCM2016-00788 and PLNPCM2016-00870)

Proposed Zoning Change to Light Manufacturing



Project Summary

In July 2016 the Salt Lake City Council asked the Planning Division to study and make a recommendation on changing the zoning of the properties located along 2200 West between 2100 North and North Temple Street to the Light Manufacturing zone. The majority of the properties in the study area are currently zoned Business Park, with the exception of a few properties at the northern end of the study area, which are zoned Agriculture. The purpose of the zoning change is to implement area master plans and to maximize the economic development potential along the 2200 West corridor.

What is the Difference between the Business Park (BP) and Light Manufacturing (M-1) Zoning districts?

The following are the purposes of the BP (existing zoning) and M-1 (proposed zoning) districts:

The purpose of the **BP business park** district is to provide an attractive environment for modern offices, light assembly and warehouse development and to create employment and economic development opportunities within the city in a campus-like setting. This district is appropriate in areas of the city where the applicable master plans support this type of land use. The standards promote development that is intended to create an environment that is compatible with nearby, existing developed areas.

The purpose of the **M-1 light manufacturing** district is to provide an environment for light industrial uses that produce no appreciable impact on adjacent properties and desire a clean attractive industrial setting. This zone is appropriate in locations that are supported by the applicable master plan policies adopted by the city. This district is intended to provide areas in the city that generate employment opportunities and to promote economic development. The uses include other types of land uses that support and provide service to manufacturing and industrial uses. Safe, convenient and inviting connections that provide access to businesses from public sidewalks, bike paths and streets are necessary and to be provided in an equal way. Certain land uses are prohibited in order to preserve land for manufacturing uses.

The purpose of the change is to facilitate more development along the 2200 West corridor. The M-1 district allows more types of business than what is allowed in the BP district, while still requiring sufficient property improvements that create an attractive and sustainable environment. The more significant differences between the two zoning districts are related to open space and building location requirements. The BP district has a minimum open space requirement where the M-1 district has none. Additionally, the M-1 district has fewer and reduced building setbacks requirements (the required distance between the building and a property line). A document comparing the development regulations and allowed uses between the BP and M-1 districts is attached.

How Would the Zoning Change Affect my Business/Property?

If the City Council decides to change the zoning of your property, all new development would need to comply with the new zoning regulations. The zoning change would not affect existing businesses or property improvements. In other words, if your property does not comply with the new zoning regulations, you would not be required to make changes to your property to meet the new zoning. If

your business is an allowed use under the existing zoning, but is not an allowed use under the new zoning, your business can continue to operate the same way it is currently operating; however, future improvements would need to comply with the M-1 Light Manufacturing zoning regulations.

The Process

The Planning Division encourages your participation in the decision making process and is asking for your feedback. The following pages provide a summary of the development regulations and land uses for the Business Park (existing zoning) and Light Manufacturing (proposed zoning) districts for comparison purposes. Please review this document and provide your concerns, support or questions by mail, email or phone call to the project manager.

Decisions regarding zoning amendments are made by the Salt Lake City Council with a recommendation from the Planning Commission. Both the Planning Commission and City Council will hold public hearings on the proposed changes.

If you own property in the study area and object to your property being included in the zoning change, please provide written notice of your objection to the project manager stated below. Your written objection will be provided to the City Council for their consideration.

Contact Information

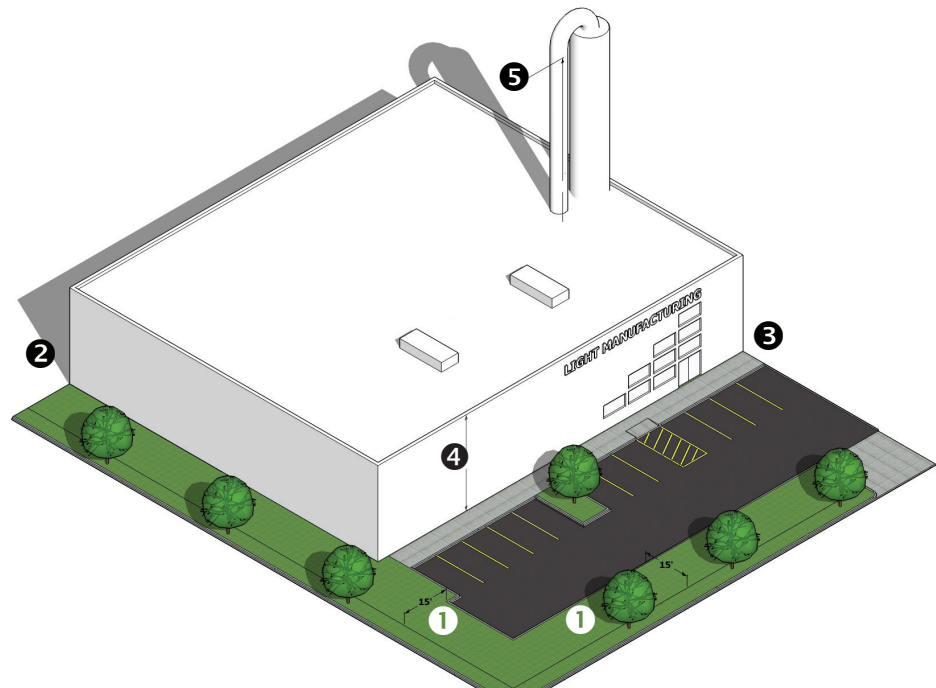
Project Manager:	Wayne Mills, Senior Planner
Phone:	801-535-7282
Email:	wayne.mills@slcgov.com
Address:	451 S. State St. Room 406 PO Box 145480 Salt Lake City, UT 84114-5480

M-1

LIGHT MANUFACTURING

ZONING REGULATIONS OVERVIEW

The purpose of the M-1 light manufacturing district is to provide an environment for light industrial uses that produce no appreciable impact on adjacent properties and desire a clean attractive industrial setting. This district is intended to provide areas in the city that generate employment opportunities and to promote economic development. The uses include other types of land uses that support and provide service to manufacturing and industrial uses. Safe, convenient and inviting connections that provide access to businesses from public sidewalks, bike paths and streets are necessary and to be provided in an equal way. Certain land uses are prohibited in order to preserve land for manufacturing uses.



Development Examples

Zoning Diagram of Development Standards

M-1 Development Standards (21A.28.030)

LOT WIDTH	LOT AREA	FRONT/CORNER SIDE YARD ①	REAR YARD ②	SIDE YARDS ③	LANDSCAPE BUFFERS	HEIGHT ④	HEIGHT EXCEPTION ⑤
Min. 80' . No min. for lots legally existing as of April 12, 1995.	20,000 sq ft min. No min. for lots legally existing as of April 12, 1995.	Min. 15' , shall be maintained as landscaped yard.	None required.		Min. 15' next to residential zones. Land- scaped, includ- ing shade trees, shrubs, and 6' fence.	65' max.	Emission free distilla- tion column structures allowed up to 120' or Federal Aviation Admin (FAA) imposed limit, whichever is less.

Other General Manufacturing Zone Regulations (21A.28.010)

REFUSE CONTROL	LIGHTING	OUTDOOR SALES, DISPLAY, AND STORAGE LIMITATIONS
Refuse containers must be covered and shall be stored within completely enclosed buildings or screened in conformance with the requirements of chapter 21A.48 of this title.	On site lighting shall be located, directed or designed in such a manner as to contain and direct light and glare only to the property on which it is located.	<p>a. Outdoor sales display of merchandise, and outdoor storage equipment shall not:</p> <ul style="list-style-type: none"> (1) Encroach into areas of required parking; (2) Be located in any required yard area within the lot; or (3) Include the use of banners, pennants or strings of pennants. <p>b. Outdoor storage of auto bodies, or other metal, glass bottles, rags, rubber, paper or other articles commonly known as junk, shall be screened by a solid wall or fence (including solid entrance and exit gates) not less than seven feet (7') nor more than ten feet (10') in height. The outdoor storage shall not be stacked higher than the enclosing wall or fence.</p> <p>c. Outdoor sales and display and outdoor storage are permitted when part of an authorized temporary use.</p>

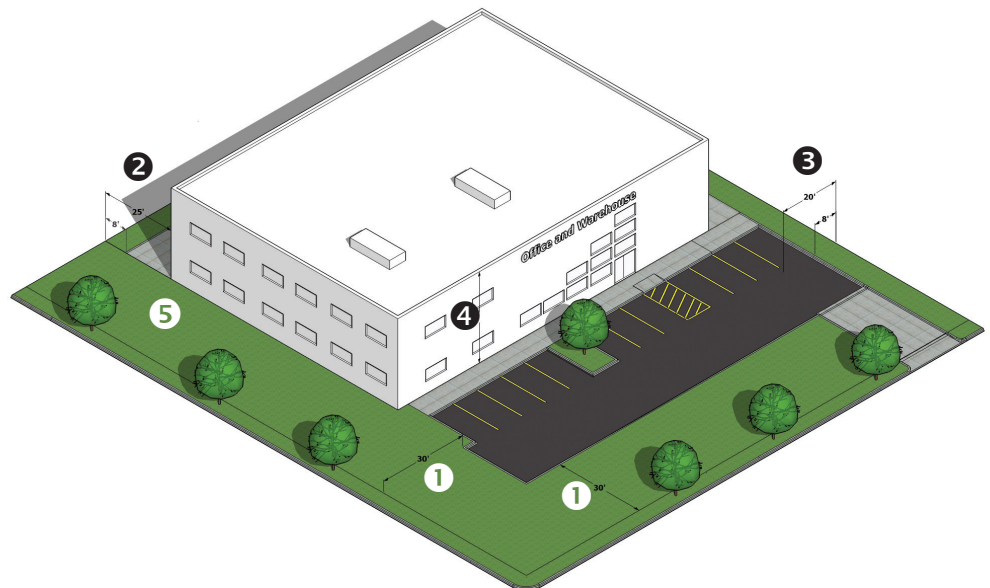
The above information is a synopsis of the regulations. Please see the zoning ordinance for the complete regulations.

BP

BUSINESS PARK

ZONING REGULATIONS OVERVIEW

The purpose of the BP business park district is to provide an attractive environment for modern offices, light assembly and warehouse development and to create employment and economic development opportunities within the city in a campus-like setting. This district is appropriate in areas of the city where the applicable master plans support this type of land use. The standards promote development that is intended to create an environment that is compatible with nearby, existing developed areas.



Development Examples

Zoning Diagram of Development Standards

BP Development Standards (21A.32.030)

LOT WIDTH	LOT AREA	FRONT/CORNER SIDE YARD ①	REAR YARD ②	SIDE YARDS ③	LANDSCAPE BUFFERS	HEIGHT ④	OPEN SPACE ⑤
Min. 100'	20,000 sq ft min.	Min. 30', shall be maintained as landscaped yard.	Min. 25', 8' min. shall be main- tained as landscaped yard.	Min. 20', 8' min. shall be main- tained as land- scaped yard.	Min. 30' next to residential zones. Shall be landscaped, including shade trees, shrubs, and 6' fence.	60' max.	Min. 15% of lot area. 33% of required open space shall be covered in vegetation.

Special BP Regulations (21A.32.030.I)

ENCLOSED OPERATIONS	OUTDOOR STORAGE	NUISANCE IMPACTS	BUFFER FROM AGRICULTURE ZONES
All principal uses shall take place within entirely enclosed buildings.	Accessory outdoor storage shall be screened with a solid fence and approved through the site plan review process.	Uses and processes shall be limited to those that do not create a nuisance to the use and enjoyment of adjacent property due to odor, dust, smoke, gases, vapors, noise, light, vibration, refuse matter or water carried waste.	When property abuts or is across the street from AG-2 or AG-5 zoned property the following apply: <ul style="list-style-type: none"> • Buildings prohibited within 100' of the adjacent property line. • Parking lots prohibited within 50' of adjacent property line

The above information is a synopsis of the regulations. Please see the zoning ordinance for the complete regulations.

PERMITTED AND CONDITIONAL USES - BP & M-1 DISTRICTS COMBINED LIST

USES	BP	M-1
Accessory use, except those that are otherwise specifically regulated elsewhere in this title	P	P
Adaptive reuse of a landmark site		C
Agricultural use	C	P
Air cargo terminals and package delivery facility	P	
Alcohol:		
Brewery		P
Brewpub	P ¹²	P ^{6b, 10b}
Social club		C ^{6b, 10b}
Tavern		C ^{6b, 10b}
Ambulance service (indoor)	P	
Ambulance service (outdoor)	P ¹⁰	
Ambulance services (indoor and/or outdoor)		P
Animal:		
Kennel		P
Kennel on lots of 5 acres or larger	C	
Pet cemetery		P ²
Raising of furbearing animals		C
Stockyard		C ¹²
Veterinary office	P	P
Antenna, communication tower	P	P
Antenna, communication tower, exceeding the maximum building height	C	C
Bakery, commercial		P
Blacksmith shop		P
Bottling plant		P
Building materials distribution		P
Bus line station/terminal		P
Bus line yard and repair facility		P ¹²
Check cashing/payday loan business		P ⁹
Clinic (medical, dental)	P	
Community correctional facility, large (see section 21A.36.110 of this title)		C ^{8, 12}
Community correctional facility, small (see section 21A.36.110 of this title)		C ^{8, 12}
Community garden	P	P
Concrete and/or asphalt manufacturing		C ¹²
Contractor's yard/office		P
Cremation service		P
Crematorium		P
Daycare center, adult	P	P
Daycare center, child	P	P
Dental laboratory/research facility	P	
Distillery		P
Dwelling:		
Living quarters for caretaker or security guard	P	

PERMITTED AND CONDITIONAL USES - BP & M-1 DISTRICTS COMBINED LIST (CONTINUED)

USES	BP	M-1
Dwelling, living quarters for caretaker or security guard, limited to uses on lots 1 acre in size or larger and is accessory to a principal use allowed by the zoning district		P
Equipment rental (indoor and/or outdoor)		P
Equipment, heavy (rental, sales, service)		P
Financial institution with or without drive-through facility	P ¹⁴	P ¹¹
Food processing		P
Gas station	P ⁷	P
Government facility	C	P
Government facility requiring special design features for security purposes		P
Government office	P	
Greenhouse		P
Heliport	C	
Hotel/motel	C	P
Impound lot		P ¹²
Industrial assembly	P	P
Jewelry fabrication	P	
Laboratory (medical, dental, optical)		P
Laboratory, testing		P
Large wind energy system	C	P
Laundry, commercial		P
Light manufacturing	C	P
Limousine service		P
Meeting hall of membership organization	P	
Mobile food business (operation in the public right of way)		P
Mobile food business (operation on private property)	P	P
Mobile food court		P
Municipal service uses, including city utility uses and police and fire stations	C	
Office	P	P
Office, publishing company		P
Open space	P	P
Package delivery facility		P
Parking:		
Commercial	C	
Off site		P
Park and ride lot		P
Park and ride lot shared with existing use	P	P
Performing arts production facility	P	
Photo finishing lab		P
Place of worship	P	
Pound		P ¹²
Printing plant		P
Radio, television station	P ⁶	P
Railroad, freight terminal facility		C ^{4, 12}

PERMITTED AND CONDITIONAL USES - BP & M-1 DISTRICTS COMBINED LIST (CONTINUED)

USES	BP	M-1
Recreation (indoor)	C	P
Recreation (outdoor)		P
Recycling:		
Collection station		P
Processing center (indoor)		P
Processing center (outdoor)		C ¹²
Research and development facility	P	
Restaurant with or without drive-through facilities	P ^{7, 14}	P ¹¹
Retail goods establishment	P ⁷	
Retail goods establishment with or without drive-through facility		P ¹¹
Retail service establishment:		
Electronic repair shop		P
Furniture repair shop		P
Retail, sales and service accessory use when located within a principal building and operated primarily for the convenience of employees	P	
Upholstery shop		P
Rock, sand and gravel storage and distribution		C
School:		
Professional and vocational (With or Without Outdoor Activities)	P	P
Seminary and religious institute		P
Seasonal farm stand		P
Sexually oriented business		P ⁵
Sign painting/fabrication		P
Small brewery	C	P
Solar array	P	P
Storage and display (outdoor)		P
Storage, accessory (outdoor)	P	
Storage, public (outdoor)		P
Store, convenience		P
Studio, motion picture		P
Taxicab facility		P
Theater, live performance	C ¹⁵	
Tire distribution retail/wholesale		P
Truck freight terminal		P ¹²
Urban farm	P	P
Utility:		
Building or structure	P ¹	P
Electric generation facility		C ^{3, 12}
Sewage treatment plant		C
Solid waste transfer station		C ¹²
Transmission wire, line, pipe or pole	P ¹	P ¹
Vehicle:		
Auction		P
Automobile and truck repair		P

PERMITTED AND CONDITIONAL USES - BP & M-1 DISTRICTS COMBINED LIST (CONTINUED)

USES	BP	M-1
Automobile and truck sales and rental (including large truck)		P
Automobile part sales		P
Automobile rental agency	P	
Automobile salvage and recycling (indoor)		P
Automobile salvage and recycling (outdoor)		C ¹²
Recreational vehicle (RV) sales and service		P
Truck repair (large)		P
Vending cart, private property	P	P
Warehouse	P	P
Welding shop		P
Wholesale distribution	P	P
Winery		P
Wireless telecommunications facility (see section 21A.40.090, table 21A.40.090E of this title)		
Woodworking mill		P

QUALIFYING PROVISIONS (COMBINED FROM BP AND M-1)

1. See subsection 21A.02.050B of this title for utility regulations.
2. Subject to Salt Lake Valley health department approval.
3. Electric generating facilities shall be located within 2,640 feet of an existing 138 kV or larger electric power transmission line.
4. No railroad freight terminal facility may be located within a 5 mile radius of any other existing railroad freight terminal facility.
5. Subject to specific approval standards related to sexually oriented businesses (see section 21A.36.140 of the Zoning Ordinance)
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.
- 6b. If a place of worship is proposed to be located within 600 feet of a tavern, social club, or brewpub, the place of worship must submit a written waiver of spacing requirement as a condition of approval.
7. When approved as part of a business park planned development pursuant to the provisions of chapter 21A.55 of this title.
8. A community correctional facility is considered an institutional use and any such facility located within an airport noise overlay zone is subject to the land use and sound attenuation standards for institutional uses of the applicable airport overlay zone within chapter 21A.34 of this title.
9. No check cashing/payday loan business shall be located closer than 1/2 mile of other check cashing/payday loan businesses.
10. Greater than 3 ambulances at location require a conditional use.
- 10b. Subject to specific approval standards related to "Alcohol Related Establishments (see section 21A.36.300 of the Zoning Ordinance)
11. Subject to conformance to the provisions in section 21A.40.060 of this title for drive-through use regulations.
12. Prohibited within 1,000 feet of a single- or two-family zoning district.
13. Not applicable.
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.
17. No large group home shall be located within 800 feet of another group home.
18. No small group home shall be located within 800 feet of another group home.
19. No large residential support shall be located within 800 feet of another residential support.
20. No small residential support shall be located within 800 feet of another residential support.
21. No eleemosynary facility shall be located within 800 feet of another eleemosynary, group home or residential support.