SALT LAKE CITY ORDINANCE

No. 47A of 2025

(Amending Titles 5, 14, and 21A of the *Salt Lake City Code* to consolidate commercial zoning districts into mixed use districts)

An ordinance amending the text of Title 21A of the *Salt Lake City Code* pertaining to the creation of mixed use zoning districts and the consolidation of certain commercial zoning districts, pursuant to Petition No. PLMPCM2024-00707.

WHEREAS, on October 23 and November 13, 2024, the Salt Lake City Planning Commission ("Planning Commission") held public hearings on a petition submitted by Mayor Erin Mendenhall to amend Salt Lake City's land use regulations to consolidate 26 existing commercial, mixed use, and form-based zoning districts into six new mixed-use zoning districts (Petition No. PLMPCM2024-00707); and

WHEREAS, at its October 23 and November 13, 2024 meetings, the Planning Commission voted in favor of forwarding a positive recommendation to the Salt Lake City Council ("City Council") on said petition; and

WHEREAS, after a public hearing on this matter the City Council has determined that adopting this ordinance is in the city's best interests.

NOW, THEREFORE, be it ordained by the City Council of Salt Lake City, Utah:

SECTION 1. Amending the text of Subsection 5.04.070.E. That Subsection 5.04.070.E of the *Salt Lake City Code* (Business Taxes, Licenses and Regulations: Business Licenses: License Fees Levied: Enhanced Services) is hereby amended as follows:

E. Reserved.

SECTION 2. Amending the text of Subsection 14.36.010.F. That Subsection 14.36.010.F of the *Salt Lake City Code* (Streets, Sidewalks and Public Places: News Racks: Purpose and Intent of Provisions) is hereby amended as follows:

F. The city's central business district and an expanded area surrounding it, and the Sugar House business district, as defined by city code or adopted general plan, are particularly congested and important areas. The aesthetically pleasing and functional design and regulation of the use of streets and sidewalks in the expanded central business district and Sugar House business district are extremely important in developing and maintaining order for the public good.

SECTION 3. Amending the text of Subsection 14.36.010.H. That Subsection 14.36.010.H of the *Salt Lake City Code* (Streets, Sidewalks and Public Places: News Racks: Purpose and Intent of Provisions) is hereby amended as follows:

H. Historically, the use of the streets for commercial enterprise has been precluded to preserve the streets for public purposes and to avoid the appropriation of public property or the creation of unfair economic advantage to businesses competing in the business district on private property. Distribution of newspapers has been a notable, but limited, exception allowed in business districts to accommodate convenient dissemination of the news to encourage an informed citizenry, even though such distribution from news racks competes with other retail or subscription methods. Use of city owned property and public rights of way in mixed use districts where subscription is less common should not be absolutely denied, but such use is subordinate to the property's use for public purposes. This private use of the city owned property and public rights of way, afforded certain constitutional protection under freedom of expression, is being regulated to ensure subordination to public purposes and protection to the city and its residents.

SECTION 4. Amending the text of Subsection 14.36.040.B. That Subsection 14.36.040.B of the *Salt Lake City Code* (Streets, Sidewalks and Public Places: News Racks: News Racks Allowed Only In Specified Areas) is hereby amended as follows:

B. News racks shall be lawful on city owned property and in the public right of way within the Sugar House business district as identified in the adopted general plan.

SECTION 5. Amending the text of Subsection 14.38.010.H. That Subsection 14.38.010.H of the *Salt Lake City Code* (Streets, Sidewalks and Public Places: Sidewalk Entertainers and Artists: Purpose and Intent of Provisions) is hereby amended as follows:

H. The city has established various zoning districts within the city in recognition of the differing character, nature and use of specific areas of the city, and it is in the public interest, both for citizens and artists, to concentrate artists in those districts where their activities would be most compatible with the primary character, nature and use of the district; it is in the public interest to concentrate artists primarily in areas that are likely to include a mix of businesses that may benefit from increased customers due to street artists and entertainers being in the area and near a mix of housing types with varying residential densities;

SECTION 6. Amending the text of Section 14.38.030. That Section 14.38.030 of the *Salt Lake City Code* (Streets, Sidewalks and Public Places: Sidewalk Entertainers and Artists: Definitions) is hereby amended as follows:

14.38.030: DEFINITIONS:

For the purposes of this chapter, the following words or phrases shall have the following meanings:

ART: A type of expressive activity, often characterized by pictorial or visual display: a) that is intended to convey particular ideas, concepts, opinions, emotions, points of view, or other messages and b) for which there is a reasonable likelihood that those who view it will understand it to convey such communicative elements or messages. "Art" includes, for example, paintings, drawings, photography, sculptures, etchings, and live entertainment. "Art" may also include T-shirts and other clothing items, baskets, jewelry, and other similar craft items where such items incorporate communicative elements or contain messages. "Art" does not include mere commercial merchandise not itself inextricably intertwined with some communicative element or not intended and reasonably understood to convey a message such as the following: items that are mass produced primarily for commercial sale, vials of fragrant oils, prayer beads, fashion bracelets and other nonexpressive jewelry items, nonmessage bearing T-shirts or other clothing items, playing cards, collectibles (e.g., Olympic pins and plates), souvenirs (e.g., shot glasses and pens), balloons, or food or other items intended primarily for human consumption.

AVAILABLE CITY PROPERTY:

A. Sidewalk and park strips. Portions of publicly owned sidewalks and park strip areas within the following zoning districts (but excluding landscaped areas in the middle of any public street):

1. Chapter 21A.25, “Mixed Use Districts”;
2. Chapter 21A.30, “Downtown Districts”; and
3. Section 21A.30, “Gateway-Mixed Use Districts";

B. Larger city parks. Areas specifically designated by the director of public lands, in accordance with Subsection 14.38.050.B, within those city operated parks (not necessarily limited to those parks identified in Chapter 15.04) that are larger than nine acres; and

C. Any city owned land located in a PL Public Lands or PL2 Public Lands 2 zoning district.

DISPLAY: Includes any display of art, whether or not for sale or compensation.

ENTERTAINMENT: Includes, but is not necessarily limited to, the following activities when performed for the general public: acting, singing, playing musical instruments, pantomiming, juggling, performing magic, dancing, reading, puppetry, sidewalk art (i.e., working with nonpermanent, water soluble media, such as chalk, pastels or watercolors directly on the pavement) and reciting.

PERFORM: Includes performing entertainment for the general public, with or without charge.

SIDEWALK ART: Works of art displayed upon publicly owned property.

SIDEWALK ARTIST: Any person who displays sidewalk art.

SIDEWALK ENTERTAINER: A person, or group of persons together, who perform(s) sidewalk entertainment.

SIDEWALK ENTERTAINMENT: Entertainment performed or provided by a person or group of persons together upon publicly owned property.

SECTION 7. Amending the text of Section 14.38.050. That Section 14.38.050 of the *Salt Lake City Code* (Streets, Sidewalks and Public Places: Sidewalk Entertainers and Artists: Location Restrictions) is hereby amended as follows:

14.38.050: LOCATION RESTRICTIONS

A. Sidewalk And Park Strips: Any sidewalk entertainer, sidewalk artist, or sidewalk art shall comply with the following location restrictions:

1. Within 15 feet of the intersection of a sidewalk with any other sidewalk, marked or unmarked crosswalk, or midblock crosswalk; displays shall not obstruct sightlines of motorists or pedestrians at crosswalks or intersections;

2. Shall maintain a minimum unobstructed sidewalk width based on the following:

a. Sidewalks 12 feet or greater in width shall maintain a minimum of 10 feet of unobstructed sidewalk width.

b. Sidewalks eight feet and less than 12 feet in width shall maintain a minimum of six feet of unobstructed sidewalk width.

c. Not permitted on sidewalks less than eight feet in width.

3. Not permitted to be located within the width of, or within eight feet of, any bike lane, shared use path, trail, or similar transportation/recreation feature.

4. Within eight feet of an imaginary perpendicular line running from any building entrance or doorway to the curb line;

5. Within eight feet (8') of any parking space or access ramp for persons with disabilities, fire lane, taxi zone, or loading zone;

6. Within 10 feet of the boundary of any designated bus stop;

7. Within eight feet of any office window or display window;

8. Within eight feet of any fire hydrant; and

9. No entertainer shall impede another's performance and shall provide at least 40 feet between sidewalk artist or entertainer. This spacing requirement shall be applied to benefit the first sidewalk artist or entertainer located in any given location.

B. Larger Parks: The director of public lands shall designate areas within city operated parks larger than nine acres, available city property. In making such designations the director of public lands shall take into consideration the interests of: 1) providing artists reasonable opportunities for self-expression, 2) providing reasonable opportunities for the public to experience the artists' work, 3) the public to peaceably enjoy the city's parks, and 4) adequately maintaining park, vegetation and properties. No artist may perform sidewalk entertainment or display sidewalk art within city operated parks larger than nine acres, except within those areas designated by the director of public lands under this section.

C. Special Events and Free Expression Activities: No artist shall perform sidewalk entertainment or display sidewalk art within 150 feet of any special event or free expression activity for which a permit has been issued under Chapter 3.50 while such special event or free expression activity is occurring, if such special event or free speech activity involves, incorporates, promotes, includes, or contains art, artwork, or entertainment activity, unless such artist has permission to do so from the sponsor of the special event or free speech activity. Such

distance shall be measured from any boundary of the applicable permitted special event or free expression activity area. The 150 foot restriction set forth in this subsection shall not apply in those instances in which fences, streets, hedges, bodies of water, or other natural or manmade barriers or obstacles are located between the artist and the special event or free expression activity such that there is no significant likelihood that an objective observer would reasonably believe that the artist is a participant in or a part of the special event or free expression activity.

SECTION 8. Amending the text of Section 14.38.060. That Section 14.38.060 of the *Salt Lake City Code* (Streets, Sidewalks and Public Places: Sidewalk Entertainers and Artists: Space Restrictions) is hereby amended as follows:

14.38.060: SPACE RESTRICTIONS:

A. With respect to art displayed upon publicly owned sidewalks and/or park strip areas, on city maintained or installed picnic tables, benches, or in pavilions or other similar structures including those areas located within available city property:

1. No sidewalk art may be displayed directly on the surface of the sidewalk, or ground, or on a blanket or board placed immediately on the sidewalk or ground or on top of a trash receptacle;
2. No display of sidewalk art may exceed six feet in height from ground level and 36 square feet in area;
3. The use of stakes to secure a shelter or display structure in the ground is prohibited;
4. Sidewalk art shall not be displayed in pavilions, on picnic tables, benches, or other similar structures.

B. No art displays, stands, props, or other equipment or structures may remain on property owned by the city or on city owned sidewalks between the hours of 9:00 P.M. and 10:00 A.M. except as follows:

1. between 9:00 P.M and 10:00 A.M. within the MU-8, MU11, D-1, D-2, D-3, D-4, GMU, PL, and PL2 zoning districts.

SECTION 9. Adopting a new Section 14.38.065. That Chapter 14.38 of the *Salt Lake City Code* (Streets, Sidewalks and Public Places: Sidewalk Entertainers and Artists) is hereby amended to adopt a new Section 14.38.065 immediately following the text of Section 14.38.060 and before the text of Section 14.38.070, as follows:

14.38.065: NOISE REGULATIONS:

All sidewalk entertainers and sidewalk artists shall comply with the applicable noise regulations adopted by the Salt Lake County Health Department. Sidewalk entertainers and sidewalk artists that create a nuisance due to noise may be subject to enforcement under 14.38.150 and 14.38.160.

SECTION 10. Amending the text of Section 14.38.090. That Section 14.38.090 of the *Salt Lake City Code* (Streets, Sidewalks and Public Places: Sidewalk Entertainers and Artists: Registration Form) is hereby amended as follows:

14.38.090: REGISTRATION FORM:

Registrations to use available city property for the display or performance of art, for compensation, shall be made with real estate services upon a form provided by real estate services and shall include the following information:

A. The name, address, and telephone number of the sidewalk entertainer or sidewalk artist; and

B. A description of the type of sidewalk art to be displayed for sale or sidewalk entertainment to be performed, including an explanation of the dimensions and layout of any display and a diagram, drawing, or other pictorial representation of any proposed display.

SECTION 11. Amending the text of Section 14.38.110. That Section 14.38.110 of the *Salt Lake City Code* (Streets, Sidewalks and Public Places: Sidewalk Entertainers and Artists: Issuance of Registration Certificate) is hereby amended as follows:

14.38.110: ISSUANCE OF REGISTRATION CERTIFICATE:

A. Real estate services shall issue a registration certificate upon receipt of a completed registration form and receipt of the registration fee in accordance with Sections 14.38.090 and 14.38.100. Real estate services shall provide a copy of each such issued registration certificate, including any photos or descriptions of the art or display, to the city's civil enforcement unit administrator or his/her designee.

B. The time for processing registration forms as specified in this section shall begin to run from the receipt of a completed registration form. Not more than three business days after receipt of a fully completed registration form, the city shall either issue or deny the registration certificate, and shall notify, in writing, the sidewalk entertainer or sidewalk artist of such issuance or denial. If, within that time period, the city fails to notify the sidewalk entertainer or sidewalk artist of the denial of the registration certificate, the registration certificate shall be deemed to have been issued.

C. The sidewalk entertainer or sidewalk artist may appeal the denial or revocation of a registration certificate in accordance with Chapter 2.75.

SECTION 12. Amending the text of Section 14.38.130. That Section 14.38.130 of the *Salt Lake City Code* (Streets, Sidewalks and Public Places: Sidewalk Entertainers and Artists: Special Events) is hereby amended as follows:

14.38.130: SPECIAL EVENTS:

The restrictions of this chapter notwithstanding, nothing herein shall prohibit the city from authorizing persons to conduct sidewalk entertainment, display sidewalk art, or conduct vending operations within such areas as the city may deem appropriate, as a part of a special event or free expression activity. Special event artists or sidewalk entertainers shall not be governed by this chapter, but shall be governed by Chapter 3.50 or such other ordinance, city policy, or executive order as may be applicable. During such special event or free expression activity the city may require other sidewalk artists or sidewalk entertainers to relocate and perform or display art at another available location within available city property.

SECTION 13. Amending the text of Section 14.38.160. That Section 14.38.160 of the *Salt Lake City Code* (Streets, Sidewalks and Public Places: Sidewalk Entertainers and Artists: Emergency Removal) is hereby amended as follows:

14.38.160: EMERGENCY REMOVAL:

A. Removal: If a city official, or the city police or fire department(s) determines that an artist's use of available city property or any display placed thereon constitutes an imminent threat to public life, safety, or health, the offending display may be removed by the city immediately, without any prior notice or hearing. This provision shall not be enforced in any way related to the content or expression of the material displayed, distributed, or performed by the artist.

B. Notice And Hearing: In the event of such an emergency removal the city shall immediately contact the sidewalk artist, if known. The city shall inform the sidewalk artist of the removal and the reason(s) therefor. If requested by the sidewalk artist, the city shall hold an expedited hearing before the real estate services director to determine whether or not the removed display constituted an imminent threat to the public's life, safety, or health. If the director determines that the display did not constitute such an imminent threat, the city shall forthwith, at its own expense, replace the display at the location prior to removal by the city.

C. Appeal: The sidewalk artist of a removed display under this section may appeal the decision of the director in accordance with Chapter 2.75.

SECTION 14. Amending the text of Subsection 21A.10.015.B.1. That Subsection 21A.10.015.B.1 of the *Salt Lake City Code* (Zoning: General Application, Public Engagement, and Public Noticing Procedures: Public Engagement: Early Notification: Stakeholders) is hereby amended as follows:

1. Stakeholders. The city will provide written notice of a land use project to the following:

a. Property owners and identifiable tenants within three hundred feet (300') of the subject property utilizing available information from Salt Lake City geographic information system records. General Plan and zoning amendments identified in 21A.10.020.A that do not require mailed notice are exempt from the written notice requirement.

b. Chair of the recognized community organization(s) in which the subject property is located and the chair of any other recognized community organization whose boundary is located within three hundred feet (300') of the subject property. In the case of city-wide zoning map or text amendments, the chairs of all recognized community organizations will receive a notice.

c. At the city's discretion, additional stakeholders may be noticed.

SECTION 15. Amending the text of Subsection 21A.10.020.A.1. That Subsection 21A.10.020.A.1 of the *Salt Lake City Code* (Zoning: General Application, Public Engagement, and Public Noticing Procedures: Public Hearing Notice Requirements: Public Hearing Required: Mailing for Public Hearing) is hereby amended as follows:

1. Mailing For Public Hearing: At least 12 calendar days before a public hearing, notice by first class mail shall be sent:

a. To all property owners and identifiable tenants located within three hundred feet (300') from the subject property line, or

b. To all property owners and identifiable tenants located within one thousand feet (1000') of the property subject to a land use application for a sexually-oriented business.

c. Mailed notice is not required for early notification requirements in 21A.10.015, city initiated map amendments, or for text amendments unless the text amendment has a designated geographic area. For the purpose of determining if mailed notice is required, the following shall be used to determine if an amendment has a designated geographic area:

(1) Text amendments submitted by property owners that identify specific properties are considered to have a designated geographic area.

(2) Text amendments that modify land use regulations of multiple zoning districts are not considered to have a designated geographic area.

(3) Text amendments that modify land use regulations that apply generally to properties in the city, regardless of the underlying zoning district, do not have a designated geographic area. This includes amendments to process requirements, amendments to the regulations related to the administration or enforcement of this title, changes to names of zoning districts names that necessitate changing the names of zoning districts on the zoning map, and other similar types of text amendments.

(4) Any petition or application that would be categorized as ministerial in Utah Code 10-9a are not considered to have a designated geographic area.

(5) General Plan, whether new or amended. and zoning map amendments that are initiated by the city pursuant to 21A.50 are not considered to have a designated geographic area.

SECTION 16. Amending the text of Subsection 21A.10.020.B. That Subsection 21A.10.020.B of the *Salt Lake City Code* (Zoning: General Application, Public Engagement, and Public Noticing Procedures: Public Hearing Notice Requirements: Special Noticing Requirements for Administrative Approvals) is hereby amended as follows:

B. Special Noticing Requirements for Administrative Approvals:

1. Notice of Application for Design Review and Planned Development:

a. Notification: At least twelve (12) days before a land use decision is made for an administrative design review application as authorized in Chapter 21A.59 of this title, or an administrative planned development as authorized by Chapter 21A.55 of this title, the planning director shall provide written notice to the following:

(1) All owners and identifiable tenants of the subject property, land abutting the subject property, and land located directly across the street from the subject property. In identifying the owners and tenants of the land the city shall use the Salt Lake City geographic information system records.

(2) Recognized community organization(s) in which the subject property is located.

b. Contents of the Notice of Application: The notice shall generally describe the subject matter of the application, where the public may review the application, the expected date when the planning director will authorize a final land use decision, and the procedures to appeal the land use decision.

c. End of Notification Period: If the planning director receives comments identifying concerns related to the design review application not complying with the requirements of Chapter 21A.59, or the planned development not complying with the requirements of Chapter 21A.55, the planning director may refer the matter to the planning commission for their review and decision on the application.

2. Notice of Application for Demolition of a Noncontributing Principal Structure Within An H Historic Preservation Overlay District: Prior to the approval of a certificate of appropriateness for demolition of a noncontributing principal structure, the city shall provide written notice by first class mail a minimum of twelve (12) calendar days in advance of the requested action to all owners of the land and tenants of abutting properties and those properties across the street from the subject property as shown on the Salt Lake City geographic information system records.

a. Contents of the Notice of Application: The mailing notice shall generally describe the subject property, include a vicinity map, include a photograph of the noncontributing structure, date of construction, historic status from the most recent historic survey on file or from a historic status determination, where the application can be inspected by the public, and the date when the planning director will issue a certificate of appropriateness for demolition.

SECTION 17. Amending the text of Section 21A.22.010. That Section 21A.22.010 of the *Salt Lake City Code* (Zoning Districts, Map and Boundaries: Zoning Districts) is hereby amended as follows:

21A.22.010: ZONING DISTRICTS:

In order to carry out the purposes of this title, Salt Lake City is divided into the following zoning districts:

	Section Reference	District Name
A.	**Residential Districts:**	
	21A.24.020	FR-1/43,560 Foothills Estate Residential District
	21A.24.030	FR-2/21,780 Foothills Residential District
	21A.24.040	FR-3/12,000 Foothills Residential District
	21A.24.050	R-1/12,000 Single-Family Residential District
	21A.24.060	R-1/7,000 Single-Family Residential District
	21A.24.070	R-1/5,000 Single-Family Residential District
	21A.24.080	SR-1 and SR-1A Special Development Pattern Residential District
	21A.24.090	Reserved
	21A.24.100	SR-3 Special Development Pattern Residential District
	21A.24.110	R-2 Single- and Two-Family Residential District
	21A.24.120	RMF-30 Low Density Multi-Family Residential District
	21A.24.130	RMF-35 Moderate Density Multi-Family Residential District
	21A.24.140	RMF-45 Moderate/High Density Multi-Family Residential District
	21A.24.150	RMF-75 High Density Multi-Family Residential District
	21A.24.160	FB-UN1 Form Based Urban Neighborhood 1 District
B.	**Mixed Use Districts:**	
	21A.25.020	MU-2 Mixed Use 2 District
	21A.25.030	MU-3 Mixed Use 3 District
	21A.25.040	MU-5 Mixed Use 5 District
	21A.25.050	MU-6 Mixed Use 6 District
	21A.25.060	MU-8 Mixed Use 8 District
	21A.25.070	MU-11 Mixed Use 11 District
C.	**Manufacturing Districts:**	
	21A.28.020	M-1 Light Manufacturing District
	21A.28.030	M-2 Heavy Manufacturing District
	21A.28.040	M-1A Northpoint Light Industrial District
D.	**Downtown Districts And Gateway Districts:**	
	Downtown Districts:	
	21A.30.020	D-1 Central Business District
	21A.30.030	D-2 Downtown Support District
	21A.30.040	D-3 Downtown Warehouse/Residential District
	21A.30.045	D-4 Downtown Secondary Central Business District
	Gateway Districts:	
	21A.31.020	G-MU Gateway-Mixed Use District

E.	**Special Purpose Districts:**	
	21A.32.020	RP Research Park District
	21A.32.030	BP Business Park District
	21A.32.040	FP Foothills Protection District
	21A.32.050	AG Agricultural District
	21A.32.052	AG-2 Agricultural District
	21A.32.054	AG-5 Agricultural District
	21A.32.056	AG-20 Agricultural District
	21A.32.060	A Airport District
	21A.32.070	PL Public Lands District
	21A.32.075	PL-2 Public Lands District
	21A.32.080	I Institutional District
	21A.32.090	UI Urban Institutional District
	21A.32.100	OS Open Space District
	21A.32.105	NOS Natural Open Space District
	21A.32.110	MH Mobile Home Park District
	21A.32.120	EI Extractive Industries District
F.	**Overlay Districts:**	
	21A.34.020	H Historic Preservation Overlay District
	21A.34.030	T Transitional Overlay District
	21A.34.040	AFPP Airport Flight Path Protection Overlay District
	21A.34.060	Groundwater Source Protection Overlay District
	21A.34.070	LO Landfill Overlay District
	21A.34.080	CHPA Capitol Hill Protective Area Overlay District
	21A.34.090	Reserved
	21A.34.100	Reserved
	21A.34.110	Reserved
	21A.34.120	YCI Yalecrest Compatible Infill Overlay District
	21A.34.130	RCO Riparian Corridor Overlay District
	21A.34.140	Northwest Quadrant Overlay District
	21A.34.150	IP Inland Port Overlay District
G.	**Character Conservation Districts:**	
	21A.35.010	Purpose

SECTION 18. Eliminating Sections 21A.24.090, 21A.36.040, 21A.36.050, 21A.36.060, 21A.36.070, 21A.36.080, 21A.36.090, 21A.36.100, and 21A.40.052. That Sections 21A.24.090,

21A.36.040, 21A.36.050, 21A.36.060, 21A.36.070, 21A.36.080, 21A.36.090, 21A.36.100, and 21A.40.052 of the *Salt Lake City Code* are hereby deleted in their entirety:

~~**21A.24.090: SR-2:** Reserved.~~
~~**21A.36.040: RESIDENT HEALTHCARE FACILITIES:**~~
~~**21A.36.050: ASSISTED LIVING FACILITIES:**~~
~~**21A.36.060: NURSING CARE FACILITIES:**~~
~~**21A.36.070: GROUP HOMES:**~~
~~**21A.36.080: TRANSITIONAL VICTIM HOMES:**~~
~~**21A.36.090: TRANSITIONAL TREATMENT HOMES:**~~
~~**21A.36.100: RESIDENTIAL SUBSTANCE ABUSE TREATMENT HOMES:**~~
~~**21A.40.052: ACCESSORY USES ON ACCESSORY LOTS:**~~
~~**21A.40.110: AUTOMATIC AMUSEMENT DEVICES:**~~

[*note to codifier: the titles of certain previously repealed ordinances appear in the Salt Lake City Code and this section is intended to eliminate the foregoing section numbers and titles therefrom*]

SECTION 19. Amending the text of Section 21A.24.160. That Section 21A.24.160 of the *Salt Lake City Code* (Zoning: Residential Districts: RB Residential/Business District) is hereby amended as follows:

21A.24.160: FB-UN1 FORM BASED URBAN NEIGHBORHOOD 1 DISTRICT:

A. Purpose Statement: The purpose of the FB-UN1 district is to provide areas for a mix of housing types that are generally up to two and one-half stories in height, on relatively small lots. Reuse of existing residential structures is encouraged. Development regulations are based on the building type.

B. Uses: Uses in the FB-UN1 district as specified in Section 21A.33.020 "Table of Permitted and Conditional Uses for Residential Districts" of this title are allowed subject to all regulations that are applicable to the FB-UN1 district.

C. FB-UN1 Building Form Standards:

TABLE 21A.24.160.C
FB-UN1 BUILDING FORM STANDARDS

Building Regulation	Building Form			
	Urban House	Two-Family Dwelling	Cottage Development	Row House

Building height and placement:				
Height	2.5 stories, maximum of 30', measured from established grade			
Front and corner side yard setback	Equal to average setback of block face, where applicable, otherwise minimum of 10' and maximum of 20'			
Interior side yard	Minimum 4'			
Rear yard	Minimum of 20% lot depth up to 25'		4' minimum	Minimum of 20% lot depth up to 25'
Minimum lot size	3,000 sq. ft.; not to be used to calculate density		1,500 sq. ft.; not to be used to calculate density	1,500 sq. ft.; not to be used to calculate density
Minimum lot width	30'	15' per unit	15' per unit facing a street	15' per unit. Side orientation allowed provided building configuration standards are complied with.
Maximum dwelling units per building form	2 units in main building plus 1unit detached	2 units in main building plus 1 unit detached	1 unit per cottage, multiple cottages per lot	Minimum of 3; maximum of 4
Number of building forms per lot	1 building form permitted for every 3,000 sq. ft. of lot area		1 cottage for every 1,500 sq. ft. of lot area	1 building form permitted for every 1,500 sq. ft. of lot area
Design Standards	See Section 21A.37.060 for applicable design standards.			
Parking:				
Surface parking in front and corner side yards	Not permitted			
Vehicle access	If off street parking is provided, vehicle access from an alley is required when property is served by a public or private alley with access rights. Vehicle access from the street is only permitted when no alley access exists. If pull through parking is required by fire or other code, ingress shall be from street and egress onto alley.			

Parking on separate lots	Not permitted	Parking may be provided on an adjacent lot or in a common area associated with the development
Attached garages and carports	Attached garages and carports are required to be accessed from 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 the garage door (or doors) is no wider than 50% of the front facade of the structure and set back at least 5' from the street facing building facade and at least 20' from the property line. Side loaded garages are permitted.	

D. Additional Development Standards for Cottage Building Forms:

1. Setbacks Between Individual Cottages: All cottages shall have a minimum setback of eight feet 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. At least fifty percent (50%) of the open space area shall be contiguous and include landscaping, walkways, or other amenities intended to serve the residents of the development.

SECTION 20. Eliminating Sections 21A.24.164, 21A.24.168, 21A.24.170, and 21A.24.180. That Sections 21A.24.164, 21A.24.168, 21A.24.170, and 21A.24.180 of the *Salt Lake City Code* (Zoning: Residential Districts: R-MU-35 Residential/Mixed Use District; R-MU-45 Residential/Mixed Use District; R-MU Residential/Mixed Use District; RO Residential/Office District) are hereby deleted in their entirety:

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

~~A. Purpose Statement: The purpose of the R-MU-35 residential/mixed use district is to provide areas within the city for mixed use development that promote residential urban neighborhoods containing residential, retail, service commercial and small scale office uses. The standards for the district reinforce the mixed use character of the area and promote appropriately scaled development that is pedestrian oriented. This zone is intended to provide a buffer for lower density residential uses and nearby collector, arterial streets and higher intensity land uses.~~

B. Uses: Uses in the R-MU-35 residential/mixed use district, as specified in section 21A.33.020, "Table Of Permitted And Conditional Uses For Residential Districts", of this title are permitted subject to the general provisions set forth in section 21A.24.010 of this chapter and this section.

C. Minimum Lot Area And Lot Width: The minimum lot areas and lot widths required in this district are as follows:

Land Use	Minimum Lot Area	Minimum Lot Width
Multi-family dwellings	5,000 square feet for new lots No minimum for existing lots	50 feet
Municipal service uses, including city utility uses and police and fire stations	No minimum	No minimum
Natural open space and conservation areas, public and private	No minimum	No minimum
Nonresidential uses	No minimum	No minimum
Places of worship less than 4 acres in size	12,000 square feet	140 feet
Public pedestrian pathways, trails and greenways	No minimum	No minimum
Public/private utility transmission wires, lines, pipes and poles	No minimum	No minimum
Single-family attached dwellings (3 or more)	2,500 square feet per unit1	Interior: 22 feet Corner: 32 feet
Single-family detached dwellings	2,500 square feet	25 feet
Twin home dwellings	2,500 square feet per unit	25 feet
Two-family dwellings	2,500 square feet	25 feet
Utility substations and buildings	5,000 square feet	50 feet
Other permitted or conditional uses as listed in section 21A.33.020 of this title	5,000 square feet	50 feet

Qualifying provisions:

1. There is no minimum lot area nor lot width required provided:

a. Parking for units shall be rear loaded and accessed from a common drive shared by all units in a particular development;

b. Driveway access shall connect to the public street in a maximum of 2 locations; and

c. No garages shall face the primary street and front yard parking shall be strictly prohibited.

~~D. Minimum Yard Requirements:~~

~~1. Single-Family Detached Dwellings:~~

~~a. Front Yard: Minimum five feet (5'). Maximum ten feet (10').~~
~~b. Corner Side Yard: Minimum five feet (5'). Maximum ten feet (10').~~
~~c. Interior Side Yard:~~

~~(1) Corner lots: Four feet (4').~~
~~(2) Interior lots: Four feet (4').~~

~~d. Rear Yard: Twenty five percent (25%) of the lot depth, but need not be more than twenty feet (20').~~

~~2. Single-Family Attached, Two-Family And Twin Home Dwellings:~~

~~a. Front Yard: Minimum five feet (5'). Maximum ten feet (10').~~
~~b. Corner Side Yard: Minimum five feet (5'). Maximum ten feet (10').~~
~~c. Interior Side Yard:~~

~~(1) Single-family attached: Four feet (4') is required for any interior side yard that is not a common wall between properties.~~
~~(2) Two-family:~~

~~(A) Interior lot: Four feet (4').~~
~~(B) Corner lot: Four feet (4').~~

~~(3) Twin home: No yard is required along the common lot line. A four foot (4') yard is required on the other.~~

~~d. Rear Yard: Twenty five percent (25%) of lot depth or twenty five feet (25'), whichever is less.~~

~~3. Nonresidential, Multi-Family Residential And Mixed Use Developments:~~

~~a. Front Yard: Minimum five feet (5'). Maximum fifteen feet (15').~~
~~b. Corner Side Yard: Minimum five feet (5'). Maximum fifteen feet (15').~~
~~c. Interior Side Yard: No setback is required unless an interior side yard abuts a Single- or Two-Family Residential District. When a setback is required, a minimum ten foot (10') setback must be provided, and the minimum side yard setback shall be increased one foot (1') for every one foot (1') increase in height above twenty five feet (25'). Buildings may be stepped so taller portions of a building are farther away from the side property line. The horizontal measurement of the step shall be equal to the vertical measurement of the taller portion of the building.~~

d. Rear Yard: Twenty five percent (25%) of lot depth, but need not exceed thirty feet (30').

4. Legal Lots: Lots legally existing on the effective date hereof, April 12, 1995, shall be considered legal conforming lots.

5. Required Yards For Legally Existing Buildings: For buildings legally existing on the effective date hereof, required yards shall be no greater than the established setback line.

E. Maximum Building Height: The maximum building height shall not exceed thirty five feet (35'), except that nonresidential buildings and uses shall be limited by subsections E1, E2, E3 and E4 of this section. Buildings taller than thirty five feet (35'), up to a maximum of forty five feet (45'), may be authorized through the design review process (chapter 21A.59 of this title); and provided that the proposed height is supported by the applicable master plan.

1. Maximum height for nonresidential buildings: Twenty feet (20').

2. Nonresidential uses are only permitted on the ground floor of any structure.

3. Nonresidential uses in landmark sites are exempt from the maximum height for nonresidential buildings and the maximum floor area coverage limitations.

4. For any property abutting a Single-Family or Two-Family Residential District, the maximum height is limited to thirty five feet (35') and may not be increased through any process.

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 an open space area. This open space area may take the form of landscaped yards or plazas and courtyards, subject to site plan review approval.

G. Landscape Buffers: Where a lot in the R-MU-35 District abuts a lot in a Single-Family or Two-Family Residential District, landscape buffers shall be provided as required in chapter 21A.48, "Landscaping And Buffers", of this title.

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

A. Purpose Statement: The purpose of the R-MU-45 Residential/Mixed Use District is to provide areas within the City for mixed use development that promotes residential urban neighborhoods containing residential, retail, service commercial and small scale office uses. The standards for the district reinforce the mixed use character of the area and promote appropriately scaled development that is pedestrian oriented.

B. Uses: Uses in the R-MU-45 Residential/Mixed Use District, as specified in section 21A.33.020, "Table Of Permitted And Conditional Uses For Residential Districts", of this title, are permitted subject to the general provisions set forth in section 21A.24.010 of this chapter and this section.

C. Minimum Lot Area And Lot Width: The minimum lot areas and lot widths required in this district are as follows:

Land Use	Minimum Lot Area	Minimum Lot Width
Multi-family dwellings	5,000 square feet for new lots No minimum for existing lots	50 feet
Municipal service uses, including City utility uses and police and fire stations	No minimum	No minimum
Natural open space and conservation areas, public and private	No minimum	No minimum
Nonresidential uses	No minimum	No minimum
Places of worship less than 4 acres in size	5,000 square feet	50 feet
Public pedestrian pathways, trails and greenways	No minimum	No minimum
Public/private utility transmission wires, lines, pipes and poles	No minimum	No minimum
Single-family attached dwellings (3 or more)	2,500 square feet per unit1	Interior: 22 feet Corner: 32 feet
Single-family detached dwellings	2,500 square feet	25 feet
Twin home dwellings	2,500 square feet per unit	25 feet
Two-family dwellings	2,500 square feet	25 feet
Utility substations and buildings	5,000 square feet	50 feet
Other permitted or conditional uses as listed in section 21A.33.020 of this title	5,000 square feet	50 feet

Qualifying provisions:

1. There is no minimum lot area nor lot width required provided:
   a. Parking for units shall be rear loaded and accessed from a common drive shared by all units in a particular development;
   b. Driveway access shall connect to the public street in a maximum of 2 locations; and
   c. No garages shall face the primary street and front yard parking shall be strictly prohibited.

D. Minimum Yard Requirements:

~~1. Single-Family Detached Dwellings:~~

~~a. Front Yard: Minimum five feet (5'). Maximum ten feet (10').~~
~~b. Corner Side Yard: Minimum five feet (5'). Maximum ten feet (10').~~
~~c. Interior Side Yard:~~

~~(1) Corner lots: Four feet (4').~~
~~(2) Interior lots: Four feet (4').~~

~~d. Rear Yard: Twenty five percent (25%) of the lot depth, but need not be more than twenty feet (20').~~

~~2. Single-Family Attached, Two-Family And Twin Home Dwellings:~~

~~a. Front Yard: Minimum five feet (5'). Maximum ten feet (10').~~
~~b. Corner Side Yard: Minimum five feet (5'). Maximum ten feet (10').~~
~~c. Interior Side Yard:~~

~~(1) Single-family attached: Four feet (4') is required for any interior side yard that is not a common wall between properties.~~
~~(2) Two-family:~~

~~(A) Interior lot: Four feet (4').~~
~~(B) Corner lot: Four feet (4').~~

~~(3) Twin home: No yard is required along the common lot line. A four foot (4') yard is required on the other.~~

~~d. Rear Yard: Twenty five percent (25%) of lot depth or twenty five feet (25'), whichever is less.~~

~~3. Nonresidential, Multi-Family Residential And Mixed Use Developments:~~

~~a. Front Yard: Minimum five feet (5'). Maximum fifteen feet (15').~~
~~b. Corner Side Yard: Minimum five feet (5'). Maximum fifteen feet (15').~~
~~c. Interior Side Yard: No setback is required unless an interior side yard abuts a Single- or Two-Family Residential District. When a setback is required, a minimum ten foot (10') setback must be provided, and the minimum side yard setback shall be increased one foot (1') for every one foot (1') increase in height above thirty feet (30'). Buildings may be stepped so taller portions of a building are farther away from the side property line. The horizontal measurement of the step shall be equal to the vertical measurement of the taller portion of the building.~~
~~d. Rear Yard: Twenty five percent (25%) of lot depth, but need not exceed thirty feet (30').~~

4. Legal Lots: Lots legally existing on the effective date hereof, April 12, 1995, shall be considered legal conforming lots.

5. Required Yards For Legally Existing Buildings: For buildings legally existing on the effective date hereof, required yards shall be no greater than the established setback line.

E. Maximum Building Height: The maximum building height shall not exceed forty five feet (45'), except that nonresidential buildings and uses shall be limited by subsections E1, E2, E3 and E4 of this section. Buildings taller than forty five feet (45'), up to a maximum of fifty five feet (55'), may be authorized through the design review process (chapter 21A.59 of this title) and provided that the proposed height is supported by the applicable master plan.

1. Maximum height for nonresidential buildings: Twenty feet (20').

2. Nonresidential uses are only permitted on the ground floor of any structure.

3. Nonresidential uses in landmark sites are exempt from the maximum height for nonresidential buildings and the maximum floor area coverage limitations.

4. For any property abutting a Single-Family or Two-Family Residential District, the maximum height is limited to forty five feet (45') and may not be increased through any process.

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 an open space area. This open space area may take the form of landscaped yards or plazas and courtyards, subject to site plan review approval.

G. Landscape Buffers: Where a lot in the R-MU-45 District abuts a lot in a Single-Family or Two-Family Residential District, landscape buffers shall be provided as required in chapter 21A.48, "Landscaping And Buffers", of this title.

H. Parking Structures: Parking structures not attached to the principal building shall maintain a forty five foot (45') minimum setback from a front or corner side yard property line or be located behind the primary structure.

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

A. Purpose Statement: The purpose of the R-MU Residential/Mixed Use District is to reinforce the mixed use character of the area and encourage the development of areas as high density residential urban neighborhoods containing retail, service commercial, and small scale office uses. This district is appropriate in areas of the City where the applicable master plans support high density, mixed use development. The standards for the district are intended to facilitate the creation of a walkable urban neighborhood with an emphasis on pedestrian scale activity while acknowledging the need for transit and automobile access.

B. Uses: Uses in the R-MU Residential/Mixed Use District as specified in section 21A.33.020, "Table Of Permitted And Conditional Uses For Residential Districts", of this title

are permitted subject to the general provisions set forth in section 21A.24.010 of this chapter and this section.

C. Planned Development Review: Planned developments, which meet the intent of the ordinance, but not the specific design criteria outlined in the following subsections, may be approved by the Planning Commission pursuant to the provisions of chapter 21A.55 of this title.

D. Minimum Lot Area And Lot Width: The minimum lot areas and lot widths required in this district are as follows:

Land Use	**Minimum Lot Area**	**Minimum Lot Width**
Multi-family dwellings	No minimum lot area required	50 feet
Municipal service uses, including City utility uses and police and fire stations	No minimum	No minimum
Natural open space and conservation areas, public and private	No minimum	No minimum
Nonresidential uses	No minimum	No minimum
Places of worship less than 4 acres in size	5,000 square feet	50 feet
Public pedestrian pathways, trails and greenways	No minimum	No minimum
Public/private utility transmission wires, lines, pipes and poles	No minimum	No minimum
Single-family attached dwellings	3,000 square feet per dwelling unit	Interior: 22 feet Corner: 32 feet
Single-family detached dwellings	5,000 square feet	50 feet
Twin home dwellings	4,000 square feet per dwelling unit	25 feet
Two-family dwellings	8,000 square feet	50 feet
Utility substations and buildings	5,000 square feet	50 feet
Other permitted or conditional uses as listed in section 21A.33.020 of this title	5,000 square feet	50 feet

E. Minimum Yard Requirements:

1. Single-Family Detached Dwellings:

a. Front Yard: Fifteen feet (15').
b. Corner Side Yard: Ten feet (10').
c. Interior Side Yard:

(1) Corner lots: Four feet (4').
(2) Interior lots: Four feet (4') on one side and ten feet (10') on the other.

~~d. Rear Yard: Twenty five percent (25%) of the lot depth, but need not be more than twenty feet (20').~~

~~2. Single-Family Attached, Two-Family and Twin Home Dwellings:~~

~~a. Front Yard: Fifteen feet (15').~~
~~b. Corner Side Yard: Ten feet (10').~~
~~c. Interior Side Yard:~~

~~(1) Single-family attached: No yard is required, however if one is provided it shall not be less than four feet (4').~~
~~(2) Two-family:~~

~~(A) Interior lot: Four feet (4') on one side and ten feet (10') on the other.~~
~~(B) Corner lot: Four feet (4').~~

~~(3) Twin home: No yard is required along one side lot line. A ten foot (10') yard is required on the other.~~

~~d. Rear Yard: Twenty five percent (25%) of lot depth or twenty five feet (25'), whichever is less.~~

~~3. Multi-Family Dwellings and Any Other Residential Uses:~~

~~a. Front Yard: No setback is required.~~
~~b. Corner Side Yard: No setback is required.~~
~~c. Interior Side Yard: No setback is required.~~
~~d. Rear Yard: Twenty five percent (25%) of lot depth, but need not exceed thirty feet (30').~~

~~4. Nonresidential Development:~~

~~a. Front Yard: No setback is required.~~
~~b. Corner Side Yard: No setback is required.~~
~~c. Interior Side Yard: No setback is required.~~
~~d. Rear Yard: Twenty five percent (25%) of lot depth, but need not exceed thirty feet (30').~~

~~5. Existing Lots: Lots legally existing on the effective date hereof, April 12, 1995, shall be considered legal conforming lots.~~
~~6. Minimum Lot Area Exemptions: For multiple-unit residential uses, nonresidential and mixed uses, no minimum lot area is required. In addition, no front, corner side or interior side yards or landscaped setbacks are required; except where interior side yards are provided, they shall not be less than four feet (4').~~

7. Existing Buildings: For buildings legally existing on the effective date hereof, required yards shall be no greater than the established setback line.

8. Maximum Setback: For single-family, two-family, and twin home dwellings, at least twenty five percent (25%) of the building facade must be located within twenty five feet (25') of the front lot line. For all other uses, at least twenty five percent (25%) of the building facade must be located within fifteen feet (15') of the front lot line. Exceptions to this requirement may be authorized as design review, subject to the requirements of Chapter 21A.59 of this title, and the review and approval of the planning commission. The planning director, in consultation with the transportation director, may modify this requirement if the adjacent public sidewalk is substandard and the resulting modification to the setback results in a more efficient public sidewalk. The planning director may waive this requirement for any addition, expansion, or intensification, which increases the floor area or parking requirement by less than fifty percent (50%) if the planning director finds the following:

a. The architecture of the addition is compatible with the architecture of the original structure or the surrounding architecture.

b. The addition is not part of a series of incremental additions intended to subvert the intent of the ordinance. Appeal of administrative decision is to the planning commission.

F. Maximum Building Height: The maximum building height shall not exceed seventy five feet (75'), except that nonresidential buildings and uses shall be limited by subsections F1 and F2 of this section.

1. Maximum height for nonresidential buildings: Forty five feet (45').

2. Maximum floor area coverage of nonresidential uses in mixed use buildings of residential and nonresidential uses: Three (3) floors.

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 an open space area. This open space area may take the form of landscape yards or plazas and courtyards, subject to site plan review approval.

H. Landscape Yards: All front and corner side yards provided shall be maintained as a landscape yard in conformance with chapter 21A.48, "Landscaping And Buffers", of this title.

I. Landscape Buffers: Where a lot in the R-MU District abuts a lot in a Single-Family or Two-Family Residential District, landscape buffers shall be provided as required in chapter 21A.48, "Landscaping And Buffers", of this title.

21A.24.180: RO RESIDENTIAL/OFFICE DISTRICT:

A. Purpose Statement: The RO Residential/Office District is intended to provide a suitable environment for a combination of residential dwellings and office use. This district is appropriate in areas of the City where the applicable Master Plans support high

density mixed use development. The standards encourage the conversion of historic structures to office uses for the purpose of preserving the structure and promote new development that is appropriately scaled and compatible with the surrounding neighborhood.

B. Uses: Uses in the RO Residential/Office District, as specified in section 21A.33.020, "Table Of Permitted And Conditional Uses For Residential Districts", of this title are permitted subject to the general provisions set forth in section 21A.24.010 of this chapter and this section.

C. Minimum Lot Area And Lot Width: The minimum lot areas and lot widths required in this district are as follows:

Land Use	**Minimum Lot Area**	**Minimum Lot Width**
Multi-family dwellings	No minimum	100 feet
Municipal service uses, including City utility uses and police and fire stations	No minimum	No minimum
Natural open space and conservation areas, public and private	No minimum	No minimum
Offices, as specified in section 21A.33.020 of this title	20,000 square feet	100 feet
Offices, as specified in subsection I of this section	5,000 square feet to 20,000 square feet	50 feet
Places of worship less than 4 acres in size	12,000 square feet	80 feet
Public pedestrian pathways, trails and greenways	No minimum	No minimum
Public/private utility transmission wires, lines, pipes and poles	No minimum	No minimum
Single-family residences	5,000 square feet	50 feet
Two-family dwellings	8,000 square feet	50 feet
Utility substations and buildings	5,000 square feet	50 feet
Other permitted or conditional uses as listed in section 21A.33.020 of this title	20,000 square feet	100 feet

D. Maximum Building Height: The maximum building height permitted in this district is sixty feet (60') except:

1. The height for single-family dwellings and two-family dwellings shall be thirty feet (30'); and
2. If the property abuts a zoning district with a greater maximum building height, then the maximum height in the RO District shall be ninety feet (90').

E. Minimum Yard Requirements:

1. Multi-Family Dwellings And Offices On Greater Than Twenty Thousand Square Foot Lot Area:

a. Front Yard: Twenty five feet (25').
b. Corner Side Yard: Twenty five feet (25').
c. Interior Side Yard: Fifteen feet (15').
d. Rear Yard: The rear yard shall be twenty five percent (25%) of the lot depth, but need not exceed thirty feet (30').

2. Single-Family, Two-Family Dwellings, And Offices On Lots Less Than Twenty Thousand Square Feet:

a. Front Yard: Twenty feet (20').
b. Corner Side Yard: Ten feet (10').
c. Interior Side Yard:

(1) Corner lots: Ten feet (10').
(2) Interior lots: Four feet (4') on one side and ten feet (10') on the other.

d. Rear Yard: The rear yard shall be twenty five percent (25%) of the lot depth, but need not exceed thirty feet (30').

3. Accessory Buildings And Structures In Yards: Accessory buildings and structures may be located in a required yard subject to section 21A.36.020, table 21A.36.020B of this title.

F. Required Landscape Yards: The front yard, corner side and, for interior lots, one of the interior side yards shall be maintained as a landscape yard.

G. Maximum Building Coverage: The surface coverage of all principal and accessory buildings shall not exceed sixty percent (60%) of the lot area.

H. Landscape Buffers: Where a lot in the RO District abuts a lot in a Single-Family or Two-Family Residential District, a landscape buffer shall be provided in accordance with chapter 21A.48 of this title.

I. Offices In Existing Buildings On Lots Less Than Twenty Thousand Square Feet: Offices occupying existing buildings are permitted on a five thousand (5,000) square foot minimum lot. Additions to existing buildings that are greater than fifty percent (50%) of the existing building footprint or that exceed the height of the existing building shall be subject to design review (chapter 21A.59 of this title) unless the existing building is using the incentives in 21A.52.060.

SECTION 21. Amending the text of Chapter 21A.25. That Chapter 21A.25 of the *Salt Lake City Code* (Zoning: Form Based Mixed Use District) is hereby amended as follows:

CHAPTER 21A.25:
MIXED USE DISTRICTS

21A.25.010: GENERAL PROVISIONS

A. Intent: The intent of this chapter is to create a scale of form based, mixed use districts that can be used in different areas of the city based on the land use policies identified in the general plan. The regulations are intended to provide places for small and large businesses, increase the supply of a variety of housing types in the city, and promote the public health by increasing the opportunity for people to access daily needs by walking or biking. The regulations focus on the form of development, the manner in which buildings are oriented toward public spaces, the scale of development, and the interaction of uses within the city.

B. Allowed Uses: Land uses shall be allowed as a permitted or conditional use based on the land use tables for each listed district in Chapter 21A.33. Any permitted or conditional use shall also be limited by any specific provision in this chapter or as determined by the building type definitions found in 21A.62.060.

1. Accessory Uses and Structures: Accessory uses and structures shall be allowed subject to the requirements of Sections 21A.36.020, 21A.36.030, and Chapter 21A.40 of this title and any other provisions that specifically applies to accessory uses and structures that may be found in this title.
2. Obnoxious or Offensive Uses: No use of land shall be permitted which creates a nuisance by reason of odor, dust, smoke, vapors, noise, light, vibration, or refuse matter. Any nuisance shall be considered a violation of this title.

C. Building Forms and Standards:

1. Allowed building forms shall be determined based on the definitions in 21A.62.060.
2. Building form standards for each allowed building form are listed in the building form standards tables of each zone in this section.

D. Open Space Area Requirements: When required by the building form standards in this chapter, the following open space standards apply.

1. Open Space Area: A minimum of 10% of the lot area shall be provided as open space area, unless otherwise specified in this chapter. Open space area may include landscaped yards, patios, dining areas, common balconies, rooftop gardens, and other similar outdoor living spaces. Private balconies, required parking lot landscaping, or required perimeter parking lot

landscaping, shall not be counted toward the minimum open space area requirement, except where specifically authorized by the individual district.

a. A minimum of 20% of the required open space area shall include vegetation. Tree canopy at maturity shall count toward the vegetation area requirement.

b. At least one open space area shall have a minimum dimension of 15 feet by 15 feet. This does not apply to the row house building form, except when the required open space area is consolidated into a shared common space.

c. Open space areas that are greater than 500 square feet shall contain at least one useable element from the following list:

(1) A bench for every 250 square feet of open space area;

(2) A table for outdoor eating for every 500 square feet of open space area;

(3) An outdoor amenity intended to provide outdoor recreation and leisure opportunities including walking paths, playgrounds, seating areas, gardens, sports courts, or similar amenities intended to promote outdoor activity;

(4) Trees with a minimum spread of 20 feet at mature height to shade a minimum of 33% of the open space area; and/or

(5) Vegetation that equals at least 33% of the open space area.

d. For development sites that involve subdividing the site into multiple lots, the open space area requirement may be applied to the entire site instead of per lot.

E. Midblock Walkways: The purpose of requiring midblock walkways is to ensure that pedestrian facilities are provided in areas where the general plan identifies an increase in density, population, and people who will rely on using existing sidewalks to fulfill daily needs. A minimum width is required to ensure that sidewalks and walkways are sufficient to accommodate the anticipated number of people. When required by this chapter, midblock walkways are subject to the following requirements:

1. Width: The midblock walkway shall be a minimum of 10 feet wide, except those identified in the downtown plan shall be a minimum of 15 feet wide. If the walkway is more than 20% of the lot width, the midblock walkway may be reduced to 6 feet. The width of the midblock walkway may be located within and included as a portion or all of a required setback.

2. Location: The midblock walkway may be incorporated into the interior of the building provided it is open to the public. A sign shall be posted indicating that the public may use the walkway.

3. Encroachments: The following building encroachments are permitted in an outdoor midblock walkway:

a. Balconies: All balconies must be located at the third story or above;

b. Building overhangs and associated cantilever: These coverings may be between nine and fourteen feet above the level of the sidewalk and may project up to 6 feet.

c. Skybridge: A single skybridge is permitted and may only be located at the third, fourth, or fifth stories; and

d. Other architectural element(s) not listed above that offer refuge from weather and/or provide publicly accessible usable space, projecting up to one foot into the midblock walkway.

F. Uses Not Associated with Building Form: Allowed uses that do not involve the construction of a building, such as parks and open space, are not required to comply with any specific building form regulation. All other buildings shall be classified as one of the identified building types allowed in the zoning district.

G. General Yard and Setback Provisions:

1. Front/Corner Side Yard Exceptions and Modifications:

a. Landscape Yard Exceptions: Plazas, courtyards, outdoor dining, or similar areas, may be located in any required or provided front/corner side landscape yard and may exceed the impervious surface limits of 21A.48.060.C. However, the minimum vegetation requirement still applies.

b. Utility Easements Exception: When an existing utility easement prevents a building from complying with the maximum front/corner side yard or build-to requirement, the maximum front yard setback or build-to requirement shall be at the edge of the easement.

c. Active Outdoor Spaces Exception: The maximum front/corner side yard setback and build-to requirements may be increased if the additional setback area is used for plazas, courtyards, outdoor dining areas, or other similar uses.

d. Curb Distance Exception: No minimum setback is required for the front or corner side yard if the respective lot line is more than 30 feet from the street curb face.

e. Design Review Modifications: In addition to the by-right modifications allowed in this chapter, all front and corner side yard and build-to regulations of this chapter may be modified through the design review process in Chapter 21A.59.

2. General Yard/Setback Applicability: Minimum required yards apply to the perimeter of a development site and not to the individual lots within the development site.

3. Maximum Setbacks/Build-To Lines: Where not otherwise specified**,** maximum setbacks and build-to lines only apply to 75% of the front building line.

4. Side/Rear Yard Setback Abutting Alleys: The width of an abutting alley may be counted toward the abutting required side or rear yard setback requirement.

5. Doorways and Zero Setbacks: Doors are not allowed to swing into the public right-of-way.

6. Accessory Building Setbacks: Accessory buildings are not subject to the maximum setback or build-to requirements.

H. Public Street Frontage:

1. Buildings without Frontage: Multiple buildings are allowed on a single lot regardless of street frontage. When lots are authorized without frontage according to subsection 2, all principal buildings within the development site are exempt from having public street

frontage. The buildings may exceed the maximum front yard setback and build-to requirements, provided that:

a. At least one principal building on the lot or development site has public street frontage and meets front yard setback and build-to requirements;

b. Each building has legally established access to a public street that includes a minimum 5-foot wide paved walkway and vehicle access to any provided parking on the lot, and

c. Each ground floor dwelling unit of the row house, urban house, two-family, and cottage development forms shall include an entry feature allowed by 21A.37.050, regardless of street frontage.

2. Lots without Frontage: Lots without public street frontage, used for individual dwelling units or buildings, are allowed subject to a preliminary subdivision plat process and recording a final subdivision plat that:

a. Documents that new lots have adequate access to a public street by way of easements or a shared driveway; and

b. Includes a disclosure of private infrastructure costs for any shared infrastructure associated with the new lot(s) per Section 21A.55.110 of this title and all other requirements therein.

I. Building Heights:

1. Measurement: Building height in this chapter is measured from finished grade.

2. Additional Height Allowance: When a qualifying "Enhanced Active Ground Floor Use" is provided within the ground floor use area required by 21A.37.050.A or this chapter, any additional vertical ceiling space over 8 feet in height (measured to the finished ceiling) on that floor may be added to the total allowable height of the building.

3. Topographic Exception: The maximum height of buildings may be increased up to 10% on any building face due to the natural topography of the site pursuant to the following standards:

a. At least 50% of the building complies with the maximum height of the underlying zoning district; and

b. The modification allows the upper floor of a building to be level with the portion of the building that complies with the maximum building height of the zone without the 10% modification.

J. Site Plan Review: In certain districts, permitted uses and conditional uses have the potential for adverse impacts if located and laid out without careful planning. Such impacts may interfere with the use and enjoyment of adjacent property and uses. Site plan review is a process designed to address such adverse impacts and minimize them where possible. Site plan review is required for all conditional uses, and all permitted uses except single-family dwellings, two-family dwellings, and twin homes. All uses in these districts shall be subject to the site plan review regulations contained in Chapter 21A.58.

K. Terms:

1. Lot/Parcel: For the purposes of this chapter, the terms lot and parcel shall have the same meaning. See the definition of parcel.

2. Block corners: For the purposes of this chapter, the term "block corner" applies to a corner of a block located at the intersection of rights-of-way at least 60 feet wide.

L. Other Applicable Regulations: The following additional regulations apply:

1. 21A.33 Land Use Tables
2. 21A.36 General Provisions
3. 21A.37 Design Standards
4. 21A.38 Nonconforming Uses and Noncomplying Structures
5. 21A.40 Accessory Uses, Buildings, and Structures
6. 21A.42 Temporary Uses
7. 21A.44 Off Street Parking, Mobility, and Loading
8. 21A.46 Signs
9. 21A.48 Landscaping and Buffers

21A.25.020: MU-2 MIXED USE 2 DISTRICT:

A. Purpose: The purpose of the MU-2 Mixed Use 2 District is to provide small-scale commercial and mixed-use development located within and serving residential neighborhoods. Buildings in this district are generally no taller than two stories. The main purpose of the district is to provide neighborhood-serving commercial uses; however, residential uses may be allowed as part of a mixed-use development. Development regulations are intended to reinforce the historic scale and design of traditional neighborhood-serving businesses that are oriented toward the pedestrian, restricted in size to promote local orientation, and designed to limit adverse impacts on nearby residential areas. This zone is appropriate in areas supported by applicable general plans and along local streets. This designation may also be appropriate along collector streets in areas with low-scale development patterns.

B. Ground Floor Use: The following regulations apply to the ground floor use area required by Table 21A.37.060. Enhanced Active Use, as indicated in 21A.37.050.A.2, is required except for:

1. Existing Residential: Properties with existing buildings used for residential or other non-commercial uses, whether re-used or redeveloped with new buildings, shall comply with the active use requirements (21A.37.050.A.1).

2. Mixed Use Exception: In a development containing more than one building, only one building is subject to the enhanced active use requirement. All other buildings shall comply with the active use requirement.

C. Building Form Standards:

1. Urban House, Two-Family Dwelling, Row House, and Cottage Development Building Form Standards:

TABLE 21A.25.020.C.1

Building Regulation	Regulation for Building Form: Urban House, Two-Family Dwelling, Row House, and Cottage Development
Height	Maximum: 30 feet.
Front and Corner Side Yard	1. Minimum: 5 feet. 2. Landscape Yard: Provided yards exceeding the minimum shall be maintained as landscape yards, subject to 21A.48.060.C.
Interior Side Yard	Minimum: 4 feet.
Rear Yard	Minimum: 20 feet.
Building Form Separation	When multiple building forms are located on a single lot, each building form must be separated by at least 6 feet, measured from exterior walls.
Open Space Area	As required in Section 21A.25.010.D.
Maximum Lot Width	The width of a new lot shall not exceed 110 feet. This standard may be modified through the design review process (21A.59) or planned development process (21A.55).
Building Size Limits	Buildings in excess of 5,000 gross square feet of floor area on the first floor or in excess of 10,000 gross square feet of floor area overall shall be allowed only through the design review process (Chapter 21A.59). This includes any additions that bring the floor area above these thresholds. An unfinished basement used only for storage or for parking shall be allowed in addition to the total square footage.
Compatibility	If subject to design review: The proposed height and width of new buildings and additions shall be visually compatible with buildings found on the block face.

2. Multi-family Residential, Storefront, and Vertical Mixed-Use Building Form Standards:

TABLE 21A.25.020.C.2

Building Regulation	Regulation for Building Form: Multi-family Residential, Storefront, and Vertical Mixed Use
Height	Maximum: 30 feet.
Front and Corner Side Yard	1. Minimum: 5 feet. 2. Landscape Yard: Provided yards exceeding the minimum shall be landscape yards, subject to 21A.48.060.C. 3. Exception: Roof coverings for outdoor dining are allowed to encroach into the required setback.
Interior Side Yard	Minimum: None.
Rear Yard	Minimum: None. When a rear yard abuts an R-1, R-2, FR, SR, or FB-UN1 zone along a rear lot line, the minimum is 20 feet.

Open Space Area	As required in Section 21A.25.010.D.
Maximum Lot Width	The width of a new lot shall not exceed 110 feet. This standard may be modified through the design review process (21A.59) or the planned development process (21A.55).
Building Size Limits	Buildings in excess of 5,000 gross square feet of floor area on the first floor or in excess of 10,000 gross square feet of floor area overall shall be allowed only through the design review process (21A.59). This includes any additions that bring the floor area above these thresholds. An unfinished basement used only for storage or for parking shall be allowed in addition to the total square footage.
Compatibility	If subject to design review: The proposed height and width of new buildings and additions shall be visually compatible with buildings found on the block face.

D. Additional Regulations: See the general provisions Section in 21A.25.010 for additional applicable regulations.

21A.25.030: MU-3 MIXED USE 3 DISTRICT:

A. Purpose: The purpose of the MU-3 Mixed Use 3 District is to provide up to three to four-story moderately scaled commercial and mixed-use development that is adjacent to low-density residential neighborhoods. Development is intended to be oriented toward the pedestrian while accommodating other transportation modes. The zone is intended to provide a vibrant commercial area that provides local services to residents while incorporating a mix of medium-density residential to support commercial uses.

B. Ground Floor Use: The following regulations apply to the ground floor use area required by Table 21A.37.060.

1. Enhanced Use: Enhanced active ground floor use, as indicated in 21A.37.050.A.2, is required for the following:

a. On any property occupied by a building currently utilized for commercial uses, whether re-used or redeveloped with a new building.

b. Along the following streets:

(1) 600 North.
(2) 700 North.
(3) 900 South.
(4) 1300 East.
(5) 2100 South.
(6) Parleys Way.
(7) On any corner property located at an intersection of any arterial or collector street with any other arterial or collector street, as shown on the adopted major street plan, for a minimum of 100 feet from the intersection of the street right-of-way lines.

2. Active Use: Active ground floor use, as indicated in 21A.37.050.A.1, is required for the following:

a. All Other Areas: Any area not covered by subsection 1 above.

b. Existing Residential: Properties with existing buildings used for residential or other non-commercial uses, whether re-used or redeveloped with new buildings.

c. Mixed Use Exception: In a development containing more than one building, only one building is subject to the enhanced active use requirement. All other buildings shall comply with the active use requirement.

C. Building Form Standards:

1. Urban House, Two-Family Dwelling, and Cottage Development Building Form Standards:

TABLE 21A.25.030.C.1

Building Regulation	**Regulation for Building Form: Urban House, Two-Family Dwelling, and Cottage Developments**
Height	Maximum: 35 feet.
Front and Corner Side Yard	1. Minimum: 5 feet. 2. Landscape Yard: Provided yards exceeding the minimum shall be landscape yards, subject to 21A.48.060.C.
Interior Side Yard	Minimum: 4 feet.
Rear Yard	Minimum: 10 feet.
Building Form Separation	When multiple building forms are located on a single lot, each building form must be separated by at least 6 feet, measured from the exterior walls.
Open Space Area	As required in Section 21A.25.010.D.
Midblock Walkway	All new buildings shall provide a midblock walkway if a midblock walkway on the subject property has been identified in an adopted city plan, subject to the requirements of 21A.25.010.E “Midblock Walkways.”
Maximum Lot Width	The width of a new lot shall not exceed 110 feet. This standard may be modified through the design review process (21A.59) or the planned development process (21A.55).
Building Size Limits	Buildings in excess of 7,500 gross square feet of floor area on the first floor or in excess of 15,000 gross square feet of floor area overall shall be allowed only through the design review process (21A.59). This includes any additions that bring the floor area above these thresholds. An unfinished basement used only for storage or parking shall be allowed in addition to the total square footage.
Compatibility	If subject to design review: The proposed height and width of new buildings and additions shall be visually compatible with buildings found on the block face.

2. Row House Building Form Standards:

TABLE 21A.25.030.C.2

Building Regulation	Regulation for Building Form: Row House
Height	Maximum: 35 feet.
Front and Corner Side Yard	1. Minimum: 5 feet. 2. Landscape Yard: Provided yards exceeding the minimum shall be landscape yards, subject to 21A.48.060.C.
Interior Side Yard	Minimum: 4 feet.
Rear Yard	Minimum: 10 feet.
Building Form Separation	When multiple building forms are located on a single lot, each building form must be separated by at least 6 feet, measured from the exterior walls.
Open Space Area	As required in Section 21A.25.010.D.
Midblock Walkway	All new buildings shall provide a midblock walkway if a midblock walkway on the subject property has been identified in an adopted city plan, subject to the requirements of 21A.25.010.E "Midblock Walkways."
Maximum Lot Width	The width of a new lot shall not exceed 110 feet. This may be modified through the design review process (21A.59) or the planned development process (21A.55).
Building Size Limits	Buildings in excess of 7,500 gross square feet of floor area on the first floor or in excess of 15,000 gross square feet of floor area overall shall be allowed only through the design review process (21A.59). This includes any additions that bring the floor area above these thresholds. An unfinished basement used only for storage or parking shall be allowed in addition to the total square footage.
Compatibility	If subject to design review: The proposed height and width of new buildings and additions shall be visually compatible with buildings found on the block face.

3. Multi-Family Residential, Storefront, and Vertical Mixed-Use Building Form Standards:

TABLE 21A.25.030.C.3

Building Regulation	Regulation for Building Form: Multi-family Residential, Vertical Mixed Use, and Storefront
Height	Maximum: 35 feet. Additional Height: An additional 5 feet may be permitted through the design review process of Chapter 21A.59.
Front and Corner Side Yard	1. Minimum: 5 feet. 2. Landscape Yard: Provided yards exceeding the minimum shall be landscape yards, subject to 21A.48.060.C. 3. Exception: Roof coverings for outdoor dining are allowed to encroach into the required setback.
Interior Side Yard	Minimum: None.

Rear Yard	Minimum: None When the rear yard abuts an R-1, R-2, FR, SR, or FB-UN1 zone along a rear lot line, the minimum is 20 feet.
Open Space Area	As required in Section 21A.25.010.D.
Midblock Walkway	All new buildings shall provide a midblock walkway if a midblock walkway on the subject property has been identified in an adopted city plan, subject to the requirements of 21A.25.010.E "Midblock Walkways."
Maximum Lot Width	The width of a new lot shall not exceed 110 feet. This standard may be modified through the design review process (21A.59) or the planned development process (21A.55).
Building Size Limits	Buildings in excess of 7,500 gross square feet of floor area on the first floor or in excess of 15,000 gross square feet of floor area overall shall be allowed only through the design review process (21A.59). This includes any additions that bring the floor area above these thresholds. An unfinished basement used only for storage or parking shall be allowed in addition to the total square footage.
Compatibility	If subject to design review: The proposed height and width of new buildings and additions shall be visually compatible with buildings found on the block face.
Vehicular Access	If subject to design review: New buildings and additions shall provide a continuous street wall of buildings with minimal breaks for vehicular access.
Façade Design	If subject to design review: Facade treatments shall be used to break up the mass of larger buildings, so they appear to be multiple, smaller-scale buildings. Varied rooflines, varied facade planes, upper story step backs, or lower building heights for portions of buildings next to zoning districts with a maximum height of 30 feet or less may be used to reduce the apparent size of the building.
Stepbacks	If subject to design review: When abutting single-story development or a public street, the planning commission may require that any story above the ground story be stepped back from the building foundation at grade to address compatibility issues with the other buildings on the block face and/or uses.

4. Existing Commercial Building Expansion Exception: Existing buildings used for commercial uses, with a gross floor area greater than 15,000 square feet that are non-complying with the maximum setback, may expand without being subject to the applicable design standards of 21A.37, subject to the following:

a. Any portion of an expansion within 15 feet of a front or corner side lot line shall comply with the storefront building form standards in this section and with the building form applicable design standards in Chapter 21A.37.

b. Expansions greater than 7,500 gross square feet on the first floor or 15,000 gross square feet of floor area overall shall be allowed only through the design review process in Chapter 21A.59.

D. Additional Regulations: See the general provisions section in 21A.25.010 for additional applicable regulations.

21A.25.040: MU-5 MIXED USE 5 DISTRICT:

A. Purpose: The purpose of the MU-5 Mixed Use 5 District is to implement the city's general plan in areas that identify mid-rise buildings, generally 5 stories or less in height, that contain a mix of land uses.

B. Ground Floor Use: The following regulations apply to the ground floor use area required by Table 21A.37.060. Enhanced active use, as indicated in 21A.37.050.A.2, is required when located along the following streets:

1. 400 South, within 100 feet of a block corner.
2. 900 South, from 300 West to 300 East.
3. 2100 South, from 800 East to 1300 East.
4. 2100 South, from West Temple to 300 West.
5. North Temple, from 600 West to I-215 when located within 100 feet of a block corner.

C. Building Form Standards:

1. Urban House, Two-Family Dwelling, and Cottage Development Form Standards:

TABLE 21A.25.040.C.1

Building Regulation	Regulation for Building Form: Urban House, Two-Family Dwelling, and Cottage Development
Height	Maximum: 40 feet.
Front and Corner Side Yard	Minimum: 10 feet.
Interior Side Yard	Minimum: 4 feet.
Rear Yard	Minimum: 10 feet. When the rear yard abuts an R-1, R-2, FR, SR, FB-UN1, RMF-30, MU-2, or MU-3 zone the minimum is 20 feet.
Building Form Separation	When multiple building forms are located on a single lot, each building form must be separated by at least 6 feet, measured from exterior walls.
Open Space Area	As required in Section 21A.25.010.D.
Midblock Walkway	All new buildings shall provide a midblock walkway if a midblock walkway on the subject property has been identified in an adopted city plan, subject to the requirements of 21A.25.010.E "Midblock Walkways."

2. Row House Building Form Standards:

TABLE 21A.25.040.C.2

Building Regulation	Regulation for Building Form: Row House
Height	Maximum: 45 feet.
Front and Corner Side Yard	Minimum: 10 feet. Maximum: 20 feet.
Interior Side Yard	Minimum: 4 feet.
Rear Yard	Minimum: 10 feet. When the rear yard abuts an R-1, R-2, FR, SR, FB-UN1, RMF-30, MU-2, or MU-3 zone along the rear lot line, the minimum is 20 feet.
Uses Per Story	Residential on all stories; live/work units permitted on ground level.
Open Space Area	As required in Section 21A.25.010.D.
Midblock Walkway	All new buildings shall provide a midblock walkway if a midblock walkway on the subject property has been identified in an adopted city plan, subject to the requirements of 21A.25.010.E "Midblock Walkways."

3. Multi-family Residential, Storefront, and Vertical Mixed-Use Building Form Standards:

TABLE 21A.25.040.C.3

Building Regulation	Regulation for Building Form: Multi-family Residential/Storefront/Vertical Mixed-Use
Height	Maximum: 55 feet.
Front and Corner Side Yard	1. Ground Floor Occupied by Residential Uses: a. Minimum: 10 feet. b. Maximum: 20 feet. 2. Ground Floor Occupied by Non-Residential Uses: a. Minimum: None, except 5 feet on North Temple and 10 feet on 400 South. b. Maximum: 10 feet, except 15 feet on North Temple and 20 feet on 400 South.
Interior Side Yard	Minimum: None. When the interior side yard abuts an R-1, R-2, FR, SR, FB-UN1, RMF-30, MU-2, or MU-3 zone, the minimum is 10 feet.
Rear Yard	Minimum: 10 feet. When the rear yard abuts an R-1, R-2, FR, SR, FB-UN1, RMF-30, MU-2, or MU-3 zone along the rear lot line, the minimum is 20 feet.
Open Space Area	As required in 21A.25.010.D.
Midblock Walkway	All new buildings shall provide a midblock walkway if a midblock walkway on the subject property has been identified in an adopted city plan, subject to the requirements of 21A.25.010.E "Midblock Walkways."

D. Additional Regulations: See the general provisions section in 21A.25.010 for additional applicable regulations.

21A.25.050: MU-6 MIXED USE 6 DISTRICT:

A. Purpose: The purpose of the MU-6 Mixed Use 6 District is to implement the city's general plan in areas that identify mid-rise buildings, generally six stories or less in height, that contain a mix of land uses.

B. Ground Floor Use: The following regulations apply to the ground floor use area required by Table 21A.37.060. Enhanced active use, as indicated in 21A.37.050.A.2, is required when located along the following streets:

1. 400 South, within 100 feet of a block corner.
2. 900 South, from 300 West to 300 East.
3. 2100 South, from 800 East to 1300 East.
4. 1100 East, from Hollywood Avenue to 2100 South.
5. Highland Drive, from 2100 South to I-80.
6. North Temple, from 600 West to I-215 when located within 100 feet of a block corner.

C. Building Form Standards:

1. Urban House, Two-Family Dwelling, and Cottage Development Form Standards:

TABLE 21A.25.050.C.1

Building Regulation	Regulation for Building Form: Urban House, Two-Family Dwelling, and Cottage Development
Height	Maximum: 40 feet.
Front and Corner Side Yard	Minimum: 10 feet.
Interior Side Yard	Minimum: 4 feet.
Rear Yard	Minimum: 10 feet. When the rear yard abuts an R-1, R-2, FR, SR, FB-UN1, RMF-30, MU-2, or MU-3 zone along the rear lot line, the minimum is 20 feet.
Building Form Separation	When multiple building forms are located on a single lot, each building form must be separated by at least 6 feet, measured from exterior walls.
Open Space Area	As required in Section 21A.25.010.D.
Midblock Walkway	All new buildings shall provide a midblock walkway if a midblock walkway on the subject property has been identified in an adopted city plan, subject to the requirements of 21A.25.010.E "Midblock Walkways."

2. Row House Building Form Standards:

TABLE 21A.25.050.C.2

Building Regulation	Regulation for Building Form: Row House
Height	Maximum: 45 feet.
Front and Corner Side Yard	Minimum: 10 feet. Maximum: 20 feet.
Interior Side Yard	Minimum: 4 feet.
Rear Yard	Minimum: 10 feet. When the rear yard abuts an R-1, R-2, FR, SR, FB-UN1, RMF-30, MU-2, or MU-3 zone along the rear lot line, the minimum is 20 feet.
Uses Per Story	Residential on all stories; live/work units permitted on ground level.
Open Space Area	As required in Section 21A.25.010.D.
Midblock Walkway	All new buildings shall provide a midblock walkway if a midblock walkway on the subject property has been identified in an adopted city plan, subject to the requirements of 21A.25.010.E "Midblock Walkways."

3. Multi-family Residential, Storefront, and Vertical Mixed-Use Building Form Standards:

TABLE 21A.25.050.C.3

Building Regulation	Regulation for Building Form: Multi-family Residential / Storefront / Vertical Mixed Use
Height	Maximum: 65 feet.
Front and Corner Side Yard	1. Ground Floor Occupied by Residential Uses: a. Minimum: 10 feet. b. Maximum: 20 feet. 2. Ground floor Occupied by Non-Residential Uses: a. Minimum: None, except 5 feet on North Temple and 10 feet on 400 South. b. Maximum: 10 feet, except 15 feet on North Temple and 20 feet on 400 South.
Interior Side Yard	Minimum: None. When the interior side yard abuts an R-1, R-2, FR, SR, FB-UN1, RMF-30, RMF-35, MU-2, or MU-3 zone, the minimum is 10 feet.
Rear Yard	Minimum: 10 feet. When the rear yard abuts an R-1, R-2, FR, SR, FB-UN1, RMF-30, RMF-35, MU-2, or MU-3 zone along the rear lot line, the minimum is 20 feet.
Open Space Area	As required in 21A.25.010.D.

Midblock Walkway	All new buildings shall provide a midblock walkway if a midblock walkway on the subject property has been identified in an adopted city plan, subject to the requirements of 21A.25.010.E "Midblock Walkways."

D. Additional Regulations: See the general provisions section in 21A.25.010 for additional applicable regulations.

21A.25.060: MU-8 MIXED USE DISTRICT:

A. Purpose: The purpose of the MU-8 Mixed Use 8 District is to implement the city's general plan in areas that identify mid-rise buildings, generally eight stories or less in height, that contain a mix of land uses.

B. Ground Floor Use: The following regulations apply to the ground floor use area required by Table 21A.37.060. Enhanced active use, as indicated in 21A.37.050.A.2, is required when located along the following streets:

1. 400 South, within 100 feet of block corners.
2. 1300 South, from State Street to 200 West.
3. Main Street, from Harvard Avenue to 1300 South.
4. North Temple, from 600 West to I-215 when located within 100 feet of a block corner.
5. West Temple, from Lucy Avenue to 1400 South.

C. Building Form Standards:

1. Row House Building Form Standards:

TABLE 21A.25.060.C.1

Building Regulation	Regulation for Building Form: Row House
Height	Maximum: 45 feet.
Front and Corner Side Yard	Minimum: 10 feet. Maximum: 20 feet.
Interior Side Yard	Minimum: 4 feet.
Rear Yard	Minimum: 10 feet. When the rear yard abuts an R-1, R-2, FR, SR, FB-UN1, RMF-30, MU-2, or MU-3 zone along the rear lot line, the minimum is 20 feet.
Uses Per Story	Residential on all stories; live/work units permitted on ground level.
Open Space Area	As required in Section 21A.25.010.D
Midblock Walkway	All new buildings shall provide a midblock walkway if a midblock walkway on the subject property has been identified in an adopted city plan, subject to the requirements of 21A.25.010.E "Midblock Walkways."

2. Multi-Family Residential, Storefront, and Vertical Mixed-Use Building Form Standards:

TABLE 21A.25.060.C.2

Building Regulation	Regulation for Building Form: Multi-family Residential/Storefront/Vertical Mixed Use
Height	Maximum: 90 feet. Buildings in excess of 75 feet require design review in accordance with Chapter 21A.59.
Front and Corner Side Yard	1. Ground Floor Occupied by Residential Uses: a. Minimum: 10 feet. b. Maximum: 20 feet. 2. Ground Floor Occupied by Non-Residential Uses: a. Minimum: None, except 5 feet on North Temple and 10 feet on 400 South. b. Maximum: 10 feet, except 15 feet on North Temple and 20 feet on 400 South.
Interior Side Yard	Minimum: None. When the interior side yard abuts an R-1, R-2, FR, SR, FB-UN1, RMF-30, RMF-35, MU-2, or MU-3 zone, the minimum is 10 feet.
Rear Yard	Minimum: None. When the interior side yard abuts an R-1, R-2, FR, SR, FB-UN1, RMF-30, RMF-35, MU-2, or MU-3 zone along the rear lot line, the minimum is 20 feet.
Open Space Area	As required in Section 21A.25.010.D.
Midblock Walkway	All new buildings shall provide a midblock walkway if a midblock walkway on the subject property has been identified in an adopted city plan, subject to the requirements of 21A.25.010.E "Midblock Walkways."

D. Additional Regulations: See the general provisions section in 21A.25.010 for additional applicable regulations.

21A.25.070: MU-11 MIXED USE 11 DISTRICT:

A. Purpose: The MU-11 Mixed Use 11 District generally includes buildings up to 8 stories in height, with taller buildings up to 11 stories allowed through the design review process. Development regulations are based on types of buildings and differ based on the building types as indicated. The district contains a mix of uses that include commercial, technical, high-density residential, and other supportive land uses.

B. Ground Floor Use: The following regulations apply to the ground floor use area required by Table 21A.37.060. Enhanced active use, as indicated in 21A.37.050.A.2, is required when located along the following streets:

1. 300 West, within 100 feet of the intersection right-of-way lines of 900 South, 1300 South, and 1700 South.
2. 300 West, from 1700 South to 2100 South.
3. 400 South, from 500 West to 1000 East, within 100 feet of a block corner.
4. 900 South, from 300 West to I-15.
5. 1100 East, from Hollywood Ave to 2100 South.
6. 2100 South, from 800 East to 1300 East.
7. Highland Drive, from 2100 South to I-80.
8. North Temple, from 300 West to 400 West, within 100 feet of a block corner.
9. North Temple, from 600 West to I-215, within 100 feet of a block corner.

C. Building Form Standards:

1. Row House Building Form Standards:

TABLE 21A.25.070.C.1

Building Regulation	Regulation for Building Form: Row House
Height	Maximum: 45 feet.
Front and Corner Side Yard	Minimum: 5 feet, except as listed below. 1. 10 feet, on the following streets: a. 300 West b. 400 South c. 1700 South, from West Temple to I-15 d. 2100 South, from West Temple to I-15 Maximum: 20 feet.
Interior Side Yard	Minimum: 4 feet.
Rear Yard	Minimum: 10 feet. When the rear yard abuts an R-1, R-2, FR, SR, FB-UN1, RMF-30, MU-2, or MU-3 zone along the rear lot line, the minimum is 20 feet.
Uses Per Story	Residential on all stories; live/work units permitted on the ground level.
Open Space Area	As required in Section 21A.25.010.D.
Midblock Walkway	All new buildings shall provide a midblock walkway if a midblock walkway on the subject property has been identified in an adopted city plan, subject to the requirements of 21A.25.010.E “Midblock Walkways.”

2. Multi-Family Residential, Storefront, and Vertical Mixed-Use Building Form Standards:

TABLE 21A.25.070.C.2

Building Regulation	Regulation for Building Form: Multi-family Residential/Storefront/Vertical Mixed Use

Height	Maximum: 125 feet. Design Review: Buildings in excess of 85 feet require design review in accordance with Chapter 21A.59.
Additional Height	Properties located in the areas bounded by (1) 400 South to the I-15 West Temple Off-ramp and 300 West to I-15 or (2) McClelland Street and extending along the eastern boundary of Fairmont Park to 1300 East and 2100 South to I-80, may be allowed up to 150 feet in height through the design review process of Chapter 21A.59, subject to the following: 1. At least 10% of the lot shall be open space area at the ground level with an outdoor active space, such as midblock walkways with a public access easement, plazas, outdoor dining area, outdoor recreation area, or similar. The applicant may expand the park strip to accommodate a portion or all of the 10% open space area; and 2. The development includes at least one of the following uses: 100% "enhanced active use" (as defined and regulated in 21A.37.050.A.2) within the required ground floor use area or a midblock walkway at least 20 feet wide.
Front and Corner Side Yard Setback	Minimum: None, except as listed below: 1. 5 feet on North Temple. 2. 10 feet, on the following streets: a. 300 West b. 400 South c. 1700 South, from West Temple to I-15 d. 2100 South, from West Temple to I-15 Maximum: 20 feet.
Interior Side Yard	Minimum: None. When the interior side yard abuts an R-1, R-2, FR, SR, FB-UN1, RMF-30, RMF-35, MU-2, or MU-3 zone, the minimum is 10 feet.
Rear Yard	Minimum: None. When the rear yard abuts an R-1, R-2, FR, SR, FB-UN1, RMF-30, RMF-35, MU-2, or MU-3 zone along the rear lot line, the minimum is 20 feet.
Open Space Area	As required in Section 21A.25.010.D.
Midblock Walkway	All new buildings shall provide a midblock walkway if a midblock walkway on the subject property has been identified in an adopted city plan, subject to the requirements of 21A.25.010.E "Midblock Walkways."

D. Additional Regulations: See the general provisions section in 21A.25.010 for additional applicable regulations.

SECTION 22. Eliminating Chapter 21A.26. That Chapter 21A.26 of the *Salt Lake City Code* (Zoning: Commercial Districts) is hereby deleted in its entirety:

~~CHAPTER 21A.26~~
~~COMMERCIAL DISTRICTS~~

~~21A.26.010: GENERAL PROVISIONS:~~

~~A. Statement Of Intent: Salt Lake City commercial districts are intended to enhance the economic vitality of the specific commercial districts and the City as a whole, encourage sustainable and profitable businesses, create dynamic and vital business districts, and implement the adopted development policies of the City. The zoning districts differ in the range and intensity of uses to reflect the diverse nature of the commercial areas within the City. Some zoning districts encourage commercial development that supports residential neighborhoods while other zoning districts promote community and regional commercial areas. Each zoning district includes standards and land uses that are intended to provide certainty to property owners, business owners and neighbors about what is allowed and to enhance employment opportunities, encourage efficient use of land and to enhance property values and the tax base. The standards are intended to allow development flexibility within parameters that support the purpose statement of the individual zoning districts and promote the desired character for the commercial area.~~

~~B. Site Plan Review: In certain districts, permitted uses and conditional uses have the potential for adverse impacts if located and laid out without careful planning. Such impacts may interfere with the use and enjoyment of adjacent property and uses. Site plan review is a process designed to address such adverse impacts and minimize them where possible. Site plan review is required for all conditional uses, and all permitted uses except single-family dwellings, two-family dwellings and twin homes. All uses in these districts shall be subject to the site plan review regulations contained in chapter 21A.58 of this title.~~

~~C. Impact Controls and General Restrictions in the Commercial Districts:~~

~~1. Refuse Control: Temporary storage of refuse materials shall be limited to that produced on the premises. 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. For buildings existing as of April 12, 1995, this screening provision shall be required if the floor area or parking requirements are increased by twenty-five percent (25%) or more by an expansion to the building or change in the type of land use.~~

~~2. Lighting: On site lighting shall be located, directed or designed in such a manner as to contain and direct light and glare to the property on which it is located only.~~

~~3. Outdoor Sales, Display Or Storage: "Sales and display (outdoor)" and "storage and display (outdoor)", as defined in chapter 21A.62 of this title, are allowed where specifically authorized in the table of permitted and conditional uses in section 21A.33.030 of this title. These uses shall also conform to the following:~~

~~a. The outdoor sales or display of merchandise shall not encroach into areas of required parking;~~

b. The outdoor sales or display of merchandise shall not be located in any required yard area within the lot;

c. The outdoor sales or display of merchandise shall not include the use of banners, pennants, or strings of pennants;

d. Outdoor storage shall be required to be fully screened with opaque fencing not to exceed seven feet (7') in height; and

e. Outdoor sales and display and outdoor storage shall also be permitted when part of an authorized temporary use as established in chapter 21A.42 of this title.

D. Permitted Uses: The uses specified as permitted uses in section 21A.33.030, "Table Of Permitted And Conditional Uses For Commercial Districts", of this title are permitted provided that they comply with all requirements of this chapter, the general standards set forth in part IV of this title, and all other applicable requirements of this title.

E. Conditional Uses: The uses specified as conditional uses in section 21A.33.030, "Table Of Permitted And Conditional Uses For Commercial Districts", of this title shall be allowed in the Commercial Districts provided they are approved pursuant to the standards and procedures for conditional uses set forth in chapter 21A.54 of this title, and comply with all other applicable requirements of this title.

F. Accessory Uses, Buildings And Structures: Accessory uses and structures are permitted in the Commercial Districts subject to the requirements of this chapter, subsection 21A.36.020B, section 21A.36.030, and chapter 21A.40 of this title.

G. Off Street Parking And Loading: The parking and loading requirements for the Commercial Districts are set forth in chapter 21A.44 of this title.

H. Landscaping And Buffering: The landscaping and buffering requirements for the Commercial Districts shall be as specified in chapter 21A.48, including section 21A.48.110, of this title.

I. Signs: Signs shall be allowed in the Commercial Districts in accordance with provisions of chapter 21A.46 of this title.

J. Modifications to Maximum Height: The maximum height of buildings in commercial zoning districts may be increased up to ten percent (10%) on any building face due to the natural topography of the site pursuant to the following standards:

1. At least fifty percent (50%) of the building complies with the maximum height of the underlying zoning district;

2. The modification allows the upper floor of a building to be level with the portion of the building that complies with the maximum building height of the zone without the ten percent (10%) modification; and

3. The height of the ground floor is at least twelve (12) feet in height measured from finished floor to finished ceiling height.

21A.26.020: CN NEIGHBORHOOD COMMERCIAL DISTRICT:

A. Purpose Statement: The CN Neighborhood Commercial District is intended to provide for small scale, low intensity commercial uses that can be located within and serve residential neighborhoods. This district is appropriate in areas where supported by applicable master plans and along local streets that are served by multiple transportation modes, such as pedestrian, bicycle, transit and automobiles. The standards for the district are intended to reinforce the historic scale and ambiance of traditional neighborhood retail that is oriented toward the pedestrian while ensuring adequate transit and automobile access. Uses are restricted in size to promote local orientation and to limit adverse impacts on nearby residential areas.

B. Uses: Uses in the CN Neighborhood Commercial District as specified in section 21A.33.030, "Table Of Permitted And Conditional Uses For Commercial Districts", of this title, are permitted subject to the general provisions set forth in section 21A.26.010 of this chapter and this section.

C. Planned Development Review: Planned developments, which meet the intent of the ordinance, but not the specific design criteria outlined in the following subsections, may be approved by the Planning Commission pursuant to the provisions of chapter 21A.55 of this title.

D. Lot Size Requirements: No minimum lot area or lot width is required. No lot shall be larger than sixteen thousand five hundred (16,500) square feet.

E. Maximum District Size: The total area of a contiguously mapped CN District shall not exceed ninety thousand (90,000) square feet, excluding all land in public rights-of-way.

F. Minimum Yard Requirements:

1. Front or Corner Side Yard: A fifteen foot (15') minimum front or corner side yard shall be required. Exceptions to this requirement may be authorized as design review, subject to the requirements of Chapter 21A.59 of this title, and the review and approval of the planning commission.

2. Interior Side Yard: None required.

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

4. Buffer Yards: Any lot abutting a lot in a Residential District shall conform to the buffer yard requirements of Chapter 21A.48 of this title.

5. Accessory Buildings and Structures in Yards: Accessory buildings and structures may be located in a required yard subject to Section 21A.36.020, Table 21A.36.020.B of this title.

6. Maximum Setback: A maximum setback is required for at least sixty five percent (65%) of the building facade. The maximum setback is twenty five feet (25'). Exceptions to this requirement may be authorized through the design review process, subject to the requirements of Chapter 21A.59 of this title, and the review and approval of the planning commission. The planning director, in consultation with the transportation director, may modify this requirement if the adjacent public sidewalk is substandard and the resulting modification to the setback results

in a more efficient public sidewalk. The planning director may waive this requirement for any addition, expansion, or intensification, which increases the floor area or parking requirement by less than fifty percent (50%) if the planning director finds the following:

a. The architecture of the addition is compatible with the architecture of the original structure or the surrounding architecture.

b. The addition is not part of a series of incremental additions intended to subvert the intent of the ordinance. Appeal of administrative decision is to the planning commission.

G. Landscape Yard Requirements: Front and corner side yards shall be maintained as landscape yards. Subject to site plan review approval, part or all of the landscape yard may be a patio or plaza, conforming to the requirements of section 21A.48.090 of this title.

H. Maximum Height: Twenty five feet (25').

21A.26.025: SNB SMALL NEIGHBORHOOD BUSINESS DISTRICT:

A. Purpose Statement: The purpose of the Small Neighborhood Business Zoning District is to provide areas for small commercial uses to be located adjacent to residential land uses, including mid block. This district will preserve and enhance older commercial structures and storefront character by allowing a variety of commercial uses and placing more strict regulations on new construction and major additions to existing buildings. The regulations are intended to restrict the size and scale of the commercial uses in order to mitigate negative impacts to adjacent residential development and encourage pedestrian oriented development. This zoning district is appropriate in places where it is supported by a community master plan, small area master plan or other adopted City policies.

B. Uses: Uses in the SNB Small Neighborhood Business District are as specified in the table of permitted and conditional uses set forth in chapter 21A.33 of this title.

C. Design Review:

1. Projects which meet the intent of this section, but not the specific design criteria outlined in the following subsections, may be approved by the Planning Commission pursuant to the provisions of chapter 21A.59 of this title.

D. Minimum Lot Area And Lot Width: The minimum lot areas and lot widths required in this district are as follows:

Land Use	**Minimum Lot Area**	**Minimum Lot Width**
Dwelling unit, located above first floor retail or office uses	Included in principal use	Included in principal use

~~Municipal service uses, including City utility uses and police and fire stations~~	~~No minimum~~	~~No minimum~~
~~Natural open space and conservation areas, public and private~~	~~No minimum~~	~~No minimum~~
~~Places of worship less than 4 acres in size~~	~~5,000 square feet~~	~~50 feet~~
~~Public pedestrian pathways, trails and greenways~~	~~No minimum~~	~~No minimum~~
~~Public/private utility transmission wires, lines, pipes and poles~~	~~No minimum~~	~~No minimum~~
~~Retail goods establishments, when located within an existing building originally designed for residential use~~	~~5,000 square feet~~	~~50 feet~~
~~Retail service establishments, when located within an existing building originally designed for residential use~~	~~5,000 square feet~~	~~50 feet~~
~~Single-family detached dwellings~~	~~5,000 square feet~~	~~50 feet~~
~~Two-family dwellings~~	~~8,000 square feet~~	~~50 feet~~
~~Other permitted or conditional uses as listed in section 21A.33.030 of this title~~	~~5,000 square feet~~	~~50 feet~~

~~E. Maximum District Size:~~

~~1. Sixteen thousand (16,000) square feet.~~

~~F. Yard Requirements:~~

~~1. Front and Corner Side Yard: Front and corner side yard setbacks shall be equal to the required yard areas of the abutting zoning district along the block face. When the property abuts more than one zone the more restrictive requirement shall apply.~~

~~2. Interior Side Yard: Interior side yard equal to the required yard areas of the abutting zoning district along the block face. When the property abuts more than one zone the more restrictive requirement shall apply.~~

~~3. Rear Yard: Rear yard setbacks shall be equal to the required yard areas of the abutting zoning district along the block face. When the property abuts more than one zoning district the more restrictive requirement shall apply.~~

~~4. Buffer Yards: Any lot abutting a lot in a Residential District shall conform to the buffer yard requirements of Chapter 21A.48, "Landscaping and Buffers", of this title.~~

~~5. Accessory Buildings and Structures in Yards: Accessory buildings and structures may be located in a required yard subject to Section 21A.36.020, Table 21A.36.020.B, "Obstructions in Required Yards", of this title.~~

~~G. Landscape Yard Requirements:~~

1. Front and corner side yards shall be maintained as landscape yards. Subject to site plan review approval, part or the entire landscape yard may be a patio or plaza, conforming to the requirements of section 21A.48.090 of this title.

H. Maximum Height:

1. Twenty five feet (25'). However, in no instance shall the height exceed the maximum height of any abutting Residential Zoning District along the block face.

I. Maximum Height Of Accessory Structures:

1. Refer to subsection 21A.40.050C of this title.

J. Hours Of Operation:

1. Businesses in the SNB Zone shall be open to the general public no earlier than seven o'clock (7:00) A.M. and no later than ten o'clock (10:00) P.M.

K. New Nonresidential Construction:

1. Construction of a new principal building, parking lot or addition to an existing building for a nonresidential use that includes the demolition of a commercial structure or a structure containing residential units may only be approved through a design review process pursuant to chapter 21A.59 of this title and provided, that in such cases the Planning Commission finds that the applicant has adequately demonstrated the following:

a. The replacement use for properties containing residential units will include an equal or greater number of residential units; and

b. The structure is isolated from other structures and does not relate to other structures within the residential-business neighborhood. For purpose of this section, an isolated structure is a structure that does not meet the development pattern of the block face or block faces for corner properties; and

c. The design and condition of the structure is such that it does not make a material contribution to the character of the neighborhood. A structure is considered to make a material contribution when it is similar in scale, height, width, and solid to void ratio of openings in the principal street facing facade.

L. Enlargement Of A Structure: The enlargement by square footage of an existing structure may be approved by an Administrative Hearing Officer only if all of the following conditions are met:

1. Use is permitted in the zone.

2. The proposed use is compatible to the neighborhood in terms of development intensity, building configuration, building height, and building bulk.

3. The traffic generated by the proposed expansion is similar to that generated by the existing use or off street parking is available for the additional square footage.

4. The use will not be detrimental to the existing character of development in the immediate neighborhood or endanger the public health, safety, or general welfare.

21A.26.030: CB COMMUNITY BUSINESS DISTRICT:

A. Purpose Statement: The CB Community Business District is intended to provide for the close integration of moderately sized commercial areas with adjacent residential neighborhoods. The design guidelines are intended to facilitate retail that is pedestrian in its orientation and scale, while also acknowledging the importance of transit and automobile access to the site.

B. Uses: Uses in the CB Community Business District as specified in section 21A.33.030, "Table Of Permitted And Conditional Uses For Commercial Districts", of this title are permitted subject to the general provisions set forth in section 21A.26.010 of this chapter and this section.

C. Planned Development Review: Planned developments, which meet the intent of the ordinance, but not the specific design criteria outlined in the following subsections, may be approved by the Planning Commission pursuant to the provisions of chapter 21A.55 of this title.

D. Lot Size Requirements: No minimum lot area or lot width is required, however any lot exceeding four (4) acres in size shall be allowed only through the design review process (chapter 21A.59 of this title).

E. Building Size Limits: Buildings in excess of seven thousand five hundred (7,500) gross square feet of floor area for a first floor footprint or in excess of fifteen thousand (15,000) gross square feet floor area overall, shall be allowed only through the design review process (chapter 21A.59 of this title). An unfinished basement used only for storage or parking shall be allowed in addition to the total square footage. In addition to the design review standards in chapter 21A.59 of this title, the Planning Commission shall also consider the following standards:

1. Compatibility: The proposed height and width of new buildings and additions shall be visually compatible with buildings found on the block face.

2. Roofline: The roof shape of a new building or addition shall be similar to roof shapes found on the block face.

3. Vehicular Access: New buildings and additions shall provide a continuous street wall of buildings with minimal breaks for vehicular access.

4. Facade Design: Facade treatments should be used to break up the mass of larger buildings so they appear to be multiple, smaller scale buildings. Varied rooflines, varied facade planes, upper story step backs, and lower building heights for portions of buildings next to less intensive zoning districts may be used to reduce the apparent size of the building.

5. Buffers: When located next to low density residential uses, the Planning Commission may require larger setbacks, landscape buffers and/or fencing than what are required by this title if the impacts of the building mass and location of the building on the site create noise, light trespass or impacts created by parking and service areas.

6. Step Backs: When abutting single-story development and/or a public street, the Planning Commission may require that any story above the ground story be stepped back from the building foundation at grade to address compatibility issues with the other buildings on the block face and/or uses.

F. Minimum Yard Requirements:

1. Front or Corner Side Yard: No minimum yard is required. If a front yard is provided, it shall comply with all provisions of this title applicable to front or corner side yards, including landscaping, fencing, and obstructions.
2. Interior Side Yard: None required.
3. Rear Yard: Ten feet (10').
4. Buffer Yards: Any lot abutting a lot in a Residential District shall conform to the buffer yard requirements of Chapter 21A.48 of this title.
5. Accessory Buildings and Structures in Yards: Accessory buildings and structures may be located in a required yard subject to Section 21A.36.020, Table 21A.36.020B of this title.
6. Maximum Setback: A maximum setback is required for at least seventy five percent (75%) of the building facade. The maximum setback is fifteen feet (15'). Exceptions to this requirement may be authorized through the design review process, subject to the requirements of Chapter 21A.59 of this title, and the review and approval of the planning commission. The planning director, in consultation with the transportation director, may modify this requirement if the adjacent public sidewalk is substandard and the resulting modification to the setback results in a more efficient public sidewalk. The planning director may waive this requirement for any addition, expansion, or intensification, which increases the floor area or parking requirement by less than fifty percent (50%) if the planning director finds the following:

a. The architecture of the addition is compatible with the architecture of the original structure or the surrounding architecture.
b. The addition is not part of a series of incremental additions intended to subvert the intent of the ordinance. Appeal of administrative decision is to the planning commission.

G. Landscape Yard Requirements: If a front or corner side yard is provided, such yard shall be maintained as a landscape yard. The landscape yard can take the form of a patio or plaza, subject to site plan review approval.

H. Maximum Height: Thirty feet (30').

21A.26.040: CS COMMUNITY SHOPPING DISTRICT:

A. Purpose Statement: The purpose of the CS Community Shopping District is to provide an environment for vibrant, efficient and attractive shopping center development at a community level scale while promoting compatibility with adjacent neighborhoods through design standards. This district provides economic development opportunities through a mix of land uses, including retail sales and services, entertainment, office and residential. This district is appropriate in areas

where supported by applicable master plans, along City and State arterial streets and where the mass and scale of development is compatible with adjacent land uses. Development is intended to be oriented toward the pedestrian while accommodating other transportation modes.

B. Uses: Uses in the CS Community Shopping District as specified in section 21A.33.030, "Table Of Permitted And Conditional Uses For Commercial Districts", of this title are permitted subject to the general provisions set forth in section 21A.26.010 of this chapter and this section.

C. Planned Development Review: All new construction of principal buildings, uses, or additions that increases the floor area and/or parking requirement by twenty five percent (25%) in the CS Community Shopping District may be approved only as a planned development in conformance with the provisions of chapter 21A.55 of this title.

D. Minimum Lot Size:

1. Minimum lot area: Sixty thousand (60,000) square feet, excluding shopping center pad sites.
2. Minimum lot width: One hundred fifty feet (150').

E. Minimum Yard Requirements:

1. Front And Corner Side Yard: Thirty feet (30').
2. Interior Side Yard: Fifteen feet (15').
3. Rear Yard: Thirty feet (30').
4. Buffer Yards: All lots abutting property in a Residential District shall conform to the buffer yard requirements of chapter 21A.48 of this title.
5. Accessory Buildings And Structures In Yards: Accessory buildings and structures may be located in a required yard subject to section 21A.36.020, table 21A.36.020B of this title.

F. Landscape Yard Requirements: A landscape yard of fifteen feet (15') shall be required on all front and corner side yards, conforming to the requirements of section 21A.48.090 of this title.

G. Maximum Height: No building shall exceed forty five feet (45').

H. Access Restrictions: To maintain safe traffic conditions, lots in the CS Community Shopping District shall not exceed one driveway per one hundred fifty feet (150') of frontage on arterial or major collector streets. The location of driveways shall be subject to review by the development review team through the site plan review process.

I. Effect Of Planned Development On Minimum Standards: Pursuant to chapter 21A.55 of this title, the Planning Commission may modify the standards set forth in subsections D through H of this section in the approval of planned developments within this district.

21A.26.050: CC CORRIDOR COMMERCIAL DISTRICT:

~~A. Purpose Statement: The purpose of the CC Corridor Commercial District is to provide an environment for efficient and attractive commercial development with a local and regional market area along arterial and major collector streets while promoting compatibility with adjacent neighborhoods through design standards. This district provides economic development opportunities through a mix of land uses, including retail sales and services, entertainment, office and residential. Safe, convenient and inviting connections that provide access to businesses from public sidewalks, bike paths and streets are necessary. Access should follow a hierarchy that places the pedestrian first, bicycle second and automobile third. This district is appropriate in areas where supported by applicable master plans. The standards are intended to promote a safe and aesthetically pleasing environment to all users.~~

~~B. Uses: Uses in the CC Corridor Commercial District as specified in section 21A.33.030, "Table Of Permitted And Conditional Uses For Commercial Districts", of this title, are permitted subject to the general provisions set forth in section 21A.26.010 of this chapter and this section.~~

~~C. Minimum Lot Size:~~

~~1. Minimum lot area: Ten thousand (10,000) square feet.~~
~~2. Minimum lot width: Seventy five feet (75').~~

~~D. Minimum Yard Requirements:~~

~~1. Front And Corner Side Yards: Fifteen feet (15').~~
~~2. Interior Side Yards: None required.~~
~~3. Rear Yards: Ten feet (10').~~
~~4. Buffer Yards: All lots abutting property in a Residential District shall conform to the buffer yard requirement of chapter 21A.48 of this title.~~
~~5. Accessory Buildings And Structures In Yards: Accessory buildings and structures may be located in a required yard subject to section 21A.36.020, table 21A.36.020B of this title.~~

~~E. Landscape Yard Requirements: A landscape yard of fifteen feet (15') shall be required on all front and corner side yards, conforming to the requirements of section 21A.48.090 and subsection 21A.48.100C of this title.~~

~~F. Maximum Height: No building shall exceed thirty feet (30'). Buildings higher than thirty feet (30') may be allowed in accordance with the provisions of subsections F1 and F3 of this section.~~

~~1. Procedure For Modification: A modification to the height regulations in this subsection F may be granted through the design review process in conformance with the provisions of chapter 21A.59 of this title. In evaluating an application submitted pursuant to this section, the Planning Commission shall find that the increased height will result in improved site layout and amenities.~~
~~2. Landscaping: If an additional floor is approved, increased landscaping shall be provided over and above that which is normally required for landscape yards, landscape buffer~~

yards, and parking lot perimeter and interior landscaping. The amount of increased landscaping shall be equal to ten percent (10%) of the area of the additional floor.

3. Maximum Additional Height: Additional height shall be limited to fifteen feet (15').

21A.26.060: CSHBD SUGAR HOUSE BUSINESS DISTRICT (CSHBD1 AND CSHBD2):

In this chapter and the associated zoning map, the CSHBD Zone is divided into two (2) subareas for the purpose of defining design criteria. In other portions of this text, the CSHBD1 and CSHBD2 Zones are jointly referred to as the CSHBD Zone because all other standards in this title are the same.

A. Purpose Statement: The purpose of the CSHBD Sugar House Business District is to promote a walkable community with a transit oriented, mixed use town center that can support a twenty-four (24) hour population. The CSHBD provides for residential, commercial and office use opportunities, with incentives for high density residential land use in a manner compatible with the existing form and function of the Sugar House master plan and the Sugar House Business District.

B. Uses: Uses in the CSHBD Sugar House Business District as specified in Section 21A.33.030, "Table of Permitted and Conditional Uses for Commercial Districts", of this title are permitted, subject to the general provisions set forth in Section 21A.26.010 of this chapter and this section.

C. Design Standards Compliance: Development shall comply with the requirements of Chapter 21A.37 "Design Standards" when applicable as specified in that chapter.

D. Design Review: All new construction of principal buildings that exceed fifty feet (50') in height in the CSHBD1 District or thirty feet (30') in height in the CSHBD2 District or twenty thousand (20,000) gross square feet in size in either district shall be subject to design review. Design review shall be approved in conformance with the "Sugar House Business District Design Guideline Handbook" (located as an appendix section in the Sugar House Master Plan), "Sugar House Circulation and Streetscape Amenities Plan," and the provisions of Chapter 21A.59 of this title.

E. Minimum Lot Size: No minimum lot area or width is required.

F. Minimum Yard Requirements:

1. Front and Corner Side Yards: No minimum yard is required.

2. Maximum Front/Corner Side Yard Setback: The maximum front and corner side yard setback is fifteen feet (15'). Exceptions to this requirement may be authorized through the design review process, subject to the requirements of Chapter 21A.59 of this title, and the review and approval of the planning commission. The planning director, in consultation with the transportation director, may modify this requirement if the adjacent public sidewalk is

substandard and the resulting modification to the setback results in a more efficient public sidewalk, and/or the modification conforms with the "Sugar House Business District Design Guidelines Handbook" or "Sugar House Circulation and Streetscape Amenities Plan." Appeal of an administrative decision is to the planning commission.

3. Interior Side Yards: None required.

4. Rear Yards: None required.

5. Buffer Yards: All lots abutting a lot in a residential district shall conform to the buffer yards and landscape requirements of Chapter 21A.48 of this title.

6. Setback from Single-Family Zones: For those structures located on properties zoned CSHBD that abut properties in a Low Density, Single- Family Residential Zone, every three feet (3') in building height above thirty feet (30'), shall be required a corresponding one foot (1') setback from the property line at grade. This additional required setback area can be used for landscaping or parking.

7. Parking Setbacks: See Table 21A.44.060 for parking location restrictions.

G. Maximum Height: Maximum height limits vary, depending upon location and land use. The following regulations shall apply for each area within the CSHBD Zone:

1. CSHBD1:

Height Limit	**Residential Use**	**Nonresidential Use**
Up to 30'	Allowed.	Allowed.
>30' to 75'	Allowed.	For every square foot of nonresidential gross floor area above 30' in height, an equivalent gross floor area of residential use must be provided. The residential floor area may be provided within the same building or in a separate building. Separate building option requires a development agreement with the city specified in Subsection 21A.26.060 .I.
>75' to 105'	Allowed if 90% of the required parking for the building is within a parking structure.	Compliance with the same standard for >30' to 75'height noted above, and 90% of the required parking for the building must be located within a parking structure.

2. CSHBD2:

Height Limit	**Residential Use**	**Nonresidential Use**
Up to 30'	Allowed.	Allowed.

>30' to 60'	Allowed.	For every square foot of nonresidential gross floor area above 30' in height, an equivalent gross floor area of residential use must be provided. The residential floor area may be provided within the same building or in a separate building. Separate building option requires a development agreement with the City specified in Subsection 21A.26.060 .I. If the residential is provided off-site, the nonresidential building is limited to a height of 45'.

H. First Floor/Street Level Requirements: The ground floor use area required by Chapter 21A.37 shall be occupied by residential, retail goods establishments, retail service establishments, public service portions of businesses, restaurants, taverns/brewpubs, bar establishments, art galleries, theaters or performing art facilities.

For such areas facing 2100 South, 1100 East, or Highland Drive, residential dwelling units are not allowed within the required ground floor use area. Live/work units are allowed in this space if the working area of the unit is located on the ground floor.

I. Residential Requirement for Mixed Use Developments: For those mixed use developments requiring a residential component, the residential portion of the development shall be as follows:

1. Located in the same building as noted in Subsection G of this section, or

2. May be located in a separate building and/or on a different property in the area zoned CSHBD. For such off site residential configuration, the amount of residential development required is equal to the total amount of gross square footage obtained for the nonresidential floors rising in excess of thirty feet (30'). In addition, prior to the issuance of a building permit for the nonresidential structure, the applicant must identify specifically where the residential structure will be located in the area zoned CSHBD and enter into a development agreement with the city to ensure the construction of the residential structure in a timely manner. In such cases where the residential use is built off site, one of the following shall apply:

a. Construction of the off site residential use must be progressing beyond the footings and foundation stage, prior to the nonresidential portion of the development obtaining a certificate of occupancy, or

b. Prior to the nonresidential portion of the development obtaining a certificate of occupancy, a financial assurance shall be provided to the city assuring that construction of the residential use will commence within two (2) years of receiving a certificate of occupancy for the nonresidential component of the development. The financial assurance shall be in an amount equal to fifty percent (50%) of the construction valuation for the residential component of the development as determined by the building official. The city shall call the financial assurance and deposit the proceeds in the city's Housing Trust Fund if construction has not commenced

~~within two (2) years of the issuance of the certificate of occupancy for the nonresidential component of the development.~~

~~J. Park Strip Materials: Property within this zoning district shall be considered part of an improvement district subject to the provisions of Section 21A.48.060, and as such, alternative materials may be utilized for park strips. Alternative material is subject to planning director approval based on its compliance with the adopted "Circulation and Streetscape Amenities Plan" or its successor.~~

~~K. Street Trees: Street trees are required and subject to the regulations in Section 21A.48.060.~~

~~L. Street Lighting: Street lighting shall be installed in accordance with the City Street Lighting Master Plan (or its successor) and any other contract or agreement with the city pertaining to street lighting. This requirement only applies to new principal buildings.~~

~~M. Sidewalk Materials: Sidewalk paving shall include a minimum of ten percent (10%) brick or pavers as an accent material, subject to engineering division approval. Modifications to this requirement may be approved by the planning director if in compliance with the adopted "Sugar House Circulation and Streetscape Amenities Plan" or its successor. This requirement only applies to new principal buildings.~~

~~N. Sidewalk Width: Sidewalks shall be a minimum of ten feet (10') wide. This requirement applies to new principal buildings and to additions that increase the gross building square footage by more than fifty percent (50%). This standard does not require removal of existing street trees, existing buildings, or portions thereof. For purposes of this section, sidewalk width is measured from the back of the park strip or required street tree if no park strip is provided, toward the adjacent property line. Modifications to this requirement may be approved by the planning director if in compliance with the adopted "Sugar House Circulation and Streetscape Amenities Plan" or its successor.~~

~~21A.26.070: CG GENERAL COMMERCIAL DISTRICT:~~

~~A. Purpose Statement: The purpose of the CG General Commercial District is to provide an environment for a variety of commercial uses, some of which involve the outdoor display/storage of merchandise or materials. This district provides economic development opportunities through a mix of land uses, including retail sales and services, entertainment, office, residential, heavy commercial and low intensities of manufacturing and warehouse uses. This district is appropriate in locations where supported by applicable master plans and along major arterials. Safe, convenient and inviting connections that provide access to businesses from public sidewalks, bike paths and streets are necessary. Access should follow a hierarchy that places the pedestrian first, bicycle second and automobile third. The standards are intended to create a safe and aesthetically pleasing commercial environment for all users.~~

B. Uses: Uses in the CG General Commercial District as specified in Section 21A.33.030, "Table of Permitted and Conditional Uses for Commercial Districts", of this title are permitted subject to the general provisions set forth in Section 21A.26.010 and this section.

C. Minimum Lot Size:

1. Minimum Lot Area: ten thousand (10,000) square feet.
2. Minimum Lot Width: sixty feet (60').
3. Existing Lots: Lots legally existing prior to April 12, 1995, shall be considered legal conforming lots.

D. Minimum Yard Requirements:

1. Front Yard: Five feet (5').
2. Corner Side Yard: ten feet (10').
3. Interior Side Yard: None required.
4. Rear Yard: ten feet (10').
5. Buffer Yard: All lots abutting residential property shall conform to the buffer yard requirements of Chapter 21A.48 of this title.
6. Accessory Buildings and Structures in Yards: Accessory buildings and structures may be located in a required yard subject to Section 21A.36.020, Table 21A.36.020.B of this title.

E. Maximum Yard: The maximum yard requirement is ten feet (10').

1. If provided, the yard must include one of the following elements:

a. Seating at a ratio of at least one bench for every five hundred (500) square feet of yard space; or
b. Landscaping that includes an increase of at least twenty five percent (25%) in the total number of trees required to be planted on the site; or
c. Awning or a similar form of weather protection that covers at least five feet in width and length from all street-facing building entrances.

2. Regardless of the setback provided, doors shall be setback a minimum distance to allow the door to operate without swinging into a right of way or midblock walkway.
3. All provided front or corner side yards must contain a tree every thirty feet (30').
4. The planning director, in consultation with the transportation director, may modify this requirement to accommodate a wider sidewalk if the adjacent public sidewalk is less than fifteen feet (15') wide and the resulting modification to the setback results in a more efficient public sidewalk. The planning director may waive this requirement for any addition, expansion, or intensification, which increases the floor area or parking requirement by less than fifty percent (50%) if the planning director finds the following:

a. The architecture of the addition is compatible with the architecture of the original structure or the surrounding architecture, or

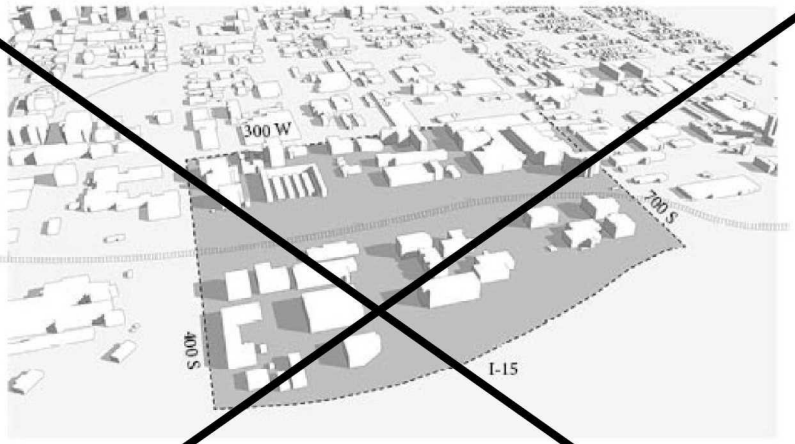
b. The addition reduces the extent of the noncompliance of the existing building.

5. Exceptions to this subsection may be authorized through the design review process, subject to the requirements of Chapter 21A.59 of this title.

F. Landscape Yard Requirements: A landscape yard of five feet (5') shall be required on all front or corner side yards, conforming to the requirements of Section 21A.48.090 of this title.

G. Maximum Height: No building shall exceed seventy five feet (75') unless the property is within the following boundary: from 400 South to 700 South from 300 West to I-15, where buildings shall not exceed one hundred fifty feet (150'). Additionally, buildings taller than seventy five feet (75') to a maximum of one hundred and five feet (105') outside of the described boundary may be allowed in accordance with the provisions of Subsections G.1 through G.3 of this section.

Illustration of Regulation 21A.26.070.G Maximum Height



1	No building shall exceed 75' unless it is within the identified boundaries.
2	Buildings that are outside of the identified boundary higher than 75' may be allowed in accordance with the provisions of Subsections G.1 through G.3 of this section.

1. Procedure For Modification: A modification to the height regulations, in this Subsection G may be granted through the design review process in conformance with the provisions of Chapter 21A.59 of this title. In evaluating an application submitted pursuant to this section, the planning commission or in the case of an administrative approval the planning director or designee, shall find that the increased height will result in improved site layout and amenities.

2. Outdoor Usable Space: If additional height is approved, the site shall include outdoor usable space for the building occupants that is equal to at least ten percent (10%) of the gross floor area of the additional floors. The outdoor usable area may be located within a wider park strip that extends further into the right of way than the current park strip, in midblock walkways that include a public access easement, in rooftop gardens, plazas, or in a provided yard

that exceeds the minimum yard requirement. The outdoor usable space shall include a minimum dimension of at least ten feet (10') by ten feet (10').

3. Maximum Additional Height for Properties Outside of Boundary Identified in Subsection G: Additional height shall be limited to thirty feet (30') subject to the provisions in Subsection G.2 for a maximum height of one hundred five feet (105').

H. Midblock Walkways: As part of the city's plan for the downtown area, it is intended that midblock walkways be provided to facilitate pedestrian movement within the area. The city has adopted the Downtown Plan that includes a midblock walkway map and establishes a need for such walkways as the Downtown area grows. Because the districts within the downtown area allow building heights that exceed those of other districts in the city, the requirement for a midblock walkway is considered to be necessary to alleviate pedestrian impacts on the public sidewalks by dispersing future use of the public sidewalks. This requirement implements the city's Downtown Plan and provides visual relief from the additional height that is available in these zone districts when compared to the remainder of the city. All buildings constructed after the effective date hereof within the Downtown zoning districts shall conform to this officially adopted plan for midblock walkways, in addition to the following standards:

1. Any new development shall provide a midblock walkway if a midblock walkway on the subject property has been identified in a master plan that has been adopted by the city.

2. The following standards apply to the midblock walkway:

a. The midblock walkway must be a minimum of fifteen feet (15') wide and include a minimum six feet (6') wide unobstructed path.

b. The midblock walkway may be incorporated into the building provided it is open to the public. A sign shall be posted indicating that the public may use the walkway.

c. Building encroachments into the midblock walkway are permitted if they include one or more of the following elements:

(1) Colonnades;

(2) Staircases;

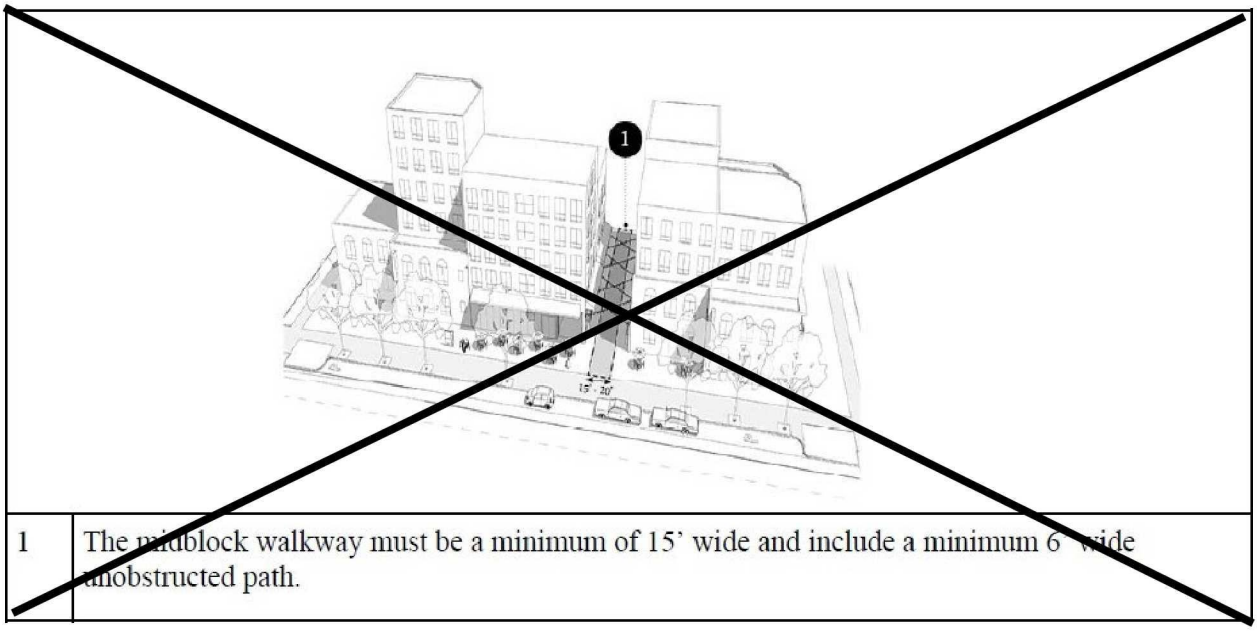
(3) Balconies - All balconies must be located at the third story or above;

(4) Building overhangs and associated cantilever - These coverings may be between nine feet (9') and fourteen feet (14') above the level of the sidewalk. They shall provide a minimum depth of coverage of six feet (6') and project no closer to the curb than three feet (3');

(5) Skybridge - A single skybridge is permitted. All skybridges must be located at the third, fourth, or fifth stories; and

(6) Other architectural element(s) not listed above that offers refuge from weather and/or provide publicly accessible usable space.

Illustration of Regulation 21A.26.070.H Midblock Walkways



1	The midblock walkway must be a minimum of 15' wide and include a minimum 6' wide unobstructed path.

I. Restrictions on Parking Lots and Structures: An excessive amount of at or above ground parking lots and structures can negatively impact the urban design objectives of the General Commercial (CG) District. To control such impacts, the following regulations shall apply to parking facilities that are at or above ground:

1. Parking shall be located behind principal buildings or incorporated into the principal building provided the parking is wrapped on street facing facades with a use allowed in the zone other than parking.

2. Parking lots not wholly behind the principal building are limited to no more than two double-loaded parking aisles (bays) adjacent to each other. The length of a parking lot shall not exceed ten (10) stalls.

3. No special restrictions shall apply to belowground parking facilities.

4. Parking structures shall conform to the requirements set forth in Chapter 21A.37 of this title.

5. All parking lot and structure landscaping must comply with the provisions set forth in Chapter 21A.48 of this title.

21A.26.077: TC-75 TRANSIT CORRIDOR DISTRICT:

21A.26.078: TSA TRANSIT STATION AREA DISTRICT:

A. Purpose Statement: The purpose of the TSA Transit Station Area District is to provide an environment for efficient and attractive transit and pedestrian oriented commercial, residential and mixed use development around transit stations. Redevelopment, infill development and increased development on underutilized parcels should include uses that allow them to function as part of a walkable, mixed use district. Existing uses that are complementary to the district, and economically and physically viable, should be integrated into the form and function of a

~~compact, mixed use pedestrian oriented neighborhood. Each transit station is categorized into a station type. These typologies are used to establish appropriate zoning regulations for similar station areas. Each station area will typically have two (2) subsections: the core area and the transition area. Due to the nature of the area around specific stations, the restrictions of overlay zoning districts, and the neighborhood vision, not all station areas are required to have a core area and a transition area.~~

~~1. Core Area: The purpose of the core area is to provide areas for comparatively intense land development with a mix of land uses incorporating the principles of sustainable, transit oriented development and to enhance the area closest to a transit station as a lively, people oriented place. The core area may mix ground floor retail, office, commercial and residential space in order to activate the public realm.~~

~~2. Transition Area: The purpose of the transition area is to provide areas for a moderate level of land development intensity that incorporates the principles of sustainable transit oriented development. The transition area is intended to provide an important support base to the core area and transit ridership as well as buffer surrounding neighborhoods from the intensity of the core area. These areas reinforce the viability of the core area and provide opportunities for a range of housing types at different densities. Transition areas typically serve the surrounding neighborhood and include a broad range of building forms that house a mix of compatible land uses. Commercial uses may include office, retail, restaurant and other commercial land uses that are necessary to create mixed use neighborhoods.~~

~~B. Station Area Types: A station area typology is the use of characteristics, such as building types, mix of land use, transit service and street network to create generalizations about an area that can be used to define a common vision for development of a transit station area. Each typology recognizes the important difference among places and destinations and takes into account the local context of a station and its surroundings. Refer to the official Salt Lake City zoning map to determine the zoning of the land within each station area.~~

~~1. Urban Center Station (TSA-UC): An urban center station contains the highest relative intensity level and mix of uses. The type of station area is meant to support downtown Salt Lake and not compete with it in terms of building scale and use.~~

~~2. Urban Neighborhood Station (TSA-UN): An evolving and flexible development pattern defines an urban neighborhood station area. Urban neighborhoods consist of multilevel buildings that are generally lower scale than what is found in the urban center station area. The desired mix of uses would include ground floor commercial or office uses with the intent of creating a lively, active, and safe streetscape.~~

~~3. Mixed Use Employment Center Station (TSA-MUEC): A mixed use employment station is an area with a high concentration of jobs that attract people from the entire region. Buildings are often large scale in nature and may have large footprints. Land uses that support the employment centers such as retail sales and service and restaurants are located throughout the station area and should occupy ground floor space in multi-story buildings oriented to the pedestrian and transit user. A mix of housing types and sizes are appropriate to provide employees with the choice to live close to where they work. Building types should trend toward more flexible building types over time. Connectivity for all modes of travel is important due to the limited street network.~~

4. Special Purpose Station (TSA-SP): The special purpose station is typically centered on a specific land use or large scale regional activity. These areas are generally served by a mix of transit options. Land uses such as restaurants and retail support the dominant land use and attract people to the area. A mix of housing types and sizes are appropriate in certain situations. Future development should be aimed at increasing the overall intensity and frequency of use in the station area by adding a mix of uses that can be arranged and designed to be compatible with the primary use.

C. Review Process: The review process for all new development and redevelopment within the Transit Station Area Zoning District is based on the development score which is generated by the "Transit Station Area Development Guidelines" hereby adopted by reference.

1. The following types of development are required to go through this review process:

a. Any addition of one thousand (1,000) square feet or more that extend a street facing building facade or are located to the side of a building and are visible from a public space; or

b. Additions that increase the height of an existing building or change the existing roofline;

c. Additions to the rear of buildings that are not adjacent to a public street, trail or other public space are not required to obtain a development score but must comply with all other applicable regulations. Signs, fences, accessory structures and any other structure or addition not listed in this section are not required to obtain a development score.

d. Single-family detached dwellings and two-family dwellings are not required to obtain a development score.

2. Application process steps:

a. Presubmittal Conference: All applicants for development within the TSA Transit Station Area Zoning District are required to attend a presubmittal conference with the planning division. The purpose of the presubmittal conference is to notify the applicant of the goals of the station area plans, the standards in this section, and the review and approval process.

b. Development Review Application: After a presubmittal conference, the developer can submit a development review application. This application and all submittal requirements will be used to determine the development score. The application shall include a score sheet on which the development guidelines and their assigned values are indicated and two (2) checklists: one for the applicant's use and one for the planning division's use.

c. Public Noticing: A notice of application for a development review shall be provided in accordance with Chapter 21A.10 of this title.

d. Application Review: Table 21A.26.078.C.2.d of this Subsection C summarizes the application review process. All applications shall be processed as follows:

(1) Tier 1 Planning Commission Review: If a project is assigned a score less than 125 points, the project can only be approved by the planning commission through the design review process in Chapter 21A.59 of this title. Once the applicant receives written notice of their

score, they will be given thirty (30) days to notify the planning division of their intention to proceed with the project through the design review process or make necessary plan adjustments to increase their development score to the minimum level in order to go through an administrative review process.

(2) Tier 2 Administrative Review: The planning director has the authority to approve a project scoring 125 points or more without holding a public hearing. The project shall be allowed to go through the standard building permit process. A public hearing is not required because the project incorporates adequate development guidelines or development incentives to be deemed compliant with the vision for the station area.

TABLE 21A.26.078.C.2.d APPLICATION REVIEW

Development Score	**Review Process**
0 – 124 points	Planning commission design review process
125 or more points	Administrative review

D. Development Score: The purpose of the development score is to allow flexibility for designers while implementing the city's vision of the applicable station area plans and the purpose of this zoning district. The development score measures the level of compatibility between a proposed project and the station area plan. A "station area plan" is a development, land use, urban design and place making policy document for the area around a specific transit station. The development score is based on the development guidelines and development incentives in the "Transit Station Area Development Guidelines" book, hereby adopted by reference. The "Transit Station Area Development Guidelines" shall be amended following the adopted procedures for zoning text amendments in Chapter 21A.50, "Amendments", of this title.

1. Formulating the Score: The development score is formulated by calculating all of the development guideline values for a particular project. Each design guideline and incentive is given a value based on its importance. Some guidelines are considered more important and carry a higher value than others. All other applicable zoning regulations shall be complied with by all projects and are not calculated in the development score.

2. Project Review: A development score shall be assigned to all projects within the TSA Transit Station Area District after a complete development review application is submitted. The planning director shall provide, in writing, a copy of the review checklist and explanation of the outcome of the score to the applicant within thirty (30) days of submitting a complete application.

3. Appeals: The development score may be appealed. All appeals of the development score are heard by the appeals hearing officer. In hearing the appeal, the appeals hearing officer shall hold a public hearing in accordance with Section 21A.10.030 of this title. In deciding the appeal, the appeals hearing officer shall base its decision on its interpretation of the development guidelines and the development score.

4. Expiration: No development score shall be valid for a period longer than one year unless a building permit has been issued or complete building plans have been submitted to the Division of Building Services.

E. Development Standards:

1. Application: The dimensional requirements of this section apply to all new buildings and developments as well as additions to existing buildings. Additions that bring the property closer to compliance are allowed. The following development standards apply to the core and transition areas of all station types.

2. Building Height: The minimum and maximum building heights are found in table 21A.26.078.E.2, "Building Height Regulations", of this subsection E.2. The minimum building height applies to all structures that are adjacent to a public or private street. The building shall meet the minimum building height for at least fifty percent (50%) of the width of the street facing building wall.

TABLE 21A.26.078.E.2
BUILDING HEIGHT REGULATIONS

	Minimum Height1	**Maximum Height**
Urban center:		
Core	40'	90'2
Transition	25'	60'
Urban neighborhood:		
Core	25'	75'
Transition	0'	50'
Mixed use employment center:		
Core	25'	75'
Transition	0'	60'
Special purpose:		
Core	25'	75'
Transition	0'	60'

Notes:

1. Minimum building heights apply to those properties with frontage on the street where fixed rail transit is located.
2. Buildings with a roof that has at least 2 sloping planes may be allowed up to 105 feet. The slope of the plane must have a minimum slope of a 2 feet rise over a 12 foot run. The additional height may include habitable space. The sloping planes must be clearly visible and create a sloped roof shape. The sloping planes shall not be hidden by a parapet wall.

3. Setbacks:

a. General Standards for Front/Corner Side Yards:

(1) All portions of the yard not occupied by building, driveways, walkways or other similar features must be landscaped or include an active outdoor use, such as outdoor dining, plazas, courtyards or other similar outdoor use. See Subsection F of this section for specific front yard design requirements.

(2) Walls up to three feet (3') in height, patios and other similar elements intended to activate the sidewalk can be located to the property line.

(3) Awnings or canopies may be located within any portion of the yard and are not subject to the front or corner side yard restrictions in Subsection 21A.36.020.B, Table 21A.36.020.B of this title.

(4) Balconies may project up to two feet (2') into the required yards and are not subject to the front or corner side yard restrictions in Subsection 21A.36.020.B, Table 21A.36.020.B of this title.

(5) All front and corner side yard standards in Table 21A.26.078.E.3.b of this Subsection E may be modified through the design review process of Chapter 21A.59 of this title, except that the front and corner side yard setback for 400 South shall not be reduced below the minimum.

b. Table 21A.26.078.E.3.b Setback Standards:

TABLE 21A.26.078.E.3.b
SETBACK STANDARDS

Property Frontage	Front/Corner Side Yard Setback	Interior Side Yard	Rear Yard
400 South	Minimum: 10', and at least 50% of the street facing building facade must be built to the minimum	Minimum: None, except a 25' setback is required when adjacent to an OS, R-1, R-2, SR, RMF-30, RMF-35 or RMF-45 zoning district. The minimum shall increase 1' for every 1' increase in building height above 25' and is applied to the portion of the building over 25' in height.	
	Maximum setback: 20', but may be increased if the additional setback is used for plazas, courtyards, or outdoor dining areas.		
	In locations where the sidewalk is not a minimum of 10' wide, additional sidewalk width shall be installed by the developer so there is a minimum width sidewalk of 10'. This applies to new buildings and to additions that increase the gross building square footage by more than 50%. This standard does not required removal of existing buildings or portions thereof.		
North Temple	Minimum: 5', and at least 50% of the street facing building facade must be built to the minimum.		
	Maximum: 15', but may be increased if the additional setback is used for plazas, courtyards, or outdoor dining areas		

	In locations where the sidewalk is not a minimum of 10' wide, additional sidewalk width shall be installed by the developer so there is a minimum width sidewalk of 10'. This applies to new buildings and to additions that increase the gross building square footage by more than 50%. This standard does not require removal of existing buildings or portions thereof.	
300 South, 500 South, 600 East	Minimum: Equal to the average setback of other principal buildings on the same block face.	
Streets with right-of-way width of 50' or less with R-1, R-2, SR, RMF-30, RMF-35 or RMF-45 zoning district on either side of the street	Minimum: 25% of the lot depth, up to 25'. For buildings taller than 25', setback shall increase 2' for every 1' of building height above 25' and is applied to the portion of the building over 25' in height.	
All other streets	Minimum: None	
	At least 50% of the street facing building facade shall be within 5' of the front or corner side property line.	

c. Special Setback Provisions for Properties Adjacent to Jordan River: For properties that are adjacent to the Jordan River, the building setback from the Jordan River shall be fifty feet (50'), measured from the annual high water level as defined in Section 21A.34.130 of this title. For buildings over fifty feet (50') in height, the setback shall increase one foot (1') for every foot in height over fifty feet (50') up to a maximum of seventy five feet (75'). Portions of buildings over fifty feet (50') in height may be stepped back to comply with this standard.

4. Minimum Lot Area and Lot Width Requirements:

TABLE 21A.26.078.E.4
MINIMUM LOT AREA AND LOT WIDTH STANDARDS

Standard	Required Dimension
Minimum lot area	2,500 square feet
Minimum lot width	40 feet

a. The minimum lot area applies to all new subdivisions of land and shall not be used to calculate residential density.

b. Any legally existing lot may be developed without having to comply with the minimum lot size or width requirements.

c. Lots subdivided for single-family detached, single-family attached, and two-family residential dwellings are exempt from minimum lot width requirements.

d. Lots subdivided for single-family attached dwellings are exempt from minimum lot area provided that:

(1) Parking for units shall be rear loaded and accessed from a common drive shared by all units in a particular development;

(2) Driveway access shall connect to the public street in a maximum of two (2) locations; and

(3) No garages shall face the primary street and front yard parking shall be strictly prohibited.

5. Open Space Area: Open space areas shall be provided at a rate of one square foot for every ten (10) square feet of land area included in the development, up to five thousand (5,000) square feet for core areas, and up to two thousand five hundred (2,500) square feet for transition areas. Open space areas includes landscaped yards, patios, public plazas, pocket parks, courtyards, rooftop and terrace gardens and other similar types of open space area amenities. All required open space areas shall be accessible to the users of the building(s).

6. Circulation and Connectivity: Development within the station area shall be easily accessible from public spaces and provide safe and efficient options for all modes of travel. Circulation networks, whether public or private, require adequate street, pedestrian and bicycle connections to provide access to development. The internal circulation network shall be easily recognizable, formalized and interconnected.

a. All parking lots shall comply with the standards in Section 21A.44.020, "General Off Street Parking Regulations", of this title.

b. Parking is prohibited between the street-facing building line and any front or corner side property line. This shall include any drive aisle that is not perpendicular to the front or corner side property line.

c. Any new development shall provide a midblock walkway if a midblock walkway on the subject property has been identified in a master plan that has been adopted by the city. The following standards apply to the midblock walkway:

(1) The midblock walkway must be a minimum of ten feet (10') wide and include a minimum six foot (6') wide unobstructed path.

(2) The midblock walkway may be incorporated into the building provided it is open to the public. A sign shall be posted indicating that the public may use the walkway.

7. Accessory Structures: No accessory structure shall be located in a required front yard or between the primary building and a property line adjacent to a public street.

F. Design Standards:

1. Development shall comply with the design standards in Chapter 21A.37 of this title when applicable as specified in that chapter.

2. All developments required to obtain a review score by Subsection C of this section shall comply with the following additional design standards. These specific standards may be modified through the design review in Chapter 21A.59 of this title if the modifications meet the intent of the specific design standard requested to be modified:

a. EIFS and Stucco Limitation: Use of Exterior Insulation and Finishing System (EIFS) or traditional stucco is not allowed as a building material on the ground floor of street facing building facades. Use of EIFS and stucco is allowed for up to ten percent (10%) of the upper level street facing facades.

b. Front and Corner Side Yard Design Requirements:

(1) In yards greater than ten feet (10') in depth, one shade tree shall be planted for every thirty feet (30') of street frontage. For the purpose of this section, a shade tree is any tree that has a mature minimum tree canopy of thirty feet (30') and a mature height that is forty feet (40') or greater.

(2) At least fifty percent (50%) of the front or corner side yards shall be covered in live plant material. This can include raised planter boxes. This percentage can be reduced to thirty percent (30%) if the yard includes outdoor dining, patios, outdoor public space, or private yards for ground floor residential uses that cover at least fifty percent (50%) of the provided front or corner side yard.

(3) At least thirty percent (30%) of the front or corner side yard shall by occupied by outdoor dining areas, patios, outdoor public space, or private yards for ground floor residential uses.

(4) Driveways necessary for vehicle access to the site are allowed regardless of compliance with the minimum percentages required by this subsection.

c. Entry Feature Requirements: All required building entries shall include at least one of the following features:

(1) An awning or canopy over the entrance that extends a minimum of five feet (5') from the street facing building facade;

(2) A recessed entrance that is recessed at least five feet (5') from the street facing facade;

(3) A covered porch that is at least five feet (5') in depth and at least forty (40) square feet in size; or

(4) A stoop that is at least two feet (2') above sidewalk level and that includes an awning or canopy that extends at least three feet (3') from the street facing building facade.

d. Ground Floor Use Requirement For 400 South and North Temple Boulevard: When facing 400 South or North Temple Boulevard, the ground floor use area required by Chapter 21A.37 of this title shall be built to accommodate an allowed commercial, institutional, or public use. Live/work uses qualify as a commercial use for this subsection.

(1) Exception: Residential uses may be permitted within the required area in lieu of the required use, if the ground floor is designed so that it can be converted to an allowed commercial use in the future. To accommodate this conversion, the shell space of the ground floor shall be built to an occupancy standard required by the adopted building code that can accommodate conversion of the interior of the space to a future permitted commercial use.

(2) The following additional requirements shall apply to the ground floor space if used for residential uses:

(A) The shell space shall be at least twelve feet (12') in height;

(B) The street facing facade of each ground floor residential unit shall be at least sixty percent (60%) glass;

(C) Each ground floor unit shall have a direct entrance from the sidewalk to the unit;

(D) Each ground floor unit shall be ADA accessible; and

(E) Each ground floor unit shall include a porch, patio, stoop or other entrance feature that is a minimum depth of at least five feet (5').

G. Multiple Buildings on a Single Parcel: Multiple principal buildings on a single parcel are permitted provided each principal building meets the requirements of this chapter and each principal building obtained a separate development score. New principal buildings can be located toward the rear of a parcel provided there is an existing or additional new principal building that complies with the front yard building setbacks. If one principal building receives a development score lower than other principal buildings on the site, the project shall be processed based on the lowest development score obtained. Multiple single-family detached dwellings and two-family dwellings may be located on one lot and are not required to obtain a development score.

H. Conflicting Regulations: In cases where the regulations of this section conflict with another section of this zoning ordinance, this section shall take precedence except in situations where the conflict is related to the use of the property, in which case the more restrictive regulation takes precedence. In station areas within an overlay district, the overlay district shall take precedence.

I. Developments Over Five Acres:

1. Intent: Large scale developments have the potential to function as a self-contained mixed use neighborhood and could have both positive and negative impacts on nearby properties. All developments over five (5) acres in size shall be designed and planned to include a series of blocks and a network of public or private streets that connects to the existing public streets in the area and to adjacent development and neighborhoods. Buildings should be oriented to this street network. Regulating block size is necessary to provide development sites that are oriented to the pedestrian while accommodating other modes of transportation. A street network is required to ensure adequate circulation for pedestrians, bicycles, automobiles and service vehicles through the site, to adjacent sites and the public streets.

2. Application: These standards are in addition to all other applicable standards. In situations where the standards in this section conflict with a standard in another section, the

~~standard in this section shall take precedence. A separate development score is required for each new principal building in a development over five (5) acres.~~

~~a. Block Layout: The intent of regulating block size and dimension is to create a development pattern where all principal buildings have their primary facades facing a street, whether public or private. All developments over five (5) acres in size shall be designed to include a series of blocks based on the standards below:~~

~~(1) The maximum perimeter dimension of any block shall be one thousand six hundred feet (1,600'). The maximum length of any individual block face shall be four hundred forty feet (440').~~

~~(2) The maximum perimeter dimension of a block may be increased to two thousand four hundred (2,400) linear feet, and the maximum length of any block face increased to six hundred feet (600') provided a mid block pedestrian network is included. The mid block pedestrian network must be a minimum of twenty feet (20') wide and include pedestrian amenities such as lighting, benches, and other similar features. The mid block walkway shall connect to at least two (2) block faces or be extended to the property line to allow for future extension.~~

~~b. Connectivity to Public Streets, Sidewalks, and Bicycle Lanes: In order to ensure that the development will be fully integrated into the transit station area, that safe and efficient travelways are provided, and to limit the impact on the primary transit street and other adjacent streets, the internal circulation system, including private streets, drive aisles, sidewalks and bicycle lanes shall connect to the public street, sidewalks and bicycle lanes. All new streets shall be designed as a "complete street" defined as a street that provides dedicated space for pedestrians, bicyclists and automobiles.~~

~~c. Vehicle Access: Regulating access to private property from public streets is necessary for integrating private development and public spaces. Limiting the number of access points and spacing between access points reduces areas of conflict between vehicles, pedestrians and bicycles. Maximum access widths promote a development pattern that is oriented to pedestrians and bicyclists while accommodating vehicles.~~

~~(1) Access points located on public streets intended for vehicles shall be spaced a minimum of one hundred feet (100') apart.~~

~~(2) No property shall have more than one (1) vehicle access point for every two hundred (200) linear feet of frontage on a public street.~~

~~(3) No access drive shall be greater than twenty four feet (24') wide.~~

~~(4) The location of all vehicle access points is subject to approval from the transportation division of the city. The standards of this section may be modified by the Transportation Division when, in the opinion of the director of the transportation division, a different design would improve the overall safety for all modes of transportation or improve the efficiency of the transportation network.~~

~~d. Internal Circulation: Internal circulation systems allow for vehicles, pedestrians and bicyclists to move safely and efficiently throughout a development site. A logical, simple and well designed internal circulation system that connects with adjacent circulation networks~~

~~provides room for vehicles, safe walking paths for pedestrians through the parking lot and the site to the public way, and well marked routes for bicycles traveling from public spaces to bicycle parking areas within a site. All new developments over five (5) acres are required to submit an internal circulation network plan.~~

~~(1) Travel Lanes That Connect Parking Areas With a Public Street: All internal vehicle travel lanes that connect internal parking areas with a public street shall be designed to meet the minimum requirements in Section 21A.44.060.A.6 of this title.~~

~~(2) Design Speed: The internal circulation system shall be designed to move vehicles at speeds of twenty (20) miles per hour or less.~~

~~(3) Future Access to Adjacent Properties and Rights-Of-Way: All internal drive aisles, sidewalks, and paths shall be extended to property lines to allow for future cross access to adjacent properties when the adjacent property is undeveloped and to rights-of-way.~~

~~(4) Centerlines: The centerline of all internal streets shall be in line with the centerline of a street on the opposite side of an intersecting street unless the intersecting street is divided by a median. Offset streets shall be a minimum of two hundred feet (200') apart, measured from centerline to centerline.~~

~~(5) Publicly Dedicated Streets: Any street that is to be publicly dedicated shall meet the city's minimum construction and design standards (including street lighting, park strip, street trees, etc.).~~

~~(6) Pedestrian Routes: Pedestrian routes that provide safe, comfortable, clear and direct access throughout the development shall be provided. Pedestrian paths shall be bordered by residential fronts, green space, active open space, or commercial storefronts.~~

~~(7) Bicycle Paths: A coordinated system of bicycle paths should be provided.~~

~~(8) Approval; Modification of Standards: The internal circulation network is subject to approval from the transportation division of the city. The standards of this section may be modified by the transportation division when, in the opinion of the director of the transportation division, a different design would improve the overall safety for all modes of transportation or improve the efficiency of the transportation network.~~

~~e. Parking: Parking may be provided along any private street within a development over five (5) acres. The parking shall be counted toward the applicable off street parking standard when provided on private streets. All parking areas and spaces must comply with the parking lane widths identified in Section 21A.44.060.A.6 of this title.~~

~~f. Open Space Area: In order to provide space for passive and active recreation, public and private gatherings, offset storm drainage due to nonpem1eable surfaces and as an amenity to individual developments and their residents, employees and customers, usable open space areas are 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 areas. "Usable open space area" 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 Area: When adjacent to public open space areas, parks, trails and pathways, open space areas on developments over five (5) acres in size are encouraged to provide access to the public open space area.~~

~~g. Landscaping: All areas not occupied by buildings, plazas, tell"aces, patios, parking areas, or other similar feature shall be landscaped. If a project is developed in phases, only those areas in a phase that is under construction shall be landscaped. Landscaping in future phases shall be installed as those phases develop. Areas in future phases may be used as community gardens or other active open space until such time as development of that phase begins.~~

SECTION 23. Eliminating Chapter 21A.27. That Chapter 21A.27 of the *Salt Lake City Code* (Zoning: Form Based Districts) is hereby deleted in its entirety:

~~CHAPTER 21A.27~~
~~FORM BASED DISTRICTS~~

~~21A.27.010: PURPOSE STATEMENT AND GENERAL PROVISIONS:~~

~~A. Purpose Statement: The purpose of the form based districts is to create urban neighborhoods that provide the following:~~

~~1. People oriented places;~~
~~2. Options for housing types;~~
~~3. Options in terms of shopping, dining, and fulfilling daily needs within walking distance or conveniently located near mass transit;~~
~~4. Transportation options;~~
~~5. Access to employment opportunities within walking distance or close to mass transit;~~
~~6. Appropriately scaled buildings that respect the existing character of the neighborhood;~~
~~7. Safe, accessible, and interconnected networks for people to move around in; and~~
~~8. Increased desirability as a place to work, live, play, and invest through higher quality form and design.~~

~~B. Context Description: The form based districts are intended to be utilized in areas with the following characteristics:~~

~~1. Street, Block, And Access Patterns: A regular pattern of blocks surrounded by a traditional grid of streets that provide mobility options and connections for pedestrians, bicyclists, and automobiles. Blocks include sidewalks separated from vehicle travel lanes by a landscaped park strip. Front yards are landscaped or include active, outdoor uses.~~
~~2. Building Placement And Location: Residential buildings are generally located close to the sidewalk with a small, transitional, semipublic space, such as a landscaped front~~

yard, that is consistent along the block face. Buildings along arterials are located close to the sidewalk with parking to the side or rear of building.

3. Building Height: Building heights on local streets are relatively low and consistent with existing building heights with little variation. Buildings located on arterial streets are generally taller.

4. Mobility: A balance between pedestrians, bicyclists, transit riders, and motorists exist in the area, and residents are well connected to other parts of the city.

C. Intent Of Form Based Districts:

1. Statement Of Intent: Form based districts are intended to provide zoning regulations that focus on the form of development, the manner in which buildings are oriented toward public spaces, the scale of development, and the interaction of uses within the city. Form based districts provide places for people to live, work, and play within a close proximity. Regulations within form based districts place emphasis on the built environment over land use.

2. How To Use This Chapter: Form based districts emphasize the form, scale, placement, and orientation of buildings. Each subdistrict includes a table of permitted building forms and specific development regulations for each building form. The first step is to identify which subdistrict the property is located in, and then identify what building forms are permitted, and finally what standards apply to the specific building form. All new developments and additions to existing buildings shall comply with the specific requirements of this chapter.

21A.27.020: BUILDING TYPES AND FORMS ESTABLISHED:

A. Building Types and Form Standards:

1. Encourage building forms that are compatible with the neighborhood and the future vision for the neighborhood by acknowledging the current scale of the area and it's architectural and material elements. These elements within new development shall compliment those of the existing buildings;

2. Arrange building heights and scale to provide appropriate transitions between buildings of different scales and adjacent areas, especially between different subdistricts;

3. Guide building orientation through setbacks and other requirements to create a consistent street edge, enhance walkability by addressing the relationship between public and private spaces, and ensure architectural design will contribute to the character of the neighborhood;

4. Use building form, placement, and orientation to identify the private, semiprivate, and public spaces;

5. Minimize the visual impact of parking areas; and

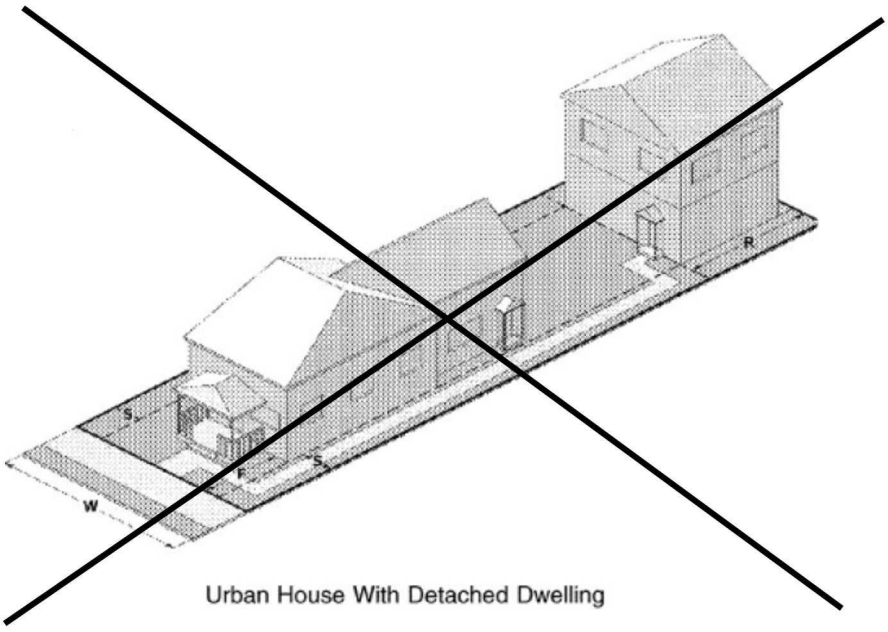
6. Minimize conflicts between pedestrians, bicyclists, and vehicles.

B. Building Types and Forms:

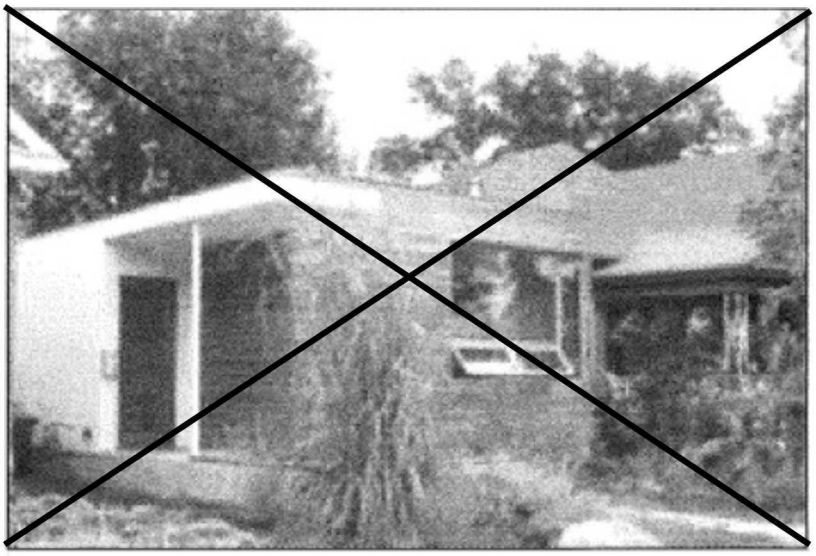
1. Description: The permitted building forms are described in this subsection. Each building form includes a general description and definition, as well as images of what the

~~building form may look like. Building form images are for informational purposes only and not intended to demonstrate exactly what shall be built. The description and images should be used to classify existing and proposed buildings in order to determine what development regulations apply. The drawings are not to scale. They should not be used to dictate a specific architectural style as both traditional and contemporary styles can be used.~~

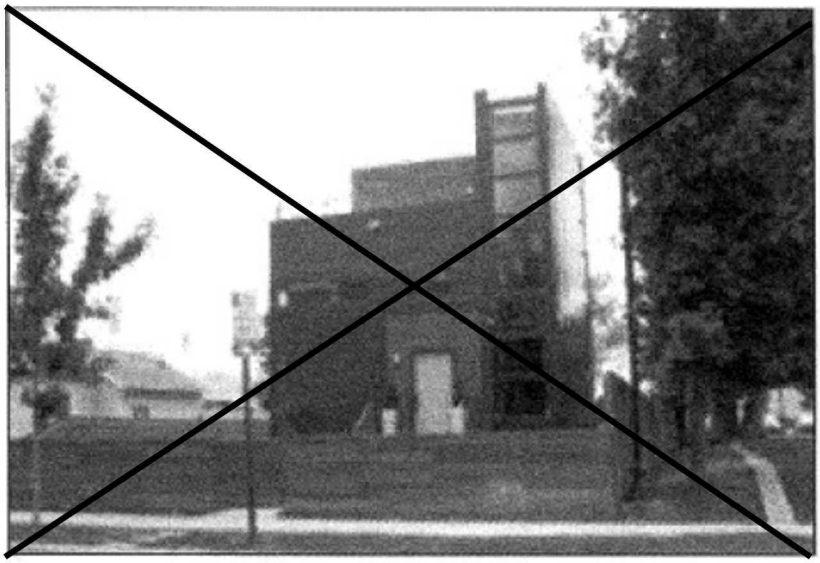
~~a. Urban House: A residential structure with the approximate scale of a single dwelling unit, as viewed from the street, but may contain up to two dwelling units. The structure has a single entry facing the street, a front porch or stoop, and a small front yard. Second units may be arranged vertically (up and down) or horizontally (front and back), but the entry to the second unit is from the side, rear, or interior of structure. A third unit may also be located along an alley as a stand alone unit or as a dwelling unit located in an accessory building. All units are on a single lot.~~



Urban House With Detached Dwelling

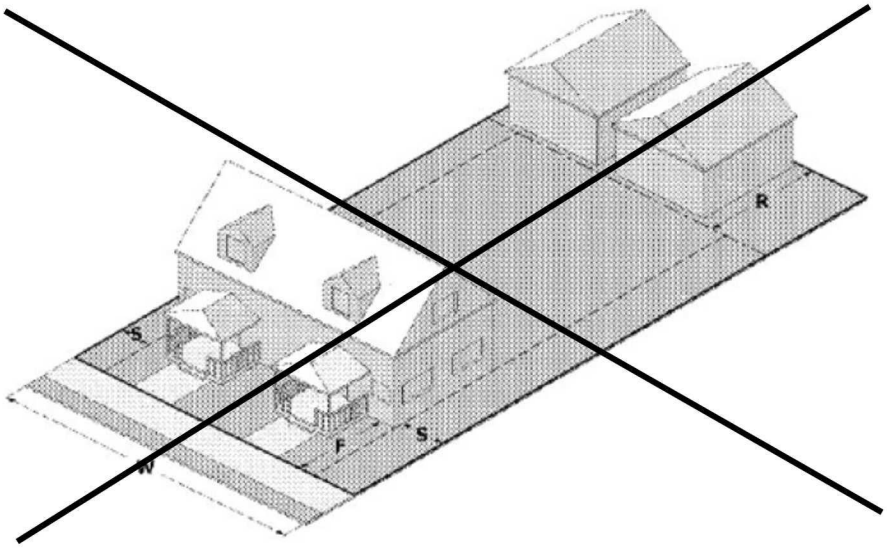


~~Modern And Traditional Forms~~

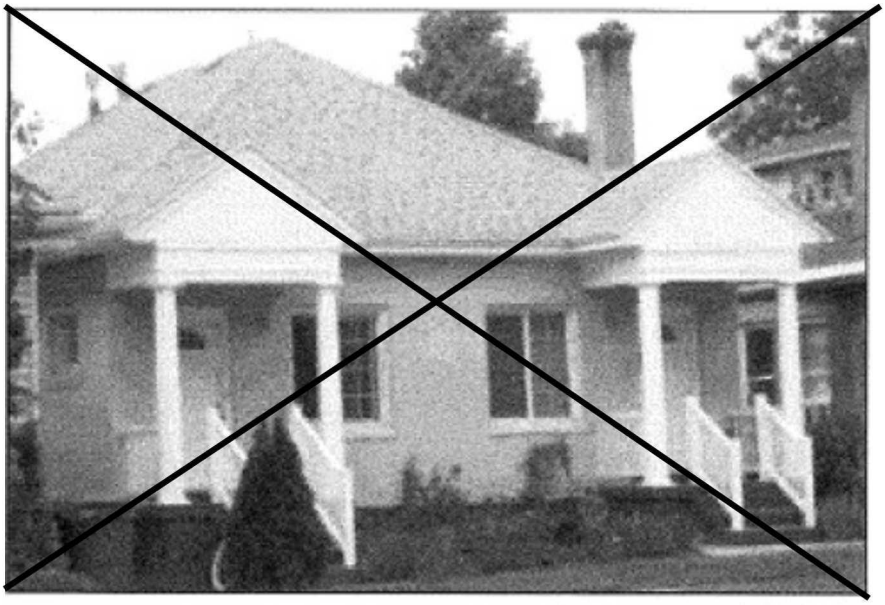


~~Two-Story Contemporary Form~~

~~b. Two-Family Dwelling: A residential structure that contains two dwelling units in a single building. The units may be arranged side by side, up and down, or front and back. Each unit has its own separate entry directly to the outside. Dwellings may be located on separate lots or grouped on one lot. A third unit may also be located along an alley as a stand alone unit or as a dwelling unit located in an accessory building, but may not be located on a separate lot.~~



~~Two Family Dwelling With Garages~~



~~Traditional Two Family Dwelling~~

~~Modern Two-Family Dwelling~~

~~c. Cottage Development: A unified development that contains two 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.~~

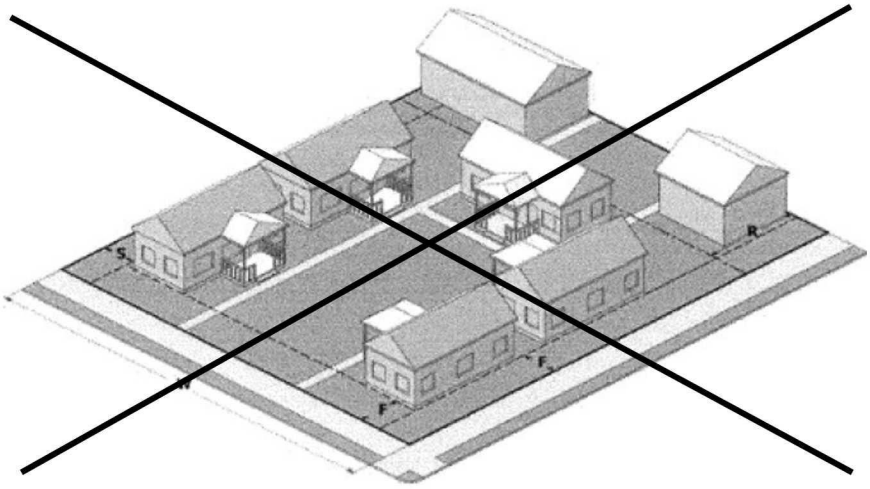
~~d. Additional Development Standards for Cottage Building Forms:~~

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

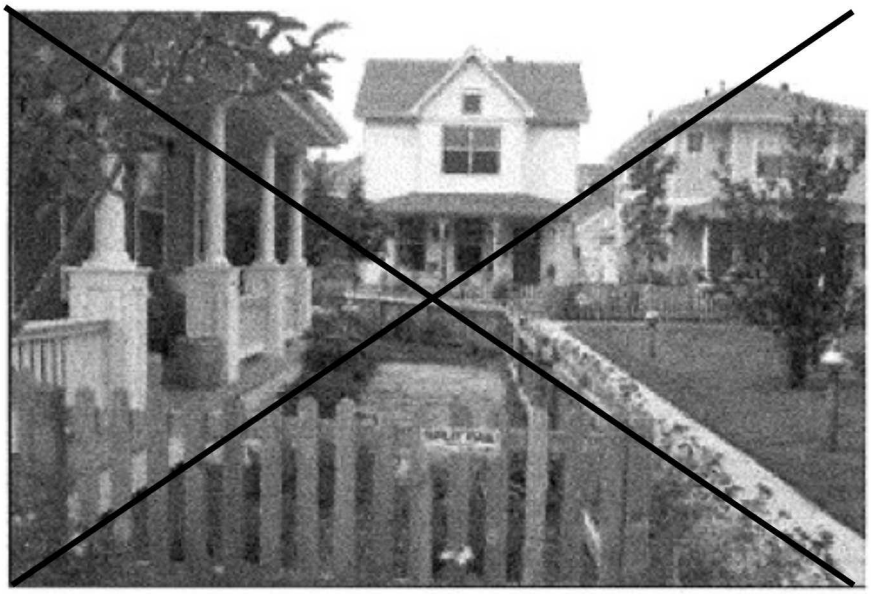
~~(2) Footprint: No cottage shall have a footprint in excess of eight hundred fifty (850) square feet.~~

~~(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. At least fifty percent (50%) of the open space area shall be contiguous and include landscaping, walkways or other amenities intended to serve the residents of the development.~~

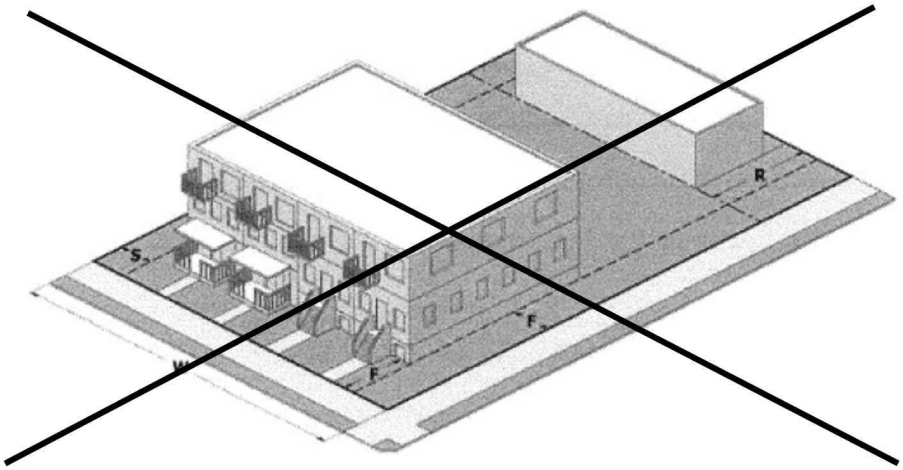


~~Cottage Development On Single Parcel~~

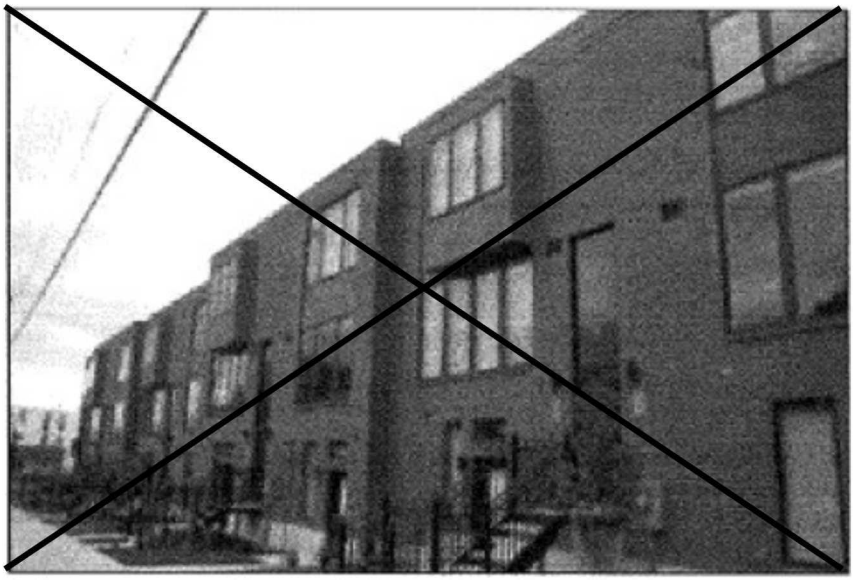


~~Cottage Development~~

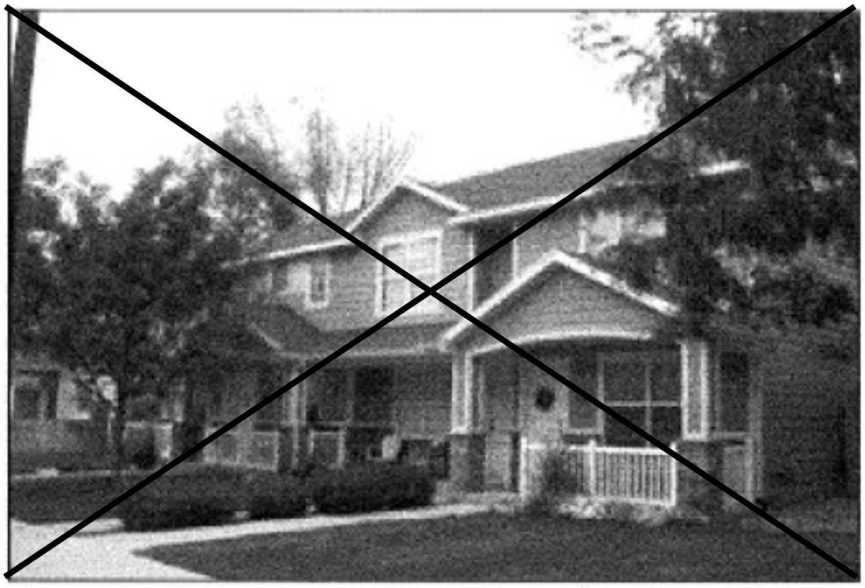
~~e. Row House: A series of attached single-family dwellings that share at least one common wall with an adjacent dwelling unit. A row house contains a minimum of three (3) residential dwelling units. Each unit may be on its own lot. If possible, off street parking is accessed from an alley.~~



Row House On Single Parcel

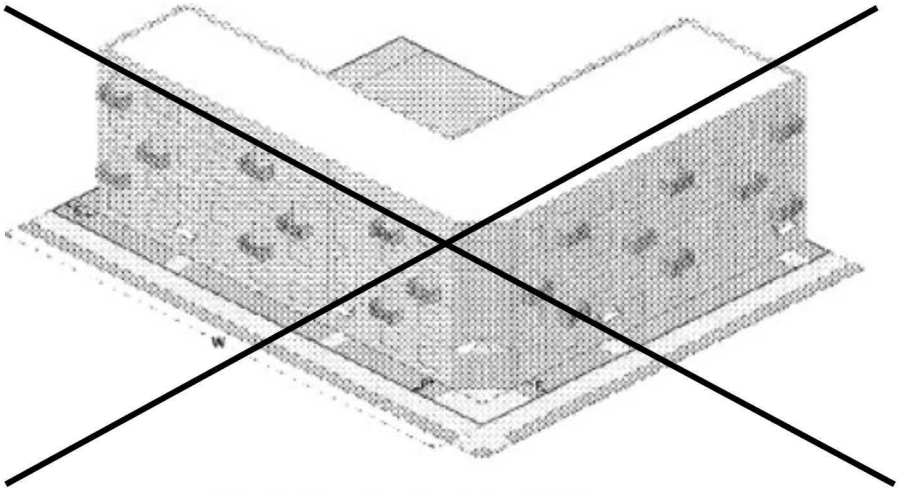


Modern Row House Form

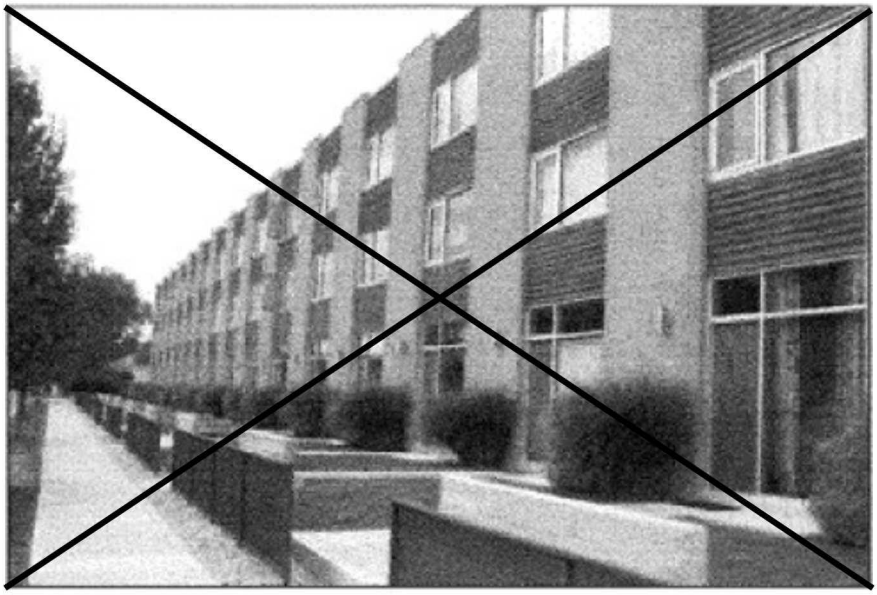


~~Traditional Row House Form~~

~~f. Multi-Family Residential: A multi-family residential structure containing three (3) or more dwelling units that may be arranged in a number of configurations .~~



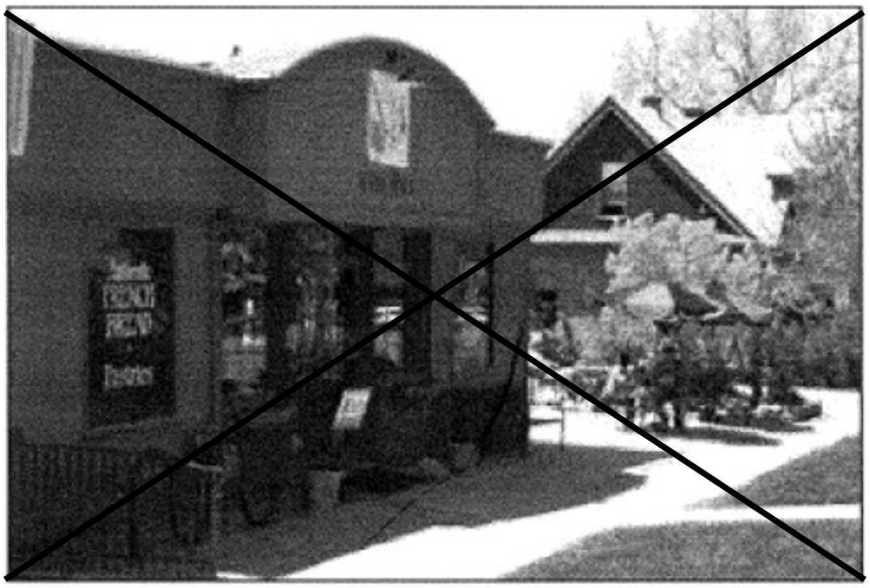
~~Multi-Family Residential Form~~



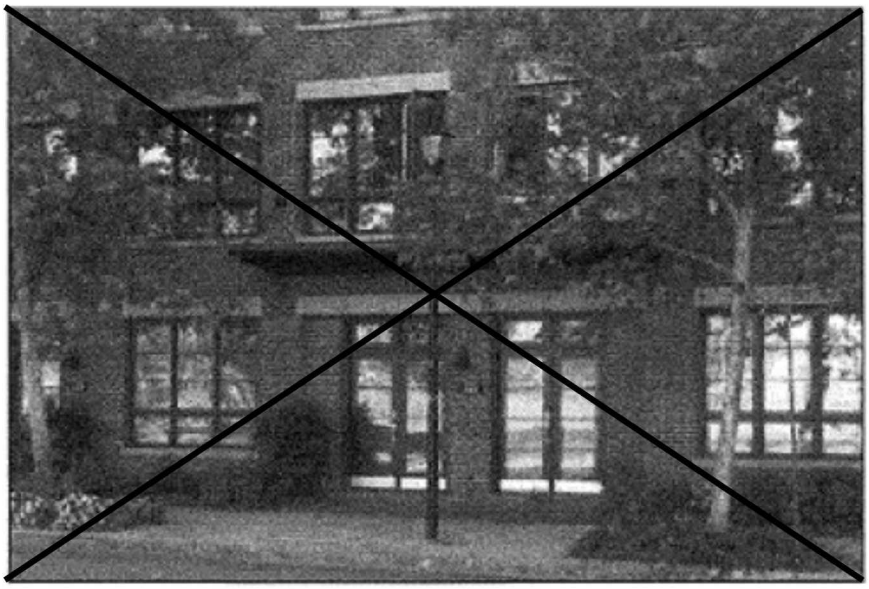
~~Multi-Family Modern Form~~

~~g. Storefront: A commercial structure that may have multiple stories and contain a variety of commercial uses that are allowed in the district that permits this building type. All buildings, regardless of the specific use, have a ground floor that looks like a storefront.~~

~~Multi-Family Traditional Form~~

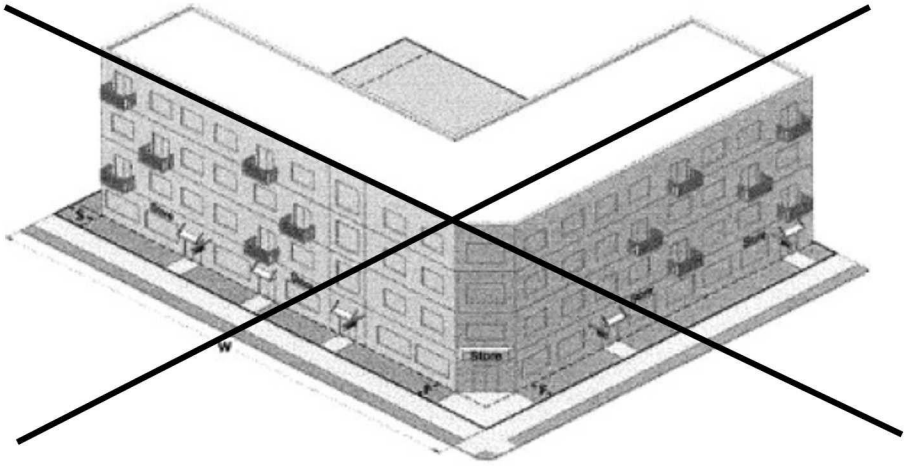


~~Contemporary Storefront~~

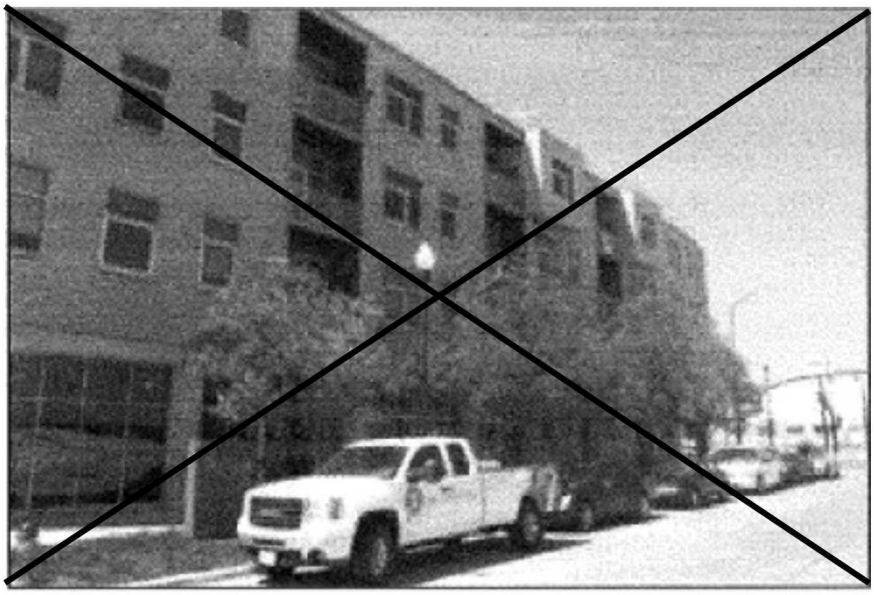


~~Traditional Storefront~~

~~h. Vertical Mixed Use: A multi-story building that contains a mix of commercial and/or office with residential uses.~~



~~Vertical Mixed-Use Multi-Story Form~~



~~Modern Materials~~

Traditional Materials

21A.27.030: BUILDING CONFIGURATION AND DESIGN STANDARDS:

A. Specific Intent of Configuration and Design Standards:

1. Design Related Standards: The design related standards are intended to do the following:

a. Implement applicable master plans;

b. Continue the existing physical character of residential streets while allowing an increase in building scale along arterials and near transit stations;

c. Focus development and future growth in the city along arterials and near transit stations;

d. Arrange buildings so they are oriented toward the street in a manner that promotes pedestrian activity, safety, and community;

e. Provide human scaled buildings that emphasize design and placement of the main entrance/exit on street facing facades;

f. Provide connections to transit through public walkways;

g. Provide areas for appropriate land uses that encourage use of public transit and are compatible with the neighborhood;

h. Promote pedestrian and bicycle amenities near transit facilities to maximize alternative forms of transportation; and

i. Rehabilitate and reuse existing residential structures in the Form Based Zoning Districts when possible to efficiently use infrastructure and natural resources, and preserve neighborhood character.

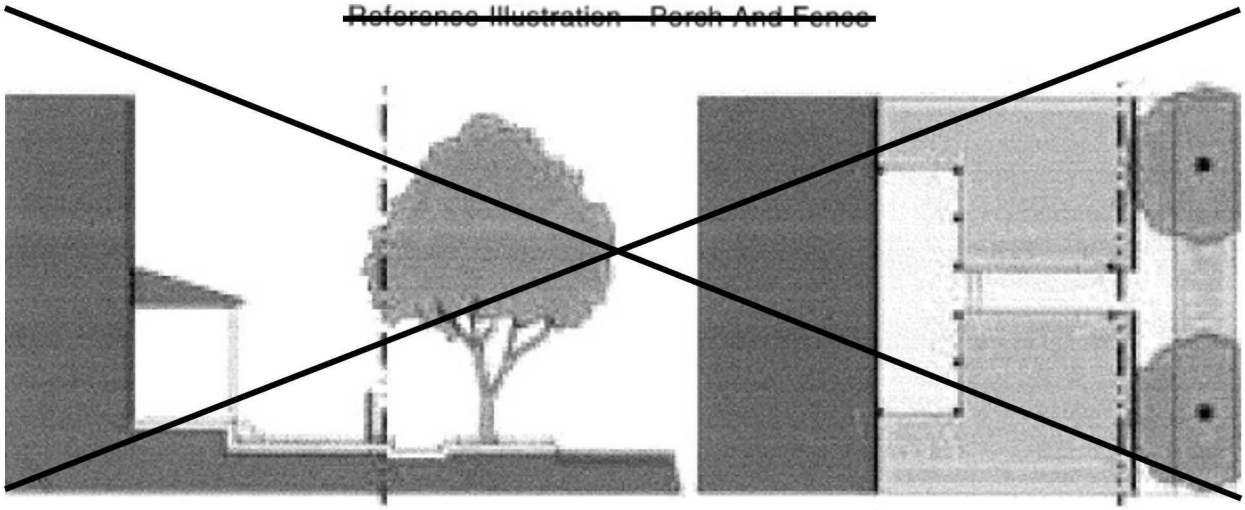
~~B. Building Entry: Refer to the building entrance standards in Subsection 21A.37.050.D of this title. In the case of an existing structure, this standard shall only apply if changes are made to the building entrance.~~

~~1. Entry Feature: The following building entries are permitted as indicated:~~

~~TABLE 21A.27.030.B~~
~~ENTRY FEATURE STANDARDS~~

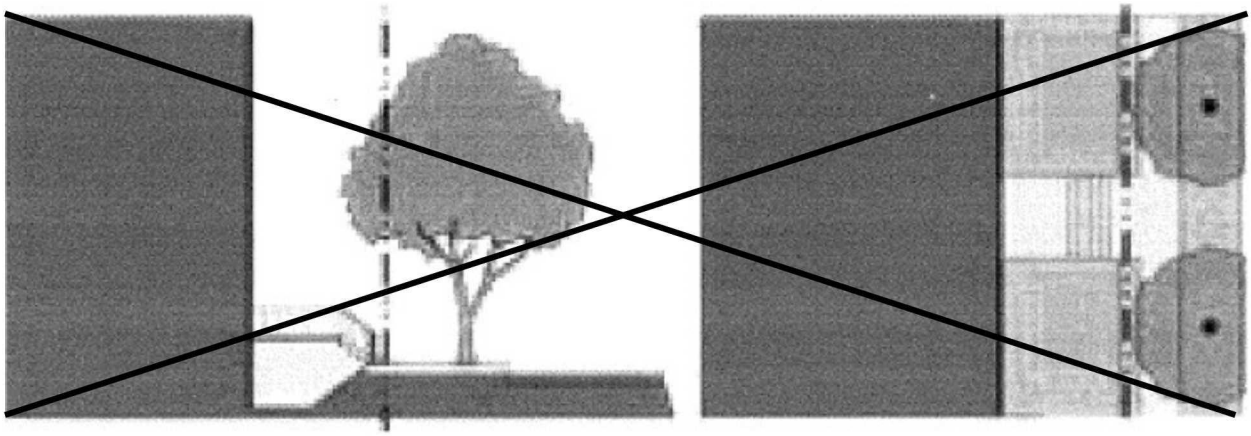
~~Entry Feature Permitted Based on Building Form Type~~	~~Urban House~~	~~Cottage Development~~	~~Two-Family Dwelling~~	~~Row House~~	~~Multi-Family~~	~~Storefront~~	~~Vertical Mixed Use~~
~~Porch and fence: A planted front yard where the street facing building facade is set back from the front property line with an attached porch that is permitted to encroach into the required yard. The porch shall be minimum of 6' in depth. The front yard may include a fence no taller than 3' in height~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~		~~P~~

~~Reference Illustration - Porch And Fence~~



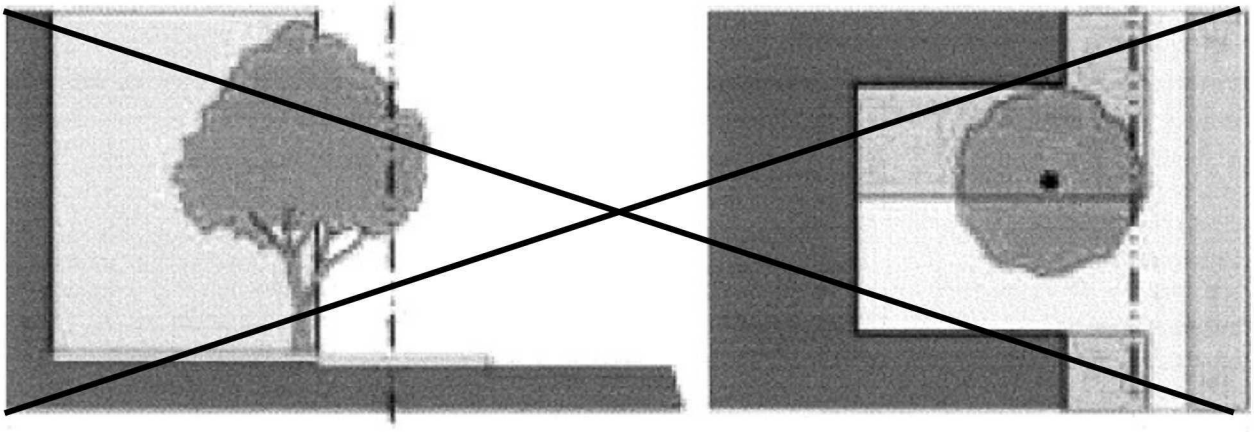
~~Entry Feature Permitted Based on Building Form Type~~	~~Urban House~~	~~Cottage Development~~	~~Two-Family Dwelling~~	~~Row House~~	~~Multi-Family~~	~~Storefront~~	~~Vertical Mixed Use~~
~~Terrance or lightwell: An entry feature where the street facing facade is set back from the front property line by an elevated terrace or sunken lightwell. may include a canopy or roof~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~

~~Reference Illustration - Terrace Or Lightwell~~



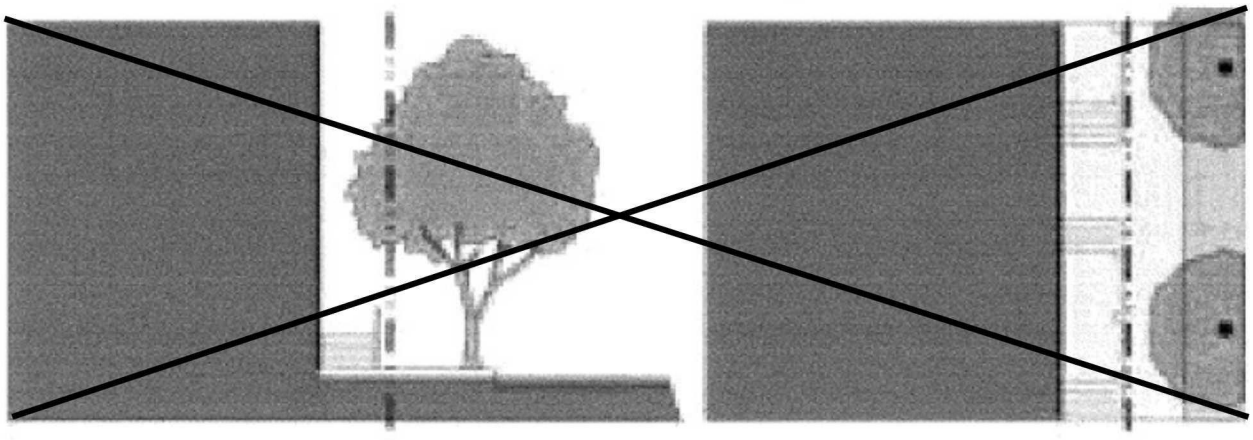
Entry Feature Permitted Based on Building Form Type	Urban House	Cottage Development	Two-Family Dwelling	Row House	Multi-Family	Storefront	Vertical Mixed Use
Forecourt: An entry feature wherein a portion of the street facing facade is close to the property line and the central portion is set back. The court created must be landscaped, contain outdoor plazas, outdoor dining areas, private yards, or other similar features that encourage use and seating	P	P	P	P	P	P	P

Reference Illustration – Forecourt



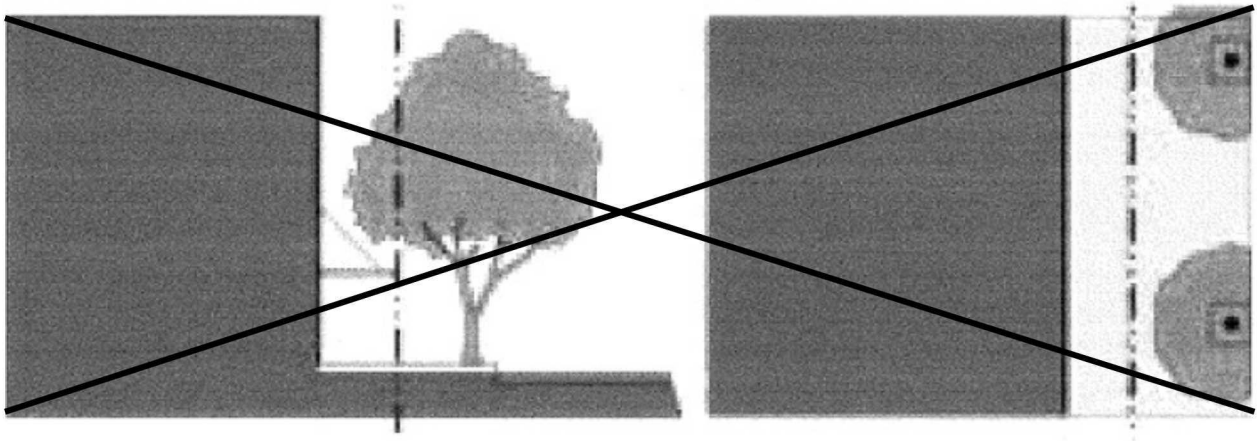
Entry Feature Permitted Based on Building Form Type	Urban House	Cottage Development	Two-Family Dwelling	Row House	Multi-Family	Storefront	Vertical Mixed Use
Stoop: An entry feature wherein the street facing facade is close to the front property line and the first story is elevated from the sidewalk sufficiently to secure privacy for the windows. The entrance contains an exterior stair and landing that is either parallel or perpendicular to the street. Recommended for ground floor residential uses	P	P	P	P	P	P	P

Reference Illustration - Stoop



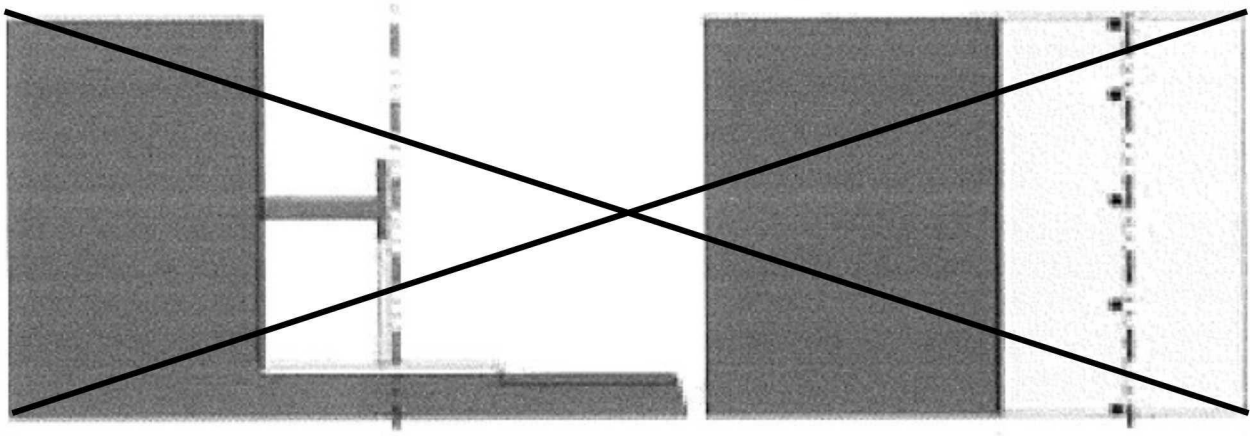
Entry Feature Permitted Based on Building Form Type	Urban House	Cottage Development	Two-Family Dwelling	Row House	Multi-Family	Storefront	Vertical Mixed Use
Shopfront: An entry feature where the street facing facade is close to the property line and building entrance is at sidewalk grade. Building entry is covered with an awning, canopy, or is recessed from the front building facade, which defines the entry and provides protection for customers			P		P	P	P

Reference Illustration – Shopfront



Entry Feature Permitted Based on Building Form Type	Urban House	Cottage Development	Two-Family Dwelling	Row House	Multi-Family	Storefront	Vertical Mixed Use
Gallery: A building entry where the ground floor is no more than 10' from the front property line and the upper levels or roofline cantilevers from the ground floor facade up to the front property line					P	P	P

Reference Illustration - Gallery



C. Additional Design Standards Required for Form Based Districts:

1. Open Space Area: A minimum of ten percent (10%) of the lot area shall be provided for open space area, unless a different requirement is specified in the building form regulation. Individual districts may require additional open space area requirements. 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. Additions to existing buildings are exempt from this standard when the addition is less than twenty-five

~~percent (25%) of the footprint of the structure or one thousand (1,000) square feet, whichever is less.~~

~~a. At least one open space area shall include a minimum dimension of at least fifteen feet (15') by fifteen feet (15').~~

~~b. Open space areas that are greater than five hundred (500) square feet must contain at least one useable element, accessible to all building occupants, from the following list.~~

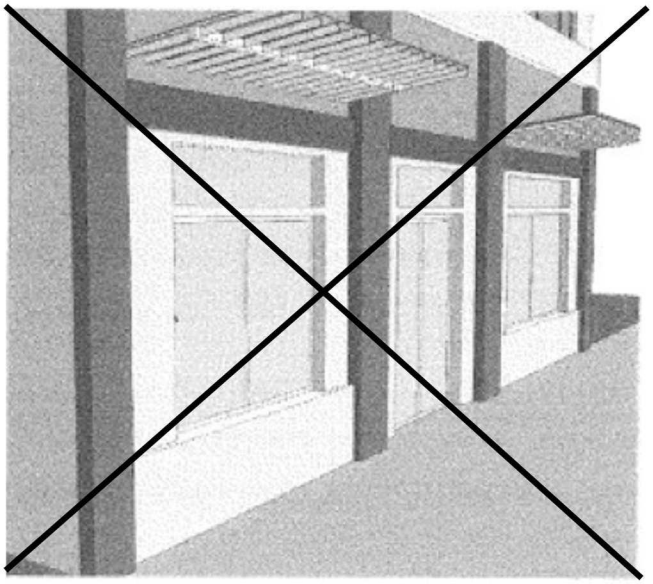
~~(1) A bench for every two hundred fifty (250) square feet of open space area;~~

~~(2) A table for outdoor eating for every five hundred (500) square feet of open space area;~~

~~(3) An outdoor amenity. This is defined as an amenity that intends to provide outdoor recreation and leisure opportunities including, but not limited to, walking paths, playgrounds, seating areas, gardens, sport court or similar amenity intended to promote outdoor activity;~~

~~(4) Trees with a minimum spread of twenty feet (20') at mature height to shade a minimum of thirty three percent (33%) of the open space area; and/or~~

~~(5) landscaping that equals at least thirty three percent (33%) of the landscaped area.~~



~~Illustration Of Building Fenestration~~

~~2. Residential Balconies: All dwelling units located above the first story and on a street-facing façade shall include a balcony. The balcony shall be accessible from the dwelling unit and project a minimum of four feet from the street facing façade. Balconies may project into a required front yard setback. In the case of an addition to an existing structure, this standard shall only apply to portions added along street-facing elevations.~~

~~3. Design Standards Alternatives:~~

a. Alternatives to Required Build-To Line: Where a "required build-to" standard applies, the following alternatives may count toward the minimum build-to requirement as indicated:

(1) Landscaping Walls: Landscaping walls between twenty four inches (24") and forty two inches (42") high may count up to twenty five percent (25%) toward the minimum requirement provided the following:

(A) The wall incorporates seating areas.
(B) The wall is constructed of masonry, concrete, stone or ornamental metal.
(C) The wall maintains clear view sightlines where sidewalks and pedestrian connections intersect vehicle drive aisles or streets.

(2) Pergolas and Trellises: Pergolas and trellises may count up to twenty five percent (25%) toward the minimum build-to requirement provided the following:

(A) The structure is at least forty eight inches (48") deep as measured perpendicular to the property line.
(B) A vertical clearance of at least eight feet (8') is maintained above the walking path of pedestrians.
(C) Vertical supports are constructed of wood, stone, concrete or metal with a minimum of six inches (6") by six inches (6") or a radius of at least four inches (4").
(D) The structure maintains clear view sightlines where sidewalks and pedestrian connections intersect vehicle drive aisles or streets.

(3) Arcades: Arcades may count up to one hundred percent (100%) toward the minimum requirement provided the following:

(A) The arcade extends no more than two (2) stories in height.
(B) No portion of the arcade structure encroaches onto public property.
(C) The arcade maintains a minimum pedestrian walkway of five feet (5').
(D) The interior wall of the arcade complies with the building configuration standards.

(4) Plazas and Outdoor Dining: Plazas and outdoor dining areas may count up to fifty percent (50%) toward the minimum requirement, and have a maximum front setback of up to fifteen feet (15') provided the following:

(A) The plaza or outdoor dining is between the property line adjacent to the street and the street facing building facade.
(B) Shall be within two feet (2') of grade with the public sidewalk.
(C) The building entry shall be clearly visible through the courtyard or plaza.
(D) The building facades along the courtyard or plaza shall comply with the ground floor transparency requirement.

b. Alternatives to Ground Floor Transparency Requirement: The planning director may modify the ground floor transparency requirement in the following instances:

(1) The requirement would negatively impact the historical character of a building within the H Historic Preservation Overlay District; or

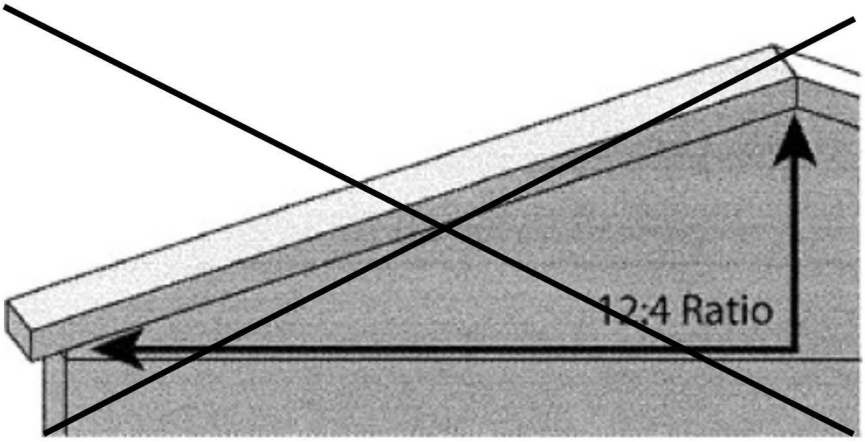
(2) The requirement conflicts with the structural integrity of the building and the structure would comply with the standard to the extent possible.

4. Permitted Encroachments and Height Exceptions: Obstructions and height exceptions are permitted as listed in this section or in Section 21A.36.020 of this title or as indicated in this subsection.

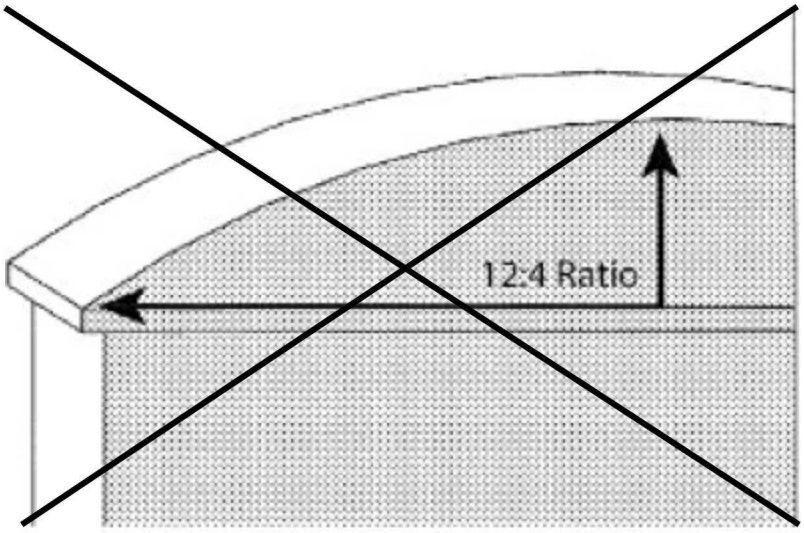
a. Building Height: In order to promote a varied skyline and other roof shapes in the area, structures with a sloped roof may exceed the maximum building height in the form based districts by five feet provided:

(1) The additional height does not include additional living space. Vaulted ceilings, storage spaces, and utility spaces are permitted.

(2) The slope of the roof is a minimum of a twelve-four pitch or a quarter barrel shape.



Minimum Slope Of Pitched Roof



~~Minimum Slope Of Quarter Barrel Roof~~

~~b. Roof Top Gardens: Building height encroachments for rooftop uses are permitted to encroach up to six feet (6') to accommodate rooftop gardens and/or outdoor living space provided:~~

~~(1) The rooftop garden includes vegetation that covers a minimum of fifteen percent (15%) of the outdoor living space on the roof. The vegetation coverage shall be calculated by utilizing the spread of any trees, shrubs, or ground cover at maturity.~~

~~(2) If the rooftop is used for non-residential land uses allowed in the zone and located adjacent to the FB-UN1 Form Based Urban Neighborhood District, single-family district, or two-family district, a six foot (6') wall shall be installed along the entire length of the outdoor space facing such zones.~~

~~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.~~

~~D. Other Applicable Development Standards: All uses in the form based districts shall comply with the standards set in Part IV, Regulations of General Applicability, of this title, including the appliable standards in the following chapters:~~

1. 21A.33 Land Use Tables
2. 21A.36 General Provisions
3. 21A.37 Design Standards
4. 21A.38 Nonconforming Uses and Noncomplying Structures
5. 21A.40 Accessory Uses, Buildings, and Structures
6. 21A.42 Temporary Uses
7. 21A.44 Off Street Parking, Mobility, and Loading
8. 21A.46 Signs
9. 21A.48 Landscaping and Buffers
10. Any other applicable chapter of this title that may include applicable provisions.

E. Form Based Special Purpose Corridor District specific standards for detached or accessory parking garages or structures:

1. Detached or accessory multilevel parking garages or structures shall have the same setback requirements for principal structures.
2. When a required setback abuts a residential district, the minimum setback required shall be a landscape yard to provide a buffer to the abutting residential district. No structure (primary or accessory) shall be permitted within this landscaped buffer.

21A.27.040: FB-SC AND FB-SE FORM BASED SPECIAL PURPOSE CORRIDOR DISTRICT:

A. Subdistricts:

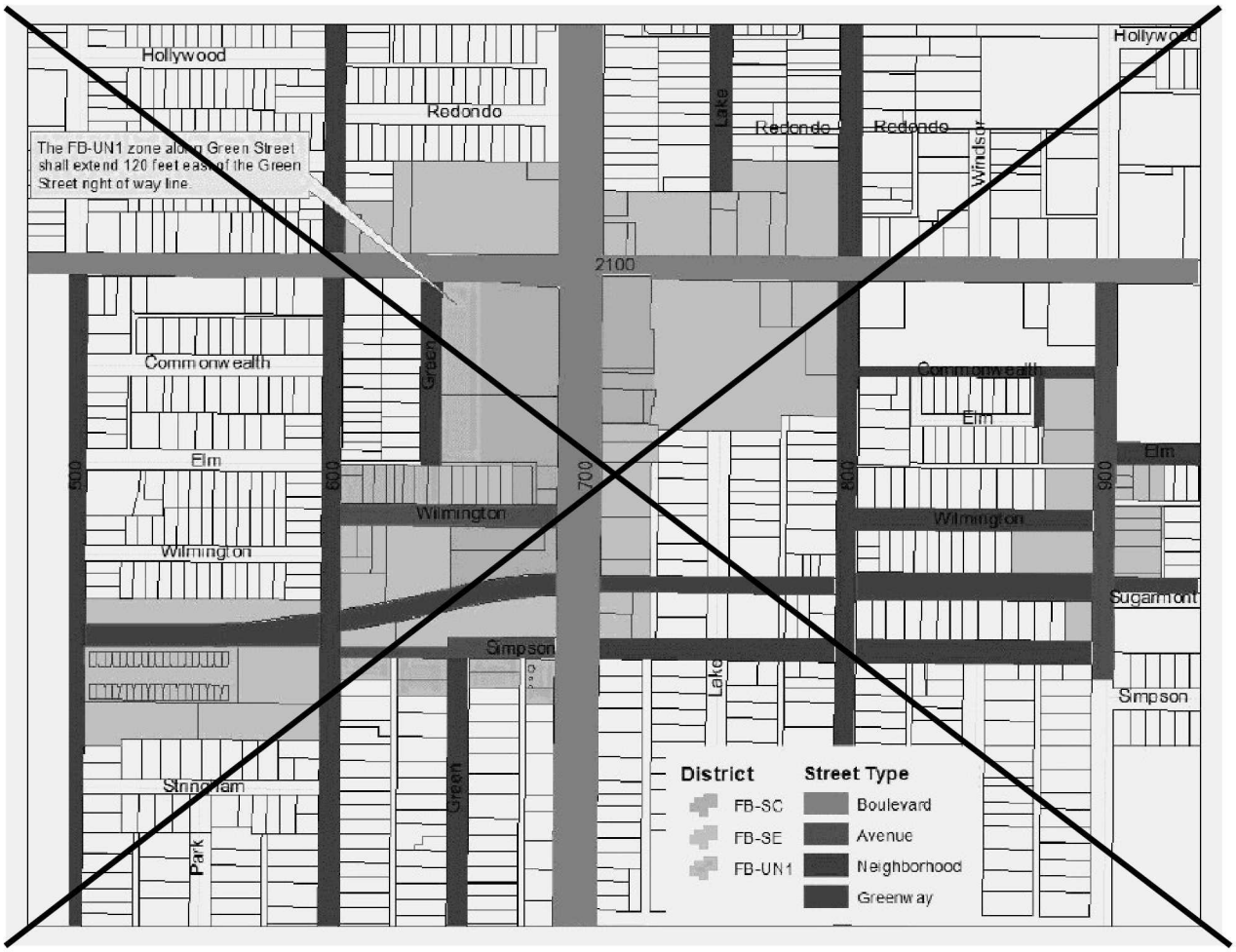
1. Named: The following subdistricts can be found in the Form Based Special Purpose Corridor Form Based Districts:

a. FB-SC Special Purpose Corridor Core Subdistrict: The FB-SC Special Purpose Corridor Core Subdistrict contains the most intensive level of development in the vicinity of special purpose corridors. Buildings are generally six (6) to seven (7) stories in height and are supported by multiple street types so that pedestrians, bicyclists and drivers have access to the properties within the area. Development standards are based on building type.
b. FB-SE Special Purpose Corridor Edge Subdistrict: The FB-SE Special Purpose Corridor Edge Subdistrict is intended to provide an appropriate transition in building size and scale between existing neighborhoods and the core area. Buildings may be up to four (4) stories in height, with appropriate setbacks when adjacent to lower scale residential neighborhoods. Development regulations are based on building type, with the overall scale, form and orientation as the primary focus.

2. Applicability Of Subdistricts: The regulations of the subdistricts shall apply as indicated in the regulating plan map.

~~FIGURE 21A.27.040.A~~
~~REGULATING PLAN MAP – SUGAR HOUSE STREETCAR FORM BASED SPECIAL PURPOSE CORRIDOR AREA~~

~~FIGURE 21A.27.040.A~~
~~REGULATING PLAN MAP - SUGAR HOUSE STREETCAR FORM BASED SPECIAL PURPOSE CORRIDOR AREA~~



~~B. Street Types:~~

~~1. Street Types Intent: The intent of identifying specific types of streets in the Special Purpose Corridor Districts is to:~~

~~a. Ensure that a hierarchy of transportation is established;~~
~~b. Guarantee access to private property; and~~
~~c. Determine the appropriate manner in which buildings address streets.~~

2. Street Types Established: The following types of streets are hereby established. The location and applicability of street type regulations are shown on figure 21A.27.040.A, "Regulating Plan Map - Sugar House Streetcar Form Based Special Purpose Corridor Area", of this section.

a. Greenway Street: Streets that contain a streetcar line and stops and various types of multiuse trails. Greenway streets may provide access for pedestrians and bicycles. Automobiles are not permitted on greenway streets.

b. Neighborhood Street: Neighborhood streets are intended to serve the adjacent neighborhoods and are generally considered local streets. Automobile access may be provided to each individual lot. Access to certain building forms is not permitted from a neighborhood street unless the property only has frontage on a neighborhood street.

c. Avenue Street: Avenue streets are those streets that are designed to accommodate a high number of pedestrians. Automobile access to private property may be permitted. Pedestrians are the priority.

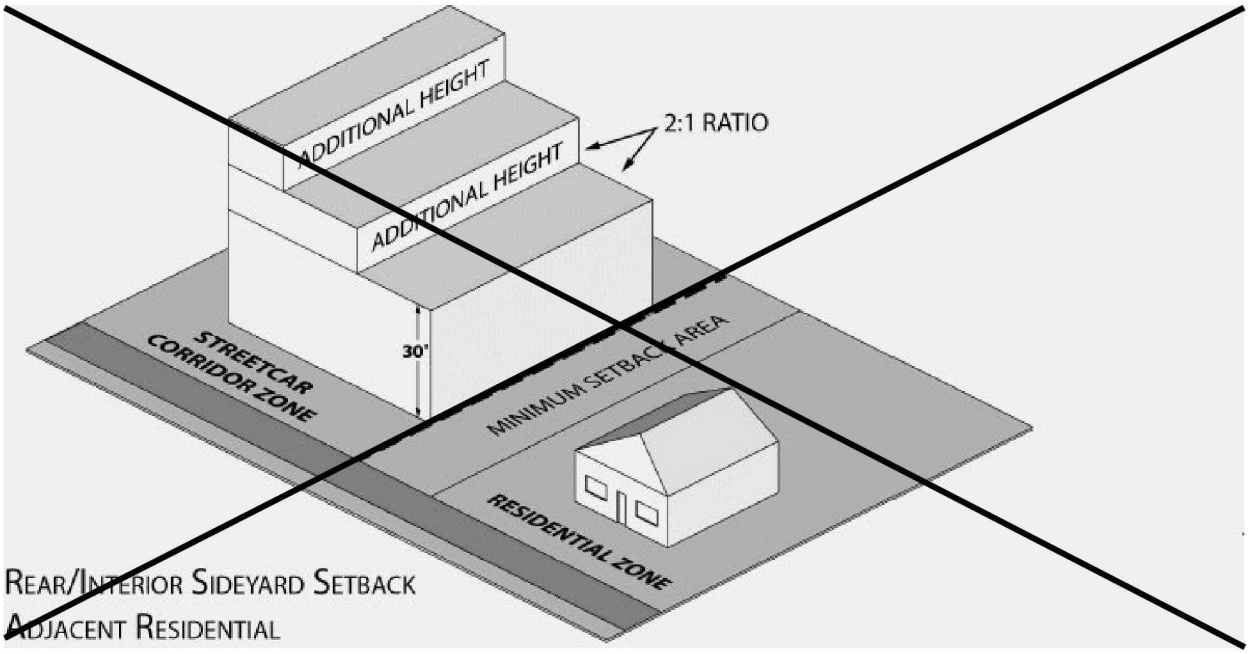
d. Boulevard Street: Boulevard streets are designed to provide automobile and service access in a manner that balances the needs of automobiles and pedestrians.

C. FB-SC Building Form Standards: Building form standards are listed in table 21A.27.040.C of this section.

TABLE 21A.27.040.C
FB-SC BUILDING FORM STANDARDS

Permitted Building Forms **Multi-Family And Storefront**			
H	Maximum building height		Maximum building height in the FB- SC is 60 ft.
	Limitation on commercial uses		Commercial or nonresidential uses are limited to the first 3 stories and a height of 45 ft. This limitation does not apply to hotel/motel uses, which are limited to the maximum height of 75 ft.
F	Front and corner side yard setback	Greenway	Minimum of 5 ft. Maximum of 15 ft.
		Neighborhood	Minimum of 15 ft. Maximum of 25 ft.
		Avenue	Minimum of 5 ft. Maximum of 10 ft.
		Boulevard	Minimum of 15 ft. Maximum of 25 ft.
B	Required build-to		Minimum of 50% of any street facing facade shall be built to the minimum setback line. At least 10% of any street facing facade shall be built to the maximum setback line.

~~S~~	~~Interior side yard~~	~~When adjacent to a residential district, a minimum setback of 25% of the lot width, up to 25 ft., is required. Any portion of the building taller than 30 ft. must be stepped back 2 ft. from the required building setback line for every 1 ft. of height over 30 ft. When adjacent to other zoning districts, no minimum setback is required. See illustration below.~~
~~R~~	~~Rear yard~~	~~When adjacent to a residential district, a minimum setback of 25% of the lot width, up to 25 ft., is required. Any portion of the building taller than 30 ft. must be stepped back 2 ft. from the required building setback line for every 1 ft. of height over 30 ft. When adjacent to other zoning districts, no minimum setback is required. See illustration below.~~
~~L~~	~~Minimum lot size~~	~~4,000 sq. ft.; not to be used to calculate density.~~
~~W~~	~~Minimum lot width~~	~~50 ft.~~
~~DU~~	~~Dwelling units per building form~~	~~No minimum or maximum.~~
~~BF~~	~~Number of building forms per lot~~	~~1 building form permitted for every 4,000 sq. ft. of lot area provided all building forms have frontage on a street.~~

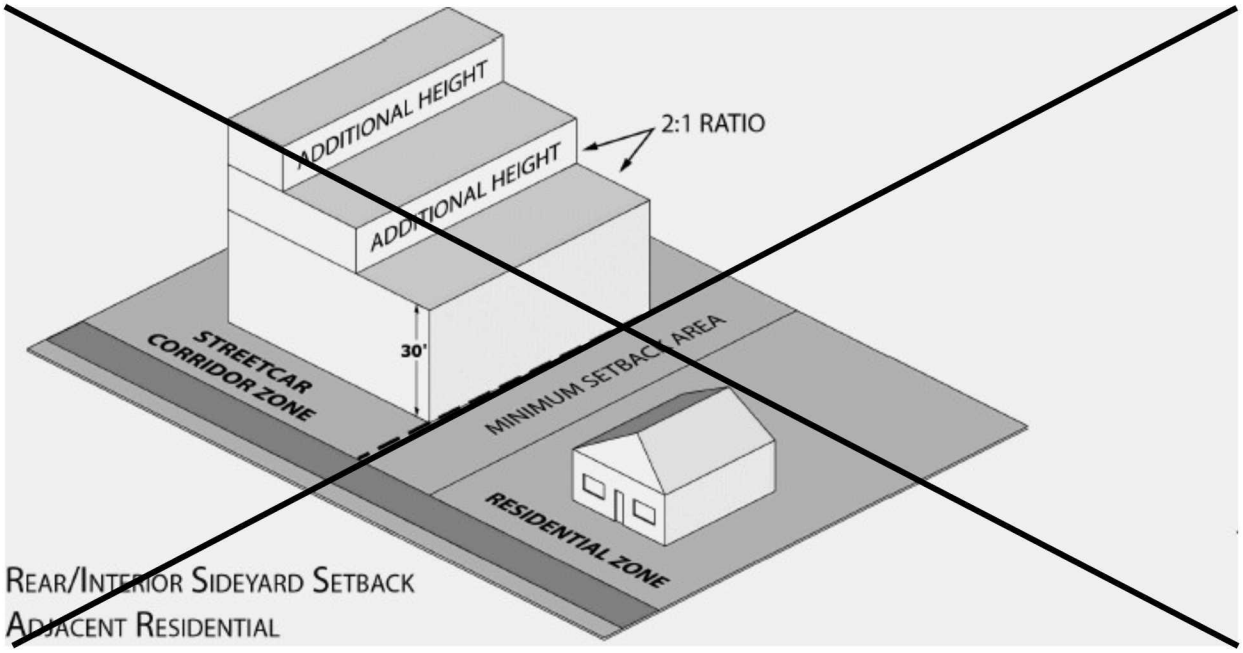


~~Interior Side Yard And Rear Yard Illustration~~

D. FB-SE Building Form Standards: Building form standards are listed in table 21A.27.040.D of this section.

TABLE 21A.27.040.D
FB-SE BUILDING FORM STANDARDS

Permitted Building Forms **Cottage, Row House, Multi-Family And Storefront**			
H	Maximum building height		Maximum building height in the FB-SE is 45 ft.
	Limitation on commercial uses		Commercial or nonresidential uses are limited to the first 2 stories and a height of 30 ft. Commercial and nonresidential rooftop uses are allowed above the second story subject to meeting the 30 ft. height requirement.
F	Front and corner side yard setback	Greenway	Minimum of 5 ft. Maximum of 15 ft.
		Neighborhood	Minimum of 15 ft. Maximum of 25 ft.
		Avenue	Minimum of 5 ft. Maximum of 10 ft.
		Boulevard	Minimum of 15 ft. Maximum of 25 ft.
B	Required build-to		Minimum of 50% of street facing facade shall be built to the minimum setback line.
S	Interior side yard		When abutting a residential district, a minimum setback of 25% of the lot width, up to 25 ft., is required. Any portion of the building taller than 30 ft. must be stepped back 2 ft. from the required building setback line for every 1 ft. of height over 30 ft. When abutting other zoning districts, no minimum setback is required. See illustration below.
R	Rear yard		When abutting a residential district, a minimum setback of 25% of the lot width, up to 25 ft., is required. Any portion of the building taller than 30 ft. must be stepped back 2 ft. from the required building setback line for every 1 ft. of height over 30 ft. When abutting other zoning districts, no minimum setback is required. See illustration below.
L	Minimum lot size		4,000 sq. ft.; not to be used to calculate density.
W	Minimum lot width		50 ft.
DU	Dwelling units per building form		No minimum or maximum.
BF	Number of building forms per lot		1 building form permitted for every 4,000 sq. ft. of lot area provided all building forms have frontage on a street.



~~21A.27.050: FB-UN1 AND FB-UN2 FORM BASED URBAN NEIGHBORHOOD DISTRICT:~~

~~A. Subdistricts:~~

~~1. Named: The following subdistricts can be found in the urban neighborhood form based districts:~~

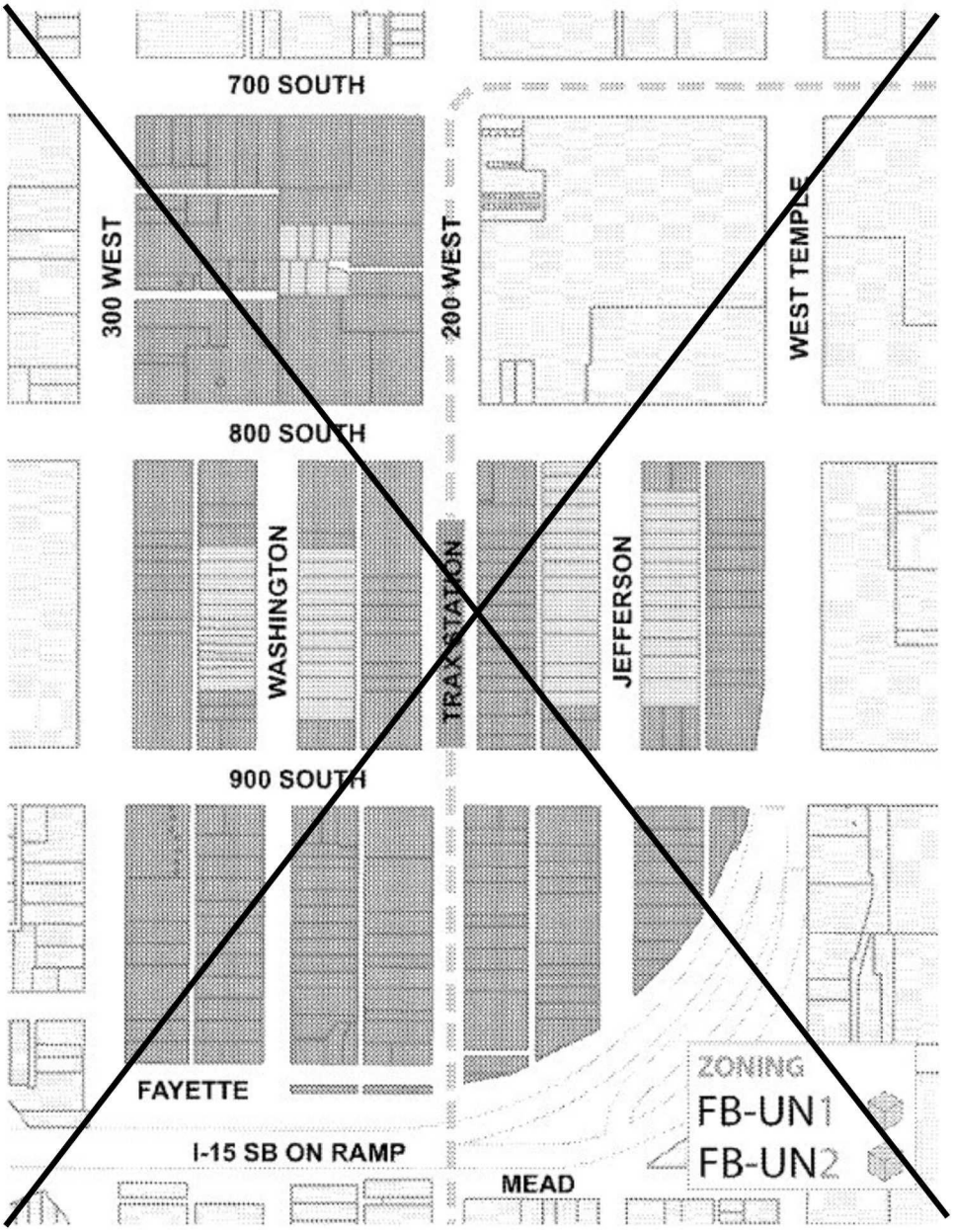
~~a. FB-UN1 urban neighborhood 1 subdistrict: Generally includes small scale structures, up to two and one-half (2.5) stories in height, on relatively small lots with up to four (4) dwelling units per lot depending on building type. Reuse of existing residential structures is encouraged. Development regulations are based on the building type.~~

~~b. FB-UN2 urban neighborhood 2 subdistrict: Generally includes buildings up to four (4) stories in height, with taller buildings located on street corner parcels, which may contain a single use or a mix of commercial, office, and residential uses. Development regulations are based on building type, with the overall scale, form, and orientation of buildings as the primary focus.~~

~~2. Applicability Of Subdistricts: The regulations of the subdistricts shall apply as indicated in the regulating plan map.~~

~~FIGURE 21A.27.050.A~~
~~REGULATING PLAN MAP - WEST TEMPLE GATEWAY AREA~~

~~FIGURE 21A.27.050.A~~
~~REGULATING PLAN MAP – WEST TEMPLE GATEWAY AREA~~



~~B. FB-UN1 Building Form Standards: Building form standards are listed below in table 21A.27.050.B of this section.~~

~~TABLE 21A.27.050.B~~
~~FB-UN1 BUILDING FORM STANDARDS~~

~~Building Regulation~~	**~~Building Form~~**

		Urban House	Two-Family Dwelling	Cottage Development[1]	Row House
Building height and placement:					
H	Height	2.5 stories, maximum of 30', measured from established grade			
F	Front and corner side yard setback	Equal to average setback of block face, where applicable, otherwise minimum of 10' and maximum of 20'			
S	Interior side yard	Minimum 4'			
R	Rear yard	Minimum of 20% lot depth up to 25'		4' minimum	Minimum of 20% lot depth up to 25'
L	Minimum lot size	3,000 sq. ft.; not to be used to calculate density		1,500 sq. ft.; not to be used to calculate density	1,500 sq. ft.; not to be used to calculate density
W	Minimum lot width	30'	15' per unit	15' per unit facing a street	15' per unit. Side orientation allowed provided building configuration standards are complied with
DU	Maximum dwelling units per building form	2 units plus 1 detached accessory unit	2 units plus 1 detached accessory unit	1 unit per cottage, multiple cottages per lot	Minimum of 3; maximum of 4
BF	Number of building forms per lot	1 building form permitted for every 3,000 sq. ft. of lot area		1 cottage for every 1,500 sq. ft. of lot area	1 building form permitted for every 1,500 sq. ft. of lot area
Parking:					
-	Surface parking in front and corner side yards	Not permitted			
-	Vehicle access	If off street parking is provided, vehicle access from an alley is required when property is served by a public or private alley with access rights. Vehicle access from street is only permitted when no alley access exists. If pull			

		through parking is required by fire or other code, ingress shall be from street and egress onto alley	
-	Parking on separate lots	Not permitted	Parking may be provided on an adjacent lot or in a common area associated with the development
-	Attached garages and carports	Attached garages and carports are required to be accessed from 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 the garage door (or doors) is no wider than 50% of the front facade of the structure and set back at least 5' from the street facing building facade and at least 20' from the property line. Side loaded garages are permitted	

Note:

1. See subsection 21A.27.020B1d of this chapter for additional standards.

C. FB-UN2 Building Form Standards: Building form standards are listed in Tables 21A.27.050.C.1 through 21A.27.050.C.3 of this section.

1. Cottage Development Form Standards:

TABLE 21A.27.050.C.1

Building Regulation		**Regulation for Building Form: Cottage Development**
H	**Height**	30' maximum. All heights measured from the established grade.
F	**Front and Corner Side Yard Setback**	Minimum 10'. Provided front or corner side yard shall provide one tree for every 30 linear foot of front or corner side yard property line. The mature tree canopy must cover at least 50% of the required yard area and sidewalk area.
S	**Interior Side Yard**	Minimum of 6'.
R	**Rear Yard**	Minimum of 20' between cottage building form and rear property line.
SC	**Separation between Cottages**	Minimum of 10', measured from the outside perimeter wall of the principal structure.
E	**Entry Feature**	Each dwelling unit must include an allowed entry feature. See Table 21A.27.030.B for allowed entry features. Dwelling units adjacent to a street must include an entry feature on the street facing facade. Pedestrian connections with minimum of 5' width required to each required entry feature.
OS		At least 25% of the total land area of the cottage development shall be maintained as an open space area

	Open space area	that complies with the requirements of Subsection 21A.27.030 .C.1 "Open Space Area."
BF	**Building forms per lot**	Multiple buildings may be built on a single lot. Individual lots without street frontage may be created provided each lot has legally established access to a public street that includes a minimum 5' wide solid surface walkway.
SO	**Side/Interior Orientation**	Dwelling units not located directly adjacent to a street are permitted, provided the design standards for glass are complied with on the facade with the required entry feature.

L	**Lots without Street Frontage**	Lots for individual cottage units without public street frontage area allowed subject to recording a final subdivision plat that: 1. Documents that new lots have adequate access for pedestrians and vehicles to a public street by way of a minimum 5' wide solid surface walkway, easements or a shared driveway; and 2. Includes a disclosure of private infrastructure costs for any shared infrastructure associated with the new lot(s). The requirements for the disclosure of private infrastructure costs shall be the same as required for planned developments per Section 21A.55.110 of this title.
MW	**Midblock Walkway**	As part of the city's plan for the downtown area, it is intended that midblock walkways be provided to increase pedestrian connectivity and overall livability downtown through the creation of an intricate pedestrian network. The city has adopted the Downtown Plan that includes a midblock walkway map and establishes the need for such walkways as the Downtown grows. Because the districts within the downtown area allow building heights that exceed those of other districts in the city, the requirement for a midblock walkway is considered to be necessary to alleviate pedestrian impacts on the public sidewalks by dispersing future use of the public sidewalks. All buildings constructed after the effective date hereof within this district shall conform to this officially adopted plan for midblock walkways, in addition to the following standards: a. The midblock walkway must be a minimum of 15' wide and include a minimum 6' wide unobstructed path. b. The midblock walkway may be incorporated into the building provided it is open to the public. A sign shall be posted indicating that the public may use the walkway.

		c. Building encroachments into the midblock walkway are permitted if they include one or more of the following elements: (1) Colonnades; (2) Staircases; (3) Balconies - All balconies must be located at the third story or above. (4) Building overhangs and associated cantilever - These coverings may be between 9 and 14 feet above the level of the sidewalk. They shall provide a minimum depth of coverage of 6' and project no closer to the curb than 3'. (5) Skybridge - A single skybridge is permitted. All skybridges must be located at the 3rd, 4th, or 5th stories. (6) Other architectural element(s) not listed above that offers refuge from weather and/or provide publicly accessible usable space.
DS	**Design Standards**	See Section 21A.27.030 and Chapter 21A.37 for other applicable building configuration and design standards.

2. Row House Building Form Standards:

TABLE 21A.27.050.C.2

Building Regulation		**Regulation for Building Form: Row House**
H	**Height**	Maximum of 40'; All heights measured from established grade. Rooftop decks and associated railing/parapet are allowed on any roof, including roofs at the maximum allowed height. The height of the railing/parapet is limited to the height required to meet building code requirements.
F	**Front and Corner Side Yard Setback**	Minimum 10' and maximum 15', unless a greater setback is required due to existing utility easements in which case the maximum setback shall be at the edge of the easement. This requirement may be modified through Design Review (Chapter 21A.59). Provided front or corner side yard shall provide one tree for every 30 linear foot of front or corner side yard property line. The mature tree canopy must cover at least 50% of the required yard area and sidewalk area.
S	**Interior Side Yard**	Minimum of 6' between row house building form and side property line. Minimum of 10' along a side property line when abutting a property in a zoning district with a maximum permitted building height of 35' or less. No setback is required for common walls.
R	**Rear Yard**	Minimum of 20' between row house building form and rear property line, except when rear yard is abutting a zoning district with a maximum permitted building height of 35' or less, then the minimum is 25'. For the purpose of this regulation, an alley that is a minimum of 10'

		~~in width that separates the subject property from another property shall be counted towards the minimum setback.~~
~~**U**~~	~~**Uses Per Story**~~	~~Residential on all stories; live/work units permitted on ground level.~~
~~**E**~~	~~**Entry Feature**~~	~~Each dwelling unit must include an allowed entry feature. See Table 21A.27.030.B for allowed entry features. Dwelling units adjacent to a street must include an entry feature on street facing façade. Pedestrian connections with minimum 5' width required to each required entry feature.~~
~~**U**~~	~~**Upper level Stepback**~~	~~When abutting a lot in a zoning district with a maximum building height of 35' or less, the first full floor of the building above 30', measured from finished grade, shall stepback 10' from the building facade along the side or rear yard that is abutting the lot in the applicable zoning district. This regulation does not apply when a lot in a different zoning district is separated from the subject parcel by a street or alley.~~
~~**OS**~~	~~**Open space Area**~~	~~Each dwelling unit shall include a minimum open space area that is equal to at least 25% of the footprint of the individual unit, subject to all other open space area requirements of Subsection 21A.27.030 .C.1 "Open Space Area." A minimum of 20% of the required open space area shall include vegetation. Tree canopy at maturity shall count toward the vegetation requirement,~~
~~**BF**~~	~~**Building forms per lot**~~	~~Multiple buildings may be built on a single lot provided all of the buildings have frontage on a street. All buildings shall comply with all applicable standards.~~
~~**SO**~~	~~**Side/Interior Orientation**~~	~~Dwelling units not located directly adjacent to a street are permitted, provided the design standards for glass are complied with on the façade with the required entry feature. Lots for individual row house dwelling units without public street frontage are allowed subject to recording a final subdivision plat that:~~ ~~1. Documents that new lots have adequate access to a public street by way of easements or a shared driveway; and~~ ~~2. Includes a disclosure of private infrastructure costs for any shared infrastructure associated with the new lot(s) per Section 21A.55.110 of this title.~~
~~**MW**~~	~~**Midblock Walkway**~~	~~As part of the city's plan for the downtown area, it is intended that midblock walkways be provided to facilitate pedestrian movement within the area. The city has adopted the Downtown Plan that includes a midblock walkway map and establishes a need for such walkways as the Downtown grows. Because the districts within the downtown area allow maximum building heights that exceeds those of other districts in the city, the requirement for the midblock walkway is important to maintain the overall scale and pedestrian nature of the downtown. This requirement implements the city's Downtown Plan and provides visual relief from the additional height that is available in these zone districts when compared to the remainder of the city. All buildings constructed after the effective date hereof within the Downtown zoning districts~~

		shall conform to this officially adopted plan for midblock walkways, in addition to the following standards: a. Any new development shall provide a midblock walkway if a midblock walkway on the subject property has been identified in a master plan that has been adopted by the city. b. The midblock walkway may be incorporated into the building provided it is open to the public. A sign shall be posted indicating that the public may use the walkway. The following building encroachments are permitted in a midblock walkway. Under no circumstances shall a midblock walkway be entirely covered. (1) Colonnades; (2) Staircases; (3) Balconies: All balconies must be located at the third story or above; (4) Building overhangs and associated cantilever: These coverings may be between nine and fourteen feet above the level of the sidewalk. They shall provide a minimum depth of coverage of six feet and project no closer to the curb than three feet; (5) Skybridge: A single skybridge is permitted. All skybridges must be located at the third, fourth, or fifth stories; and (6) Other architectural element(s) not listed above that offers refuge from weather and/or provide publicly accessible usable space.
DS	**Design Standards**	See Section 21A.27.030 and Chapter 21A.37 for other applicable building configuration and design standards.

3. Multi-family Residential, Storefront, and Vertical Mixed-use building form standards:

TABLE 21A.27.050.C.3

H	**Height**	Maximum height of 50'.[1] All heights measured from established grade. Rooftop use is permitted and required railings and walls necessary to comply with building code requirements are permitted to encroach beyond the maximum height up to 5'.
GH	**Ground Floor Height**	Minimum ground floor height of 14'.
F	**Front and Corner Side Yard Setback**	Ground Floor Residential Uses: A minimum of 10' and a maximum of 20'. Ground Floor occupied by retail, restaurants, taverns, brewpubs, bar establishments, art galleries, theaters, or performing art facilities: no minimum is required, provided no doors open into the right of way. A maximum setback of up to 10' is allowed. All other ground floor uses: A minimum of 5' and a maximum 10'. The maximum may be increased due to existing utility easements in which case the maximum setback shall be at the edge of the easement.

		This requirement may be modified through Design Review process (Chapter 21A.59). Provided front or corner side yard shall provide one tree for every 30 linear foot of front or corner side yard property line. The mature tree canopy must cover at least 50% of the required yard area and sidewalk area.
S	**Interior Side Yard**	Minimum of 6' required, except when an interior side yard is abutting a property in a zoning district with a maximum permitted building height of 35' or less, then the minimum shall be 15'. For the purpose of this regulation, an alley that is a minimum of 10' in width that separates a subject property from a different zoning district shall be counted towards the minimum setback.
R	**Rear Yard**	The rear yard minimum shall be 10', except when rear yard is abutting a zoning district with a maximum permitted building height of 30' or less, then the minimum is 20'. For the purpose of this regulation, an alley that is a minimum of 10' in width that separates a subject property from a property in a different zoning district shall be counted towards the minimum setback.
GU	**Ground Floor Use Requirements**	900 South: The ground floor use space facing 900 South shall be limited to the following uses: retail goods establishments, retail service establishments, public service portions of businesses, restaurants, taverns/brewpubs, bar establishments, art galleries, theaters, or performing art facilities for a depth of 25'. Amenity space for the occupants of the building shall account for no more than 25% of the length of the ground floor space.
E	**Ground Floor Dwelling Entrances**	Ground floor dwelling units adjacent to a street must have an allowed entry feature. See Table 21A.27.030.B for allowed entry features.
U	**Upper level Stepback**	When abutting a lot in a zoning district with a maximum building height of 30' or less, the first full floor of the building above 30' shall stepback 10' from the building facade at finished grade along the side or rear yard that is adjacent to the lot in the applicable zoning district. This regulation does not apply when a lot in a different zoning district is separated from the subject parcel by a street or alley
MW	**Midblock Walkway**	As part of the city's plan for the downtown area, it is intended that midblock walkways be provided to facilitate pedestrian movement within the area. The city has adopted the Downtown Plan that includes a midblock walkway map and establishes a need for such walkways as the Downtown grows. Because the districts within the downtown area allow maximum building heights that exceeds those of other districts in the city, the requirement for the midblock walkway is important to maintain the overall scale and pedestrian nature of the downtown. This requirement implements the city's Downtown Plan and provides visual relief from the additional height that is available in these zone districts when compared to the remainder of the city. All buildings constructed after the effective date hereof within this district shall conform to this

		officially adopted plan for midblock walkways, in addition to the following standards: - 1. Any new development shall provide a midblock walkway if a midblock walkway on the subject property has been identified in a master plan that has been adopted by the city. 2. The following standards apply to the midblock walkway: a. The midblock walkway must be a minimum of 15' wide and include a minimum 6' wide unobstructed path. b. The midblock walkway may be incorporated into the building provided it is open to the public. A sign shall be posted indicating that the public may use the walkway. c. The following building encroachments are permitted in midblock walkway. Under no circumstances shall a mid block walkway be entirely covered. (1) Colonnades; (2) Staircases; (3) Balconies - All balconies must be located at the third story or above; (4) Building overhangs and associated cantilever - These coverings may be between 9 and 14' above the level of the sidewalk. They shall provide a minimum depth of coverage of 6' and project no closer to the curb than 3'; (5) Skybridge - A single skybridge is permitted. All skybridges must be located at the third, fourth, or fifth stories; and (6) Other architectural element(s) not listed above that offers refuge from weather and/or provide publicly accessible usable space.
BF	**Building Forms Per Lot**	Multiple buildings may be built on a single lot provided all of the buildings have frontage on a street. All buildings shall comply with all applicable standards.
OS	**Open Space Area**	As required in Subsection 21A.27.030 .C.1 "Open Space Area."
DS	**Design Standards**	See Section 21A.27.030 and Chapter 21A.37 for other applicable building configuration and design standards.

Footnotes:

1. Additional Building Height Regulations. Properties listed in this footnote shall have a permitted building height of up to 65' and 5 stories.

a. For legally existing parcels or lots as of January 1, 2023 located on the corners of West Temple at 800 South or 900 South;

b. For legally existing parcels or lots as of January 1, 2023 located on the corners of 200 West at 700 South, 800 South or 900 South;

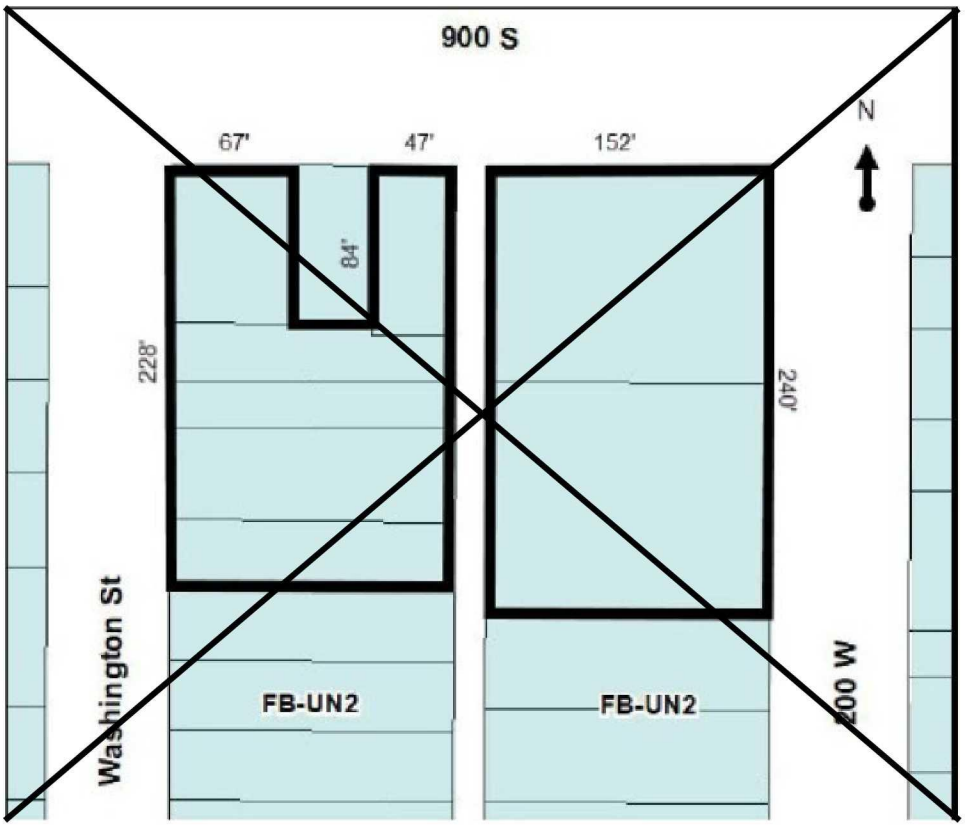
c. For legally existing parcels or lots as of January 1, 2023 located on the corners of 200 West at Fayette Avenue;

d. For legally existing parcels or lots as of January 1, 2023 located on the corners of 300 West at 800 South or 900 South;

e. On the southeast corner of 1300 South and State Street.

f. On the northeast corner of Cleveland Avenue and State Street.

g. As indicated on the following map:



21A.27.060: FB-MU FORM BASED MIXED USE SUBDISTRICTS:

A. Subdistricts:

1. Names: The following subdistricts can be found in the form based mixed use district:

a. Reserved.

b. FB-MU11, Mixed Use 11 Subdistrict: This subdistrict generally includes buildings up to 8 stories in height, with taller buildings up to 11 stories allowed through the design review process. Development regulations are based on types of buildings and differ between building types as indicated. The subdistrict contains a mix of uses that include commercial, technical, light industrial, high density residential, and other supportive land uses.

B. Reserved.

C. FB-MU11 Building Form Standards: Building form standards for each allowed building form and other associated regulations for the FB-MU11 subdistrict are listed in the below tables of this section.

1. Row House Building Form Standards:

TABLE 21A.27.060.C.1

Building Regulation		Regulation for Building Form: Row House
H	Height	Maximum of 40'. All heights measured from established grade. Rooftop decks and associated railing/parapet are allowed on any roof, including roofs at the maximum allowed height.
F	Front and Corner Side Yard Setback	Minimum 5'. Maximum 10', unless a greater setback is required due to existing utility easements in which case the maximum setback shall be at the edge of the easement. May be modified through Design Review (Chapter 21A.59).
S	Interior Side Yard	Minimum of 5' between row house building form and side property line, except when an interior side yard is adjacent to a zoning district that has a maximum permitted building height of 30' or less, then the minimum shall be 10'. For the purpose of this regulation, an alley that is a minimum of 10' in width that separates a subject property from a different zoning district shall not be considered adjacent. No setback required for common walls.
R	Rear Yard	Minimum of 5' between row house building form and rear property line, except when rear yard is adjacent to a zoning district with a maximum permitted building height of 30' or less, then the minimum is 20'. For the purpose of this regulation, an alley that is a minimum of 10' in width that separates a subject property from a different zoning district shall not be considered adjacent.
U	Uses Per Story	Residential on all stories; live/work units permitted on ground level.
GU	Ground Floor Use on 900 South	The required ground floor use space facing 900 South must be occupied by a live/work space at least 25' in depth. Dimensions may be modified through Design Review (Chapter 21A.59).
E	Entry Feature	Each dwelling unit must include an allowed entry feature. See Table 21A.27.030 B for allowed entry features. Dwelling units adjacent to a street must include an entry feature on street facing façade. Pedestrian connections, as per Subsection 21A.27.030 .C.5, with minimum 5' width are required for each required entry feature.
U	Upper Level Stepback	When adjacent to a lot in a zoning district with a maximum building height of 30' or less, the first full floor of the building above 30' shall step back 10' from the building façade at

		finished grade along the side or rear yard that is adjacent to the lot in the applicable zoning district. This regulation does not apply when a lot in a different zoning district is separated from the subject parcel by a street or alley.
OS	Open Space Area	Each dwelling unit shall include a minimum open space area that is equal to at least 25% of the footprint of the individual unit, subject to all other open space area requirements of Subsection 21A.27.030 .C.1 "Open Space Area." A minimum of 20% of the required open space area shall include vegetation.
BF	Building Forms Per Lot	Multiple buildings may be built on a single lot provided all of the buildings have frontage on a street. All buildings shall comply with all applicable standards.
SO	Side/Interior Orientation	Dwelling units not located directly adjacent to a street are permitted, provided the design standards for glass are complied with on the façade with the required entry feature. Lots for individual row house dwelling units without public street frontage are allowed subject to recording a final subdivision plat that: 1. Documents that new lots have adequate access to a public street by way of easements or a shared driveway; and 2. Includes a disclosure of private infrastructure costs for any shared infrastructure associated with the new lot(s) per Section 21A.55.110 of this title.
MW	Midblock Walkway	If a midblock walkway is shown in an adopted city plan on the subject property, a midblock walkway shall be provided. The midblock walkway must be a minimum of 10' wide and include a minimum 6' wide unobstructed path.
DS	Design Standards	See Section 21A.27.030 and Chapter 21A.37 for other applicable building configuration and design standards.

2. Multi-Family Residential, Storefront, and Vertical Mixed-Use Building Form Standards:

TABLE 21A.27.060.C.2

Building Regulation		**Regulation for Building Forms: Multi-family Residential/Storefront/Vertical Mixed Use**
H	Height	Maximum height of 125'. All heights measured from established grade. Buildings in excess of 85' require design review in accordance with Chapter 21A.59 . Rooftop decks and associated railing/parapet are allowed on any roof, including roofs at the maximum allowed height.
GH	Ground Floor Height	Minimum ground floor height 14'.

F	Front and Corner Side Yard Setback	No minimum is required; however, doors are prohibited from opening into the public right of way. Maximum 10' unless a greater setback is required due to existing utility easements in which case the maximum setback shall be at the edge of the easement. May be modified through Design Review process (Chapter 21A.59).
B	Required Build-To	Minimum of 50% of street facing facade shall be built within 5' of the front or corner side property line. May be modified through Design Review process (Chapter 21A.59).
S	Interior Side Yard	No minimum required, except when an interior side yard is adjacent to a zoning district that has a maximum permitted building height of 30' or less, then the minimum shall be 10'. For the purpose of this regulation, an alley that is a minimum of 10' in width that separates a subject property from a different zoning district shall not be considered adjacent.
R	Rear Yard	No minimum required, except when rear yard is adjacent to a zoning district with a maximum permitted building height of 30' or less, then the minimum is 20'. For the purpose of this regulation, an alley that is a minimum of 10' in width that separates a subject property from a different zoning district shall not be considered adjacent.
GU	Ground Floor Use on 900 South	The required ground floor use space facing 900 South shall be limited to the following uses: retail goods establishments, retail service establishments, public service portions of businesses, restaurants, taverns/brewpubs, bar establishments, art galleries, theaters, or performing art facilities.
E	Ground Floor Dwelling Entrances	Ground floor dwelling units adjacent to a street must have an allowed entry feature. See Table 21A.27.030B for allowed entry features. Pedestrian connections, as per Subsection 21A.27.030.C.5, are required to each required entry feature.
U	Upper Level Stepback	When adjacent to a lot in a zoning district with a maximum building height of 30' or less, the first full floor of the building above 30' shall step back 10' from the building facade at finished grade along the side or rear yard that is adjacent to the lot in the applicable zoning district. This regulation does not apply when a lot in a different zoning district is separated from the subject parcel by a street or alley.
MW	Midblock Walkway	If a midblock walkway is shown in an adopted city plan on the subject property, a midblock walkway shall be provided. The midblock walkway must be a minimum of 10' wide and include a minimum 6' wide unobstructed path.
BF	Building Forms Per Lot	Multiple buildings may be built on a single lot provided all of the buildings have frontage on a street. All buildings shall comply with all applicable standards.

OS	Open Space Vegetation	A minimum of 20% of the required open space area shall include vegetation.
LB	Loading Bay	Maximum of one (1) loading bay on a front façade per street face, subject to all dimensional requirements in Section 21A.44.070 . Loading bay entry width limited to 14' and must be screened by garage door. One loading bay driveway is allowed in addition to any other driveway allowances.
DS	Design Standards	See Section 21A.27.030 and Chapter 21A.37 for other applicable building configuration and design standards.

3. Parking Regulations: Specific parking standards applicable to the FB-MU11 subdistrict are listed below in Table 21A.27.060.C.3 of this section. These are in addition to any other applicable parking standards in Title 21A.

TABLE 21A.27.060.C.3

Parking Regulation		**Applicability: Applies to all properties in the zone**
SP	Surface Parking Location	Surface parking shall be located behind or to the side of a principal building provided: 1. The parking is set back a minimum of 25' from the front or corner side property line; and 2. The setback area shall be considered a landscaped yard and comply with the landscape yard planting requirements in Chapter 21A.46 and include: a. Trees with a minimum mature spread of 20' planted at one tree for every 20' of street frontage; and b. A 3' tall solid wall or fence at the property line along the street. A hedge or other similar landscaped screen may be used in place of a wall or fence provided the plants are spaced no further than 18 inches on center across the entire frontage.
GE	Garage Entrances	Street facing parking garage entrance doors shall have a minimum 20' setback from the front property line and shall not exceed 50% of the first floor building width. One-way garage entry may not exceed 14' in width; multiway garage entry may not exceed 26' in width.
VA	Vehicle Access	One (1) driveway is allowed per street frontage. Driveways required to meet fire code are exempt from this limitation.
LS	Loading and Service Areas	Allowed behind or to the side of a principal building only, except where specifically allowed by the applicable form based zoning subdistrict for

		~~the applicable building form. All service areas shall be screened or located within the building.~~
~~EB~~	~~Existing Buildings~~	~~The reuse of existing buildings is exempt from the requirements of this table unless new parking area(s) are being added. New parking areas are subject to compliance with this section.~~

~~4. Streetscape Regulations: Specific streetscape regulations applicable to the FB-MU11 subdistrict are listed below in Table 21A.27.060.C.4 of this section. These regulations are in addition to any other applicable streetscape standards in Title 21A.~~

~~TABLE 21A.27.060.C.4~~

~~Streetscape Regulation~~		**~~Applicability: Applies to all properties in the zone~~**
~~SW~~	~~Sidewalk Width~~	~~Sidewalks shall have a minimum width of 8'. This standard does not require removal of existing street trees, existing buildings, or portions thereof. For purposes of this section, sidewalk width is measured from the back of the park strip or required street tree if no park strip is provided, toward the adjacent property line.~~
~~SL~~	~~Street Lights~~	~~Street lights are required and shall be installed in compliance with the city's Street Lighting Master Plan and Policy or its successor.~~

~~5. Uses Not Associated with Building Form: Allowed uses that do not involve construction of a building, such as parks and open space, are not required to comply with any specific building form regulation.~~

SECTION 24. Amending the text of Subsection 21A.30.020.D.4.c. That Subsection 21A.30.020.D.4.c of the *Salt Lake City Code* (Zoning: Downtown Districts: D-1 Central Business District: Height Regulations) is hereby amended as follows:

c. The enhanced active ground floor use requirement identified in 21A.37.050.A.2 must be increased to 100%. This requires that the entire ground floor use of a building consists of retail good establishments, retail service establishments or restaurants, public service portions of businesses, department stores, art galleries, motion picture theaters, performing art facilities or similar uses that encourage walk-in traffic through an active use. Vehicle entry and exit ways necessary for access to parking are exempt from this requirement.

SECTION 25. Amending the text of Subsection 21A.30.040.E.2.a.(2)(C). That Subsection 21A.30.040.E.2.a.(2)(C) of the *Salt Lake City Code* (Zoning: Downtown Districts: D-3 Downtown Warehouse/Residential District: Maximum Building Height) is hereby amended as follows:

(C) The enhanced active ground floor use requirement identified in 21A.37.050.A.2 must be increased to 100%. This requires that the entire ground floor use of a building consists of retail good establishments, retail service establishments or restaurants, public service portions of businesses, department stores, art galleries, motion picture theaters, performing art facilities or similar uses that encourages walk-in traffic through an active use. Vehicle entry and exit ways necessary for access to parking are exempt from this requirement.

SECTION 26. Amending the text of Subsection 21A.30.045.E.2.b.(3). That Subsection 21A.30.045.E.2.b.(3) of the *Salt Lake City Code* (Zoning: Downtown Districts: D-4 Downtown Secondary Central Business District: Building Height) is hereby amended as follows:

(3) The enhanced active ground floor use requirement identified in 21A.37.050.A.2 must be increased to 100%. This option requires that the entire ground floor use of a building consists of retail good establishments, retail service establishments or restaurants, public service portions of businesses, department stores, art galleries, motion picture theaters, performing art facilities or similar uses that encourages walk-in traffic through an active use. Vehicle entry and exit ways, necessary for access to parking and loading and unloading areas required by this title are exempt from this requirement provided these areas do not exceed 20% of the length of a building façade that faces a public street or public space;

SECTION 27. Eliminating Section 21A.32.130. That Section 21A.32.130 of the *Salt Lake City Code* (Zoning: Special Use Districts: MU Mixed Use District) is hereby deleted in its entirety:

~~**21A.32.130: MU MIXED USE DISTRICT:**~~

~~A. Purpose Statement: The purpose of the MU Mixed Use District is to encourage the development of areas as a mix of compatible residential and commercial uses. The district is to provide for limited commercial use opportunities within existing mixed use areas while preserving the attractiveness of the area for residential use. The district is intended to provide a higher level of control over nonresidential uses to ensure that the use and enjoyment of residential properties is not substantially diminished by nonresidential redevelopment. The intent~~

of this district shall be achieved by designating certain nonresidential uses as conditional uses within the Mixed Use District and requiring future development and redevelopment to comply with established standards for compatibility and buffering as set forth in this section. The design standards are intended to facilitate walkable communities that are pedestrian and mass transit oriented while still ensuring adequate automobile access to the site.

B. Permitted Uses: Uses in the MU Mixed Use District as specified in section 21A.33.070, "Table Of Permitted And Conditional Uses For Special Purpose Districts", of this title are permitted subject to the provisions set forth in section 21A.32.010 of this chapter and this section.

C. Planned Development Review: Planned developments, which meet the intent of the ordinance, but not the specific design criteria outlined in the following subsections may be approved by the Planning Commission pursuant to the provisions of chapter 21A.55 of this title.

D. Minimum Lot Area And Width: The minimum lot areas and lot widths required in this district are as follows:

Land Use	**Minimum Lot Area**	**Minimum Lot Width**
Mixed use developments, including residential and other uses allowed in the zoning district	No minimum	No minimum
Multi-family dwellings	No minimum	No minimum
Municipal service uses, including City utility uses and police and fire stations	5,000 square feet	50 feet
Natural open space and conservation areas, public and private	No minimum	No minimum
Nonresidential uses	No minimum	No minimum
Pedestrian pathways, trails and greenways	No minimum	No minimum
Places of worship less than 4 acres in size	5,000 square feet	50 feet
Public/private utility transmission wires, lines, pipes, and poles	No minimum	No minimum
Single-family attached dwellings	3,000 square feet per dwelling unit1	Interior: 22 feet Corner: 32 feet
Single-family detached dwellings	4,000 square feet	40 feet
Twin home	3,000 square feet per dwelling unit	20 feet
Two-family dwellings	6,000 square feet	40 feet
Utility substations and buildings	5,000 square feet	50 feet
Other permitted or conditional uses as listed in section 21A.33.070 of this title	5,000 square feet	50 feet

Qualifying provisions:

1. There is no minimum lot area nor lot width required provided:
    a. Parking for units shall be rear loaded and accessed from a common drive shared by all units in a particular development;

b. Driveway access shall connect to the public street in a maximum of 2 locations; and
c. No garages shall face the primary street and front yard parking shall be strictly prohibited.

E. Minimum Yard Area Requirements:

1. Single-Family Detached, Single-Family Attached, Two-Family, and Twin Home Dwellings:

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

(1) Corner lots: Four feet (4').
(2) Interior lots:

(A) Single-family attached: No yard is required, however if one is provided it shall not be less than four feet (4').
(B) Single-family detached, two-family and twin home dwellings: Four feet (4') on one side and ten (10) on the other.

d. Rear Yard: Twenty five percent (25%) of the lot depth, but need not be more than twenty feet (20').

2. Multi-Family Dwellings, Including Mixed Use Buildings With Less Than Twenty Five Percent Nonresidential Uses:

a. Front Yard: Ten feet (10') minimum.
b. Corner Side Yard: Ten feet (10').
c. Interior Side Yard: Ten feet (10').
d. Rear Yard: Twenty five percent (25%) of the lot depth, but need not exceed thirty feet (30'), however, if one hundred percent (100%) of the off street parking is provided within the principal building and/or underground, the minimum required rear yard shall be fifteen feet (15').

3. Nonresidential Development, Including Mixed Uses With Greater Than Twenty Five Percent Nonresidential Uses:

a. Front Yard: Ten feet (10') minimum.
b. Corner Side Yard: Ten feet (10').
c. Interior Side Yard: No setback is required.
d. Rear Yard: Twenty five percent (25%) of lot depth, but need not exceed thirty feet (30').

4. Legally Existing Lots: Lots legally existing on the effective date hereof, April 7, 1998, shall be considered legal conforming lots.

5. Additions: For additions to buildings legally existing on the effective date hereof, required yards shall be no greater than the established setback line.

6. Maximum Setback: A maximum setback is required for at least seventy five percent (75%) of the building facade. The maximum setback is twenty feet (20'). Exceptions to this requirement may be authorized through the design review process, subject to the requirements of Chapter 21A.59 of this title, and the review and approval of the planning commission. The planning director, in consultation with the transportation director, may modify this requirement if the adjacent public sidewalk is substandard and the resulting modification to the setback results in a more efficient public sidewalk. The planning director may waive this requirement for any addition, expansion, or intensification, which increases the floor area or parking requirement by less than fifty percent (50%) if the planning director finds the following:

a. The architecture of the addition is compatible with the architecture of the original structure or the surrounding architecture.

b. The addition is not part of a series of incremental additions intended to subvert the intent of the ordinance.

Appeal of administrative decision is to the planning commission.

F. Maximum Building Height: The maximum building height shall not exceed forty five feet (45'), except that nonresidential buildings and mixed use buildings shall be limited by subsections F1 and F2 of this section. Buildings taller than forty five feet (45'), up to a maximum of sixty feet (60'), may be authorized through the design review process, subject to the requirements of chapter 21A.59 of this title, provided that the additional height is for residential uses only.

1. Maximum Height For Nonresidential Buildings: Nonresidential buildings shall not exceed thirty feet (30') or two (2) stories, whichever is less.

2. Maximum Height Of Mixed Use Buildings Of Residential And Nonresidential Uses: Mixed use buildings shall not exceed forty five feet (45'). Nonresidential uses in a mixed use building are limited to the first two (2) stories.

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 area. This open space area may take the form of landscaped yards or plazas and courtyards, subject to site plan review approval.

H. Required Landscape Yards: All front and corner side yards shall be maintained as landscape yards.

I. Landscape Buffers: Where a nonresidential or mixed use lot abuts a residential or vacant lot within the MU Mixed Use District or any Residential District, a ten foot (10') landscape buffer shall be provided subject to the improvement requirements of subsection 21A.48.080D of this title.

~~J. Nonresidential Use Of A Residential Structure: The conversion and remodeling of a residential structure to a nonresidential use shall be allowed only if the exterior residential character is maintained.~~

~~K. New Nonresidential Construction: Construction of a new principal building for a nonresidential use that includes the demolition of a residential structure or located between two (2) existing residential uses on the same block face shall only be approved as a conditional use pursuant to chapter 21A.54 of this title, unless located on an arterial street.~~

SECTION 28. Amending the text of Section 21A.33.020. That Section 21A.33.020 of the *Salt Lake City Code* (Zoning: Land Use Tables: Table of Permitted and Conditional Uses for Residential Districts) is hereby amended as follows:

21A.33.020: TABLE OF PERMITTED AND CONDITIONAL USES FOR RESIDENTIAL DISTRICTS:

Legend:	C =	Conditional	P =	Permitted

Use	Permitted And Conditional Uses By District														
	FR-1/ 43,560	FR-2/ 21,780	FR-3/ 12,000	R-1/ 12,000	R-1/ 7,000	R-1/ 5,000	SR-1	SR-2	SR-3	R-2	RMF-30	RMF-35	RMF-45	RMF-75	FBUN-1
Accessory use, except those that are otherwise specifically regulated elsewhere in this title	P	P	P	P	P	P	P		P	P	P	P	P	P	P
Adaptive reuse for additional uses in eligible buildings	C[3]	C[3]	C[3]	C[3]	C[3]	C[3]	C[3]		C[3]	C[3]	C[3]	C[3]	C[3]	C[3]	C[3]
Affordable housing incentives development	P	P	P	P	P	P	P		P	P	P	P	P	P	P
Bed and breakfast															P
Community garden	C	C	C	C	C	C	C		C	C	P	P	P	P	P
Community recreation center												C			
Daycare center, adult													C	P	
Daycare center, child	P	P	P	P	P	P	P		P	P	P	P	P	P	P
Dwelling, accessory unit (ADU)	P	P	P	P	P	P	P		P	P	P	P	P	P	P
Dwelling, assisted living facility (large)												C	P	P	
Dwelling, assisted living facility (limited capacity)	C	C	C	C	C	C	C			C	C	P	P	P	P
Dwelling, assisted living facility (small)												P	P	P	
Dwelling, congregate care facility (large)												C	C	C	
Dwelling, congregate care facility (small)	C	C	C	C	C	C	C		C	C	C	P	P	P	C
Dwelling; dormitory, fraternity, sorority						P[4]									
Dwelling, group home (large)											C	C	C	C	
Dwelling, group home (small)	P	P	P	P	P	P	P		P	P	P	P	P	P	

Dwelling, manufactured home	P	P	P	P	P	P	P		P	P	P	P	P	P	
Dwelling, multi- family	P[3]	P[3]	P[3]	P[3]	P[3]	P[3]	P[3]		P[3]	P[3]	P	P	P	P	P[3]
Dwelling, residential support (large)													C	C	
Dwelling, residential support (small)												C	C	P	
Dwelling, rooming (boarding) house													C	P	
Dwelling, single- family (attached)									P		P	P	P	P	P
Dwelling, single- family (detached)	P	P	P	P	P	P	P		P	P	P	P	P	P	P
Dwelling, twin home							P		P	P[2]	P	P			P
Dwelling, two- family							P		P	P[2]	P	P			P
Governmental facility	C	C	C	C	C	C	C		C	C	C	C	C	C	P
Home occupation	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]
Municipal service use, including City utility use and police and fire station	C	C	C	C	C	C	C		C	C	C	C	C	C	C
Nursing care facility													P	P	
Office, excluding medical and dental clinic and office															
Open space on lots less than 4 acres in size	P	P	P	P	P	P	P		P	P	P	P	P	P	P
Park	P	P	P	P	P	P	P		P	P	P	P	P	P	P
Parking, off site															P[6]
Parking, park and ride lot shared with existing use				P[6]	P[6]	P[6]	P[6]		P[6]	P[6]	P[6]	P[6]	P[6]	P[6]	P[6]
Place of worship on lots less than 4 acres in size	C	C	C	C	C	C	C		C	C	C	C	C	C	
Plazas											P	P	P	P	P
School, seminary and religious institute	C	C	C	C	C	C	C		C	C	C	C	C	C	
Urban farm	P	P	P	P	P	P	P		P	P	P	P	P	P	P
Utility, building or structure	P[5]	P[5]	P[5]	P[5]	P[5]	P[5]	P[5]		P[5]	P[5]	P[5]	P[5]	P[5]	P[5]	P[5]

Qualifying provisions:

1. Subject to Section 21A.36.030.
2. Provided that no more than 2 two-family buildings are located adjacent to one another and no more than 3 such dwellings are located along the same block face (within subdivisions approved after April 12, 1995).
3. Subject to conformance with the provisions of Subsection 21A.52.060.A.
4. Subject to conformance with the provisions of Section 21A.36.150.
5. See Subsection 21A.02.050.B for utility regulations.
6. Prohibited when it includes the demolition of a dwelling unit.

SECTION 29. Eliminating Section 21A.33.025. That Section 21A.33.025 of the *Salt Lake City Code* (Zoning: Land Use Tables: Table of Permitted and Conditional Uses for Form Based Mixed Use Districts) is hereby deleted in its entirety:

21A.33.025: TABLE OF PERMITTED AND CONDITIONAL USES FOR FORM BASED MIXED USE DISTRICTS

Legend:	C =	Conditional	P =	Permitted

Use		Permitted and Conditional Uses By District
		MU-8
Accessory use, except those that are otherwise specifically regulated elsewhere in this title		P
Affordable Housing Incentives Development		P
Alcohol:		
	Bar establishment (indoor)	P
	Bar establishment (outdoor)	P
	Brewpub (indoor)	P[1]
	Brewpub (outdoor)	P[1]
	Tavern (indoor)	P[1]
	Tavern (outdoor)	C[1]
Amphitheater formal		P
Amphitheater informal		P
Animal, veterinary office		P
Antenna, communication tower		P
Antenna, communication tower, exceeding the maximum building height		C
Art gallery		P
Artisan food production		P[2,3]
Bed and breakfast		P
Bed and breakfast inn		P
Bed and breakfast manor		P
Bio-medical facility		P[3,4]
Bus line station/terminal		P[5]
Clinic (medical, dental)		P
Commercial food preparation		P[3]
Community garden		P
Community recreation center		P
Crematorium		P
Daycare		

	~~center, adult~~	~~P~~
	~~center, child~~	~~P~~
	~~nonregistered home daycare~~	~~P~~[6]
	~~registered home daycare or preschool~~	~~P~~[6]
~~Dwelling:~~		
	~~Accessory Unit~~	~~P~~
	~~Artists' loft/studio~~	~~P~~
	~~Assisted living facility (large)~~	~~P~~
	~~Assisted living facility (limited capacity)~~	~~P~~
	~~Assisted living facility (small)~~	~~P~~
	~~Congregate care facility (large)~~	~~P~~
	~~Congregate care facility (small)~~	~~P~~
	~~Group home (large)~~	~~P~~
	~~Group home (small)~~	~~P~~
	~~Multi-family~~	~~P~~
	~~Residential support (large)~~	~~P~~
	~~Residential support (small)~~	~~P~~
	~~Shared Housing~~	~~P~~
	~~Single-family attached~~	~~P~~
~~Exhibition hall~~		
~~Farmers' market~~		~~P~~
~~Financial institution~~		~~P~~
~~Funeral home~~		~~P~~
~~Gas station~~		
~~Government facility~~		~~C~~
~~Government facility requiring special design features for security purposes~~		~~P~~[5]
~~Health and fitness facility~~		~~P~~
~~Heliport, accessory~~		
~~Home occupation~~		~~P~~[7]
~~Hotel/motel~~		~~P~~
~~Industrial assembly~~		~~C~~[3]
~~Laboratory, medical related~~		~~P~~[3]
~~Library~~		~~P~~
~~Mixed use development~~		~~P~~
~~Mobile food business (operation in the public right of way)~~		~~P~~
~~Mobile food business (operation on private property)~~		~~P~~
~~Mobile food court~~		~~P~~
~~Municipal services uses including city utility uses and police and fire stations~~		~~P~~
~~Museum~~		~~P~~
~~Office~~		~~P~~
~~Office, publishing company~~		~~P~~
~~Open space on lots less than 4 acres in size~~		~~P~~[5]

Park	P
Parking	
Commercial	C[8]
Off site	P[8]
Performing arts production facility	P
Place of worship	P[9]
Plaza	P
Radio, television station	P
Railroad, passenger station	P
Reception center	P
Recreation (indoor)	P
Recreation (outdoor)	P
Research and development facility	P[3]
Restaurant	P
Restaurant with drive-through facility	
Retail goods establishment	P
Retail service establishment	P
Retail service establishment, upholstery shop	P
Sales and display (outdoor)	P
School:	
College or university	P
K - 12 private	P
K - 12 public	P
Music conservatory	P
Professional and vocational	P
Seminary and religious institute	P
Small brewery	P
Social service mission and charity dining hall	C
Stadium	P
Storage, self	
Studio, art	P
Technology facility	P[3]
Theater, live performance	P
Theater, movie	P
Utility, buildings or structure	P[10]
Utility, transmission wire, line, pipe or pole	P[10]
Vending cart, private property	P
Vending cart, public property	P
Warehouse	
Warehouse, accessory	P
Wireless telecommunications facility (see Section 21A.40.090, Table 21A.40.090.E of this title)	

Qualifying provisions:

1. ~~Subject to conformance with the provisions of Section 21A.36.300, "Alcohol Related Establishments", of this title.~~
2. ~~Must contain retail component for on-site food sales.~~
3. ~~Consult the water use and/or consumption limitations of Subsection 21A.33.010.D.1.~~
4. ~~Prohibited within 1/2 mile of a residential use if the facility produces hazardous or radioactive waste as defined by the Utah Department of Environmental Quality administrative rules.~~
5. ~~Subject to conformance with the provisions of Chapter 21A.59, "Design Review", of this title.~~
6. ~~Subject to Section 21A.36.130 of this title.~~
7. ~~Subject to Section 21A.36.030 of this title.~~
8. ~~Parking lots, garages or parking structures, proposed as the only principal use on a property that has frontage on a public street that would result in a building demolition are prohibited subject to the provisions of Subsection 21A.30.010.F.3.~~
9. ~~If a place of worship is proposed to be located within 600 feet of a tavern, bar establishment, or brewpub, the place of worship must submit a written waiver of spacing requirement as a condition of approval.~~
10. ~~Subject to conformance to the provisions in Subsection 21A.02.050B of this title.~~

SECTION 30. Amending the text of Section 21A.33.030. That Section 21A.33.030 of the *Salt Lake City Code* (Zoning: Land Use Tables: Table of Permitted and Conditional Uses for Commercial Districts) is hereby amended as follows:

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

Legend:	C =	Conditional	P =	Permitted

Use	Permitted and Conditional Uses by District					
	MU-2	**MU-3**	**MU-5**	**MU-6**	**MU-8**	**MU-11**
Accessory use, except those that are specifically regulated elsewhere in this title	P	P	P	P	P	P
Adaptive reuse for additional uses in eligible buildings	P[1]	P[1]				
Affordable housing incentives development	P	P	P	P	P	P
Alcohol:						
Bar establishment	C[2]	C[2]	P[2]	P[2]	P[2]	P[2]
Brewery			C[2]	C[2]	P[2]	P[2]
Brewery, small			P[2]	P[2]	P[2]	P[2]
Brewpub	C[2]	C[2]	P[2]	P[2]	P[2]	P[2]
Distillery			P[2]	P[2]	P[2]	P[2]

Tavern	C[2]	C[2]	P[2]	P[2]	P[2]	P[2]
Winery			P[2]	P[2]	P[2]	P[2]
Ambulance Service (indoor and/or outdoor)						P
Amphitheater, informal			P	P	P	P
Animal:						
Cremation service	P	P	P	P	P	P
Kennel	C	C	C	C	C	C
Veterinary office	P	P	P	P	P	P
Antenna, Communication Tower			P	P	P	P
Antenna, Communication Tower exceeding the maximum height in the zoning district			C	C	C	C
Art gallery	P	P	P	P	P	P
Artisan food production	P[3,4]	P[3,4]	P[3]	P[3]	P[3]	P[3]
Artisan production	P[4]	P[4]	P	P	P	P
Artists' loft/Studio	P	P	P	P	P	P
Auditorium				P	P	P
Bakery, commercial			P[5]	P[5]	P[5]	P[5]
Bed and breakfast	P	P	P	P	P	P
Bio-medical facility			P[5,6]	P[5,6]	P[5,6]	P[5,6]
Blacksmith shop						P[4]
Blood donation center			P	P	P	P
Botanical garden	P	P	P	P	P	P
Bus line station/terminal	P	P	P	P	P	P
Charity dining hall	P[7]	P[7]	P[7]	P[7]	P[7]	P[7]
Check cashing/payday loan business			P[8]			
Clinic (medical, dental)	P	P	P	P	P	P
Commercial food preparation			P[5]	P[5]	P[5]	P[5]
Community correctional facility, small						C[9]
Community garden	P	P	P	P	P	P
Convent/Monastery	P	P	P	P	P	P
Crematorium			P	P	P	P
Daycare center, adult	P	P	P	P	P	P
Daycare center, child	P	P	P	P	P	P
Dwelling:						
Assisted living facility (large)		P	P	P	P	P
Assisted living facility (limited capacity)	P	P	P	P	P	P
Assisted living facility (small)	P	P	P	P	P	P
Accessory unit (ADU)	P	P	P	P	P	P
Congregate care facility (large)		C	P	P	P	P
Congregate care facility (small)	P	P	P	P	P	P
Group home (large)		C	P	P	P	P
Group home (small)	C	P	P	P	P	P

Living quarter for caretaker or security guard	P	P	P	P	P	P
Multi-family	P	P	P	P	P	P
Residential support (large)		P	P	P	P	P
Residential support (small)	P	P	P	P	P	P
Rooming (boarding) house	P	P	P	P	P	P
Shared housing	P	P	P	P	P	P
Single-family attached	P	P	P	P	P	P
Single-family (detached)	P	P	P	P		
Twin home	P	P	P	P		
Two-family	P	P	P	P		
Emergency medical service facility			P	P	P	P
Exhibition hall					P	P
Farmers' market	P	P	P	P	P	P
Financial institution	P	P	P	P	P	P
Financial institution with drive-through facility			C[10,11]			C[10,11]
Flea market			P	P	P	P
Funeral home or mortuary			P	P	P	P
Gas station		C[10,11]	C[10,11]	C[10,11]	C[10,11]	C[10,11]
Greenhouse	P	P	P	P	P	P
Home occupation	P[12]	P[12]	P[12]	P[12]	P[12]	P[12]
Hospital, including accessory lodging facility						C
Hotel/Motel			P	P	P	P
Intermodal transit passenger hub						P
Laboratory, medical related		P[5]	P[5]	P[5]	P[5]	P[5]
Library	P	P	P	P	P	P
Mixed use development	P	P	P	P	P	P
Mobile business	P	P	P	P	P	P
Municipal service uses, including City utility uses and police and fire stations	C	C	C	C	C	C
Museum	P	P	P	P	P	P
Nursing care facility		P	P	P	P	P
Office	P	P	P	P	P	P
Open space	P	P	P	P	P	P
Park	P	P	P	P	P	P
Parking:						
Commercial			P[17]	P[17]	P[17]	P[17]
Off site	P[17]	P[17]	P[17]	P[17]	P[17]	P[17]
Park and ride lot			P[17]	P[17]	P[17]	P[17]
Performing arts production facility			P	P	P	P
Pharmacy	P	P	P	P	P	P
Pharmacy with drive through use			P[10]	P[10]	P[10]	P[10]

Place of worship	P	P	P	P	P	P
Plaza	P	P	P	P	P	P
Radio, television station				P	P	P
Railroad passenger station				P	P	P
Reception center			P	P	P	P
Recreation (indoor, outdoor)	P	P	P	P	P	P
Research and development facility			P[5]	P[5]	P[5]	P[5]
Restaurant	P	P	P	P	P	P
Restaurant with drive-through facility			C[10,11]			
Retail (goods or services)	P[13]	P[13]	P[13]	P[13]	P[13]	P[13]
Retail (goods or services) with drive-through facility			C[10,11]			
School:						
K-12 Private				P	P	P
K-12 Public				P	P	P
College or university			P	P	P	P
Music conservatory	P	P	P	P	P	P
Professional and vocational	P	P	P	P	P	P
Seminary and religious institute	P	P	P	P	P	P
Sexually oriented business			P			P
Short term rental	P	P	P	P	P	P
Social service mission			P	P	P	P
Stadium					C	C
Store, Pawnshop			P	P		
Studio, art	P	P	P	P	P	P
Studio, motion picture				P	P	P
Technology facility		P[5,6]	P[5,6]	P[5,6]	P[5,6]	P[5,6]
Theater, live performance (indoor)			P[14]	P[14]	P[14]	P[14]
Theater, live performance (outdoor)				P[15]	P[15]	P[15]
Theater, movie		P	P	P	P	P
Urban farm	P	P	P	P	P	P
Utility, building or structure	P	P	P	P	P	P
Vehicle:						
Automobile rental agency			C			
Automobile repair (major)			P	P		
Automobile repair (minor)	C	C	P	P	P	P
Automobile sales and service			C			
Car wash			C		C[16]	C[16]
Welding shop						P[4]

Qualifying provisions:

1. Subject to conformance with the provisions of Subsection 21A.52.060.A.

2. Subject to conformance with the provisions in Section 21A.36.300, "Alcohol Related Establishments".
3. Shall contain retail component for on-site food sales.
4. Limited to 2,500 square feet of gross floor area or less in size.
5. Consult the water use and/or consumption limitations of Subsection 21A.33.010.
6. Prohibited within 1/2 mile of a residential use if the facility produces hazardous or radioactive waste as defined by the Utah Department of Environmental Quality administrative rules.
7. Shall include a security and operations plan in the manner provided in Subsection 21A.36.350.B.3.
8. Prohibited within 1/2 mile of another check cashing/payday loan businesses.
9. Prohibited within 1/2 mile of any residential zoning district and subject to Section 21A.36.110.
10. Subject to conformance with the provisions in Section 21A.44.080 for drive-through use regulations.
11. Use allowed on arterial and state collector streets only.
12. Subject to Section 21A.36.030.
13. Outdoor display and sales are permitted.
14. Prohibited on lots located within 1,000 feet of a single- or two-family zoning district.
15. Prohibited on lots located within 1,000 feet of residential districts (21A.24).
16. Allowed as an accessory use.
17. Prohibited when it includes the demolition of a dwelling unit.

SECTION 31. Eliminating Section 21A.33.035. That Section 21A.33.035 of the *Salt Lake City Code* (Zoning: Land Use Tables: Table of Permitted and Conditional Uses for Transit Station Area Districts) is hereby deleted in its entirety:

~~**21A.33.035: TABLE OF PERMITTED AND CONDITIONAL USES FOR TRANSIT STATION AREA DISTRICTS:**~~

~~Legend: C = Conditional P = Permitted~~

~~Use~~	~~**Permitted and Conditional Uses By District**~~							
	~~**TSA-UC**~~		~~**TSA-UN**~~		~~**TSA-MUEC**~~		~~**TSA-SP**~~	
	~~**Core**~~	~~**Transition**~~	~~**Core**~~	~~**Transition**~~	~~**Core**~~	~~**Transition**~~	~~**Core**~~	~~**Transition**~~
~~Accessory use, except those that are specifically regulated elsewhere in this title~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~
~~Affordable housing incentives development~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~
~~Agricultural use~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~
~~Alcohol:~~								
~~Bar establishment (2,500 square feet or less in floor area)~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~

Bar establishment (more than 2,500 square feet in floor area)	P	C	P	C	P	C	P	C
Brewpub (2,500 square feet or less in floor area)	P	P	P	P	P	P	P	P
Brewpub (more than 2,500 square feet in floor area)	P	C	P	C	P	C	P	C
Distillery	P[12]	C[12]	P[12]	C[12]	P[12]	P[12]	P[12]	C[12]
Tavern (2,500 square feet or less in floor area)	P	P	P	P	P	P	P	P
Tavern (more than 2,500 square feet in floor area)	P	C	P	C	P	C	P	C
Winery	P[12]	C[12]	P[12]	C[12]	P[12]	P[12]	P[12]	P[12]
Amphitheater, formal							C	C
Amphitheater, informal							C	C
Amusement park							C	C
Animal:								
Cremation service	P	P	P	P	P	P	P	P
Kennel					P	P	P	P
Pet cemetery1		P1		P1		P1		P1
Stable, public							P	P
Veterinary office	P	P	P	P	P	P	P	P
Antenna, communication tower	P	P	P	P	P	P	P	P
Antenna, communication tower, exceeding the maximum building height in the zone	C	C	C	C	C	C	C	C
Art gallery	P	P	P	P	P	P	P	P
Artisan food production	P[12]	P[12]	P[12]	P[12]	P[12]	P[12]	P[12]	P[12]
Auction (indoor)					P	P	P	P
Auditorium							P	P
Bakery, commercial	P[12]		P[12]		P[12]	P[12]	P[12]	P[12]
Bed and breakfast	P	P	P	P	P	P	P	P
Bed and breakfast inn	P	P	P	P	P	P	P	P
Bed and breakfast manor	P	P	P	P	P	P	P	P
Bio-medical facility	P[11,12]		P[11,12]		P[11,12]		P[11,12]	
Blood donation center	P	P	P	P	P	P	P	P
Botanical garden	P	P	P	P	P	P	P	P
Brewery	C[12]	C[12]	C[12]	C[12]	P[12]	P[12]	P[12]	P[12]
Car wash						P		P
Car wash as accessory use to gas station or convenience store that sells gas						P		P
Charity dining hall	C	C	C	C	P	P	P	P
Clinic (medical, dental)	P	P	P	P	P	P	P	P
Commercial food preparation	P[12]		P[12]		P[12]	P[12]	P[12]	P[12]

Community correctional facility, small[2,8]							C[2,8]	
Community garden	P	P	P	P	P	P	P	P
Convent/monastery	P	P	P	P	P	P	P	P
Convention center							C	C
Crematorium	P		P		P	P	P	P
Daycare center, adult	P	P	P	P	P	P	P	P
Daycare center, child	P	P	P	P	P	P	P	P
Dwelling:								
Accessory unit	P	P	P	P	P	P	P	P
Artists' loft/studio	P	P	P	P	P	P	P	P
Assisted living facility (large)	P	P	P	P	P	P	P	P
Assisted living facility (small)	P	P	P	P	P	P	P	P
Congregate care facility (large)	C	C	C	C	C	C	C	C
Congregate care facility (small)	P	P	P	P	P	P	P	P
Group home (large)	P	P	P	P	P	P	P	P
Group home (small)	P	P	P	P	P	P	P	P
Living quarter for caretaker or security guard	P	P	P	P	P	P	P	P
Manufactured home	P	P	P	P	P	P	P	P
Multi-family	P	P	P	P	P	P	P	P
Residential support (large)	P	P	P	P	P	P	P	P
Residential support (small)	P	P	P	P	P	P	P	P
Rooming (boarding) house	P	P	P	P	P	P	P	P
Shared housing	P	P	P	P	P	P	P	P
Single-family attached	P	P	P	P	P	P	P	P
Single-family detached		P		P		P		P
Twin home	P	P	P	P	P	P	P	P
Two-family	P	P	P	P	P	P	P	P
Exhibition hall							C	C
Farmers' market	P	P	P	P	P	P	P	P
Financial institution	P	P	P	P	P	P	P	P
Financial institution with drive-through facility						P		P
Flea market (indoor)	P	P	P	P	P	P	P	P
Flea market (outdoor)							P	P
Food processing					P[12]	P[12]	P[12]	P[12]
Funeral home	P	P	P	P	P	P	P	P
Gas station						P		P
Government facility	P	P	P	P	P	P	P	P
Government facility requiring special design features for security purposes	P	P	P	P	P	P	P	P
Grain elevator					P	P	P	P

Greenhouse	P	P	P	P	P	P	P	P
Home occupation	P[7]	P[7]	P[7]	P[7]	P[7]	P[7]	P[7]	P[7]
Hospital, including accessory lodging facility	P	P	P	P	P	P	P	P
Hotel/motel	P	P	P	P	P	P	P	P
Industrial assembly					P[12]	P[12]	P[12]	P[12]
Laboratory, medical related	P[12]	P[12]	P[12]	P[12]	P[12]	P[12]	P[12]	P[12]
Laundry, commercial					P[12]	P[12]		
Library	P	P	P	P	P	P	P	P
Light manufacturing					P[12]	P[12]	P[12]	P[12]
Meeting hall of membership organization	P	P	P	P	P	P	P	P
Mixed use development	P	P	P	P	P	P	P	P
Mobile food business (operating on private property)	P	P	P	P	P	P	P	P
Mobile food business (operation in public right- of-way)	P	P	P	P	P	P	P	P
Mobile food court	P		P		P	P	P	P
Municipal service uses, including City utility uses and police and fire stations	P	P	P	P	P	P	P	P
Museum	P	P	P	P	P	P	P	P
Nursing care facility	P	P	P	P	P	P	P	P
Office	P	P	P	P	P	P	P	P
Office, publishing company	P	P	P	P	P	P	P	P
Office, single practitioner medical, dental, and health	P	P	P	P	P	P	P	P
Open space	P	P	P	P	P	P	P	P
Park	P	P	P	P	P	P	P	P
Parking:								
Commercial (if located in a parking structure)[13]	P	P	P		P	P	P	P
Commercial (surface lot)[3, 13]						P[3]		P[3]
Off site[3, 13]	P[3]	P[3]	P[3]	P[3]	P[3]	P[3]	P[7]	P[3]
Park and ride lot[3, 13]						P[3]		P[3]
Park and ride lot shared with existing use[13]						P		P
Performing arts production facility	P	P	P	P	P	P	P	P
Philanthropic use	P	P	P	P	P	P	P	P
Photo finishing lab	P[12]	P[12]	P[12]	P[12]	P[12]	P[12]	P[12]	P[12]
Place of worship	P	P	P	P	P	P	P	P
Printing plant		P[12]			P[12]	P[12]	P[12]	P[12]
Radio, television station	P		P		P	P	P	P
Railroad passenger station	P	P	P	P	P	P	P	P
Reception center	P	P	P	P	P	P	P	P

Recreation (indoor)	P	P	P	P	P	P	P	P
Recreation (outdoor)	P	P	P	P	P	P	P	P
Recycling collection station	P	P	P	P	P	P	P	P
Research and development facility	P[12]	P[12]	P[12]	P[12]	P[12]	P[12]	P[12]	P[12]
Restaurant	P	P	P	P	P	P	P	P
Restaurant with drive-through facility[9]						C[10]		
Retail goods establishment	P	P	P	P	P	P	P	P
Plant and garden shop with outdoor retail sales area	P	P	P	P	P	P	P	P
With drive-through facility								
Retail service establishment	P	P	P	P	P	P	P	P
Furniture repair shop	P	P	P	P	P	P	P	P
Sales and display (outdoor)	P	P	P	P	P	P	P	P
School:								
College or university	P	P	P	P	P	P	P	P
Music conservatory	P	P	P	P	P	P	P	P
Professional and vocational	P	P	P	P	P	P	P	P
Seminary and religious institute	P	P	P	P	P	P	P	P
Seasonal farm stand	P	P	P	P	P	P	P	P
Small brewery	P[12]	C[12]	P[12]	C[12]	P[12]	P[12]	P[12]	P[12]
Social service mission	C	C	C	C	P	P	P	P
Solar array					P[12]	P[12]	P[12]	P[12]
Stadium	C		C		C	C	C	C
Storage, self		P		P		P		P
Store:								
Convenience	P	P	P	P	P	P	P	P
Department	P	P	P	P	P	P	P	P
Mass merchandising	P	P	P	P	P	P	P	P
Specialty	P	P	P	P	P	P	P	P
Superstore and hypermarket						P		P
Warehouse club						P		P
Studio, art	P	P	P	P	P	P	P	P
Studio, motion picture					P	P	P	P
Technology facility	P[12]	P[12]	P[12]	P[12]	P[12]	P[12]	P[12]	P[12]
Theater, live performance[4]	P[4]	C[4]	P[4]	C[4]	P[4]	P[4]	P[4]	P[4]
Theater, movie	P		P		P	P	P	P
Urban farm	P	P	P	P	P	P	P	P
Utility, building or structure[5]	P[5]	P[5]	P[5]	P[5]	P[5]	P[5]	P[5]	P[5]
Utility, transmission wire, line, pipe, or pole[5]	P[5]	P[5]	P[5]	P[5]	P[5]	P[5]	P[5]	P[5]
Vehicle:								

~~Automobile repair (minor)~~						~~P~~		~~P~~
~~Vending cart, private property~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~
~~Warehouse~~						~~P[12]~~		~~P[12]~~
~~Wholesale distribution~~						~~P[12]~~		
~~Wireless telecommunications facility (see section 21A.40.090 of this title)~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~
~~Wireless telecommunications facility, exceeding the maximum building height of the zone (see section 21A.40.090 of this title)~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~
~~Woodworking mill~~				~~P[12]~~		~~P[12]~~		~~P[12]~~
~~Zoological park~~							~~C~~	~~C~~

~~Qualifying provisions for specific land uses:~~

1. ~~Subject to Salt Lake Valley Health Department approval.~~
2. ~~A community correctional facility is considered an institutional use and any such facility located within the AFPP Airport Flight Path Protection Overlay District is subject to the land use and sound attenuation standards for institutional uses of the applicable Airport Influence Zone within section 21A.34.040 of this title.~~
3. ~~Surface parking lots as a principal use located on a lot that has frontage on a public street are prohibited.~~
4. ~~Prohibited within 1,000 feet of a Single- or Two-Family Zoning District.~~
5. ~~Subject to conformance to the provisions in subsection 21A.02.050B of this title for utility regulations.~~
6. ~~Reserved.~~
7. ~~Allowed only within legal conforming single-family, duplex, and multi-family dwellings and subject to section 21A.36.030 of this title.~~
8. ~~Subject to section 21A.36.110 of this title.~~
9. ~~Drive-through windows are prohibited on any public street facing facade and automobile stacking is prohibited between public street facing facades and the adjacent public right-of-way.~~
10. ~~Subject to conformance with the provisions in section 21A.40.060 for drive-through use regulations.~~
11. ~~Prohibited within 1/2 mile of a residential use if the facility produces hazardous or radioactive waste as defined by the Utah Department of Environmental Quality administrative rules.~~
12. ~~Consult the water use and/or consumption limitations of subsection 21A.33.010.D.1.~~
13. ~~Prohibited when it includes the demolition of a dwelling unit.~~

SECTION 32. Amending the text of Section 21A.33.040. That Section 21A.33.040 of the *Salt Lake City Code* (Zoning: Land Use Tables: Table of Permitted and Conditional Uses for Manufacturing Districts) is hereby amended as follows:

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	M-1A
Accessory use, except those that are otherwise specifically regulated elsewhere in this title	P[21]	P[21]	P
Adaptive reuse of a landmark site	C	C[7]	
Agricultural use	P	P	P
Alcohol:			
Bar establishment	C[6,10]	C[6,10]	C[6,10]
Brewpub	P[6,10]	P[6,10]	C[6,10]
Distillery	P[19]	P[19]	C[19]
Tavern	C[6,10]	C[6,10]	C[6,10]
Winery	P[19]	P[19]	C[19]
Ambulance services (indoor and/or outdoor)	P	P	P
Animal:			
Cremation service	P	P	P
Kennel	P[13]	P	
Pet cemetery	P[2]	P[2]	P[2]
Pound	P[12,13]	P[12]	
Raising of furbearing animals	C	P	
Stockyard	C[12]	P[12]	C[12]
Veterinary office	P	P	P
Antenna, communication tower	P	P	P
Antenna, communication tower, exceeding the maximum building height	C	C	C
Artisan food production	P[19]	P[19]	P[19]
Bakery, commercial	P[19]	P[19]	P[19]
Bio-medical facility	P[18, 19]	P[18, 19]	P[18, 19]
Blacksmith shop	P[19]	P[19]	P[19]
Bottling plant	P[19, 20]	P[19, 20]	
Brewery	P[19]	P[19]	P[19]
Building materials distribution	P	P	P
Bus line station/terminal	P	P	P
Bus line yard and repair facility	P[12]	P	P[12]
Cannabis production establishment	P	P	P
Check cashing/payday loan business	P[9]		
Chemical manufacturing and/or storage		C[19]	
Commercial food preparation	P[19]	P[19]	P[19]
Community correctional facility, large	C[8,16]		
Community correctional facility, small	C[8,16]		
Community garden	P		P

Concrete and/or asphalt manufacturing	C[12,13, 19]	P[12, 19]	
Contractor's yard/office	P	P	C
Crematorium	P	P	C
Data center	P[19]		P[19, 23]
Daycare center, adult	P		P
Daycare center, child	P		P
Distribution center	P[19, 22]	P[19]	
Drop forge industry		P[19]	
Dwelling, living quarters for caretaker or security guard, limited to uses on lots 1 acre in size or larger and is accessory to a principal use allowed by the zoning district	P	P	P
Equipment, heavy (rental, sales, service)	P	P	P
Equipment rental (indoor and/or outdoor)	P	P	P
Explosive manufacturing and storage		C[12, 19]	
Financial institution with or without drive- through facility	P[11]		P
Flammable liquids or gases, heating fuel distribution and storage		P[12]	
Food processing	P[19]	P[19]	P[19]
Gas station	P[21]	P[21]	C
Golf course	P[19]		
Grain elevator	C[12]	P	C[12]
Greenhouse	P		P
Heavy manufacturing		P[12, 19]	
Home occupation	P[15]	P[15]	P[15]
Hotel/motel	P		P
Impound lot	P[12]	P[12]	P[12]
Incinerator, medical waste/hazardous waste		C[12, 19]	
Industrial assembly	P[19]	P[19]	P[19]
Laboratory, medical related	P[19]	P[19]	P[19]
Large wind energy system	P[13,14]	P	
Laundry, commercial	P[19]	P[19]	
Light manufacturing	P[19]	P[19]	P[19]
Limousine service	P	P	P
Mobile food business (operation in the public right-of-way)	P	P	P
Mobile food business (operation on private property)	P	P	P
Mobile food court	P	P	
Municipal services uses including City utility uses and police and fire stations	P	P	P
Office	P		P
Open space	P	P	P
Package delivery facility	P[22]	P	
Paint manufacturing		P[19]	

Park	P	P	P
Parking:			
Commercial	P		P
Off site	P	P	P
Park and ride lot	P	P	
Park and ride lot shared with existing use	P	P	P
Pharmacy with or without drive-through facility	P[11]		P[11]
Poultry farm or processing plant		P[12, 19]	
Printing plant	P[19]		C[19]
Radio, television station	P		P
Railroad, freight terminal facility	C[4]	C[4]	
Railroad, repair shop	C[19]	P[19]	
Recreation (indoor, outdoor)	P		P
Recycling:			
Collection station	P	P	P
Processing center (indoor)	P[19]	P[19]	C[19]
Processing center (outdoor)	C[12,13,14, 19]	P[12, 19]	
Refinery, petroleum products		C[12, 19]	
Research and development facility	P[19]	P[19]	P[19]
Restaurant with or without drive-through facilities	P[11]		P[11]
Retail (goods or services) with or without drive-through facility	P[11]		P[11]
Rock, sand and gravel storage and distribution	C	P	
School:			
Professional and vocational (with outdoor activities)	P		P
Professional and vocational (without outdoor activities)	P		P
Seminary and religious institute	P		P
Sexually oriented business	P[5]	P[5]	
Short term rental	P		P
Sign painting/fabrication	P	P	
Slaughterhouse		P[12]	
Small brewery	P[19]	P[19]	P[19]
Solar array	P[17, 19]	P[19]	P[17, 19]
Storage and display (outdoor)	P	P	P
Storage, public (outdoor)	P	P	P
Storage, self	P	P	P
Studio, motion picture	P		P
Taxicab facility	P	P	P
Technology facility	P[19]		P[19]
Tire distribution retail/wholesale	P	P	P
Truck freight terminal	P[12, 22]	P[12]	
Urban farm	P	P	P
Utility:			
Building or structure	P	P	P

Electric generation facility	C[3,12, 19]	C[3,12, 19]	
Sewage treatment plant	C	P	
Solid waste transfer station	C[12]	P[12]	C[12]
Vehicle:			
Auction	P	P	
Automobile and truck repair	P	P	P
Automobile and truck sales and rental (including large truck)	P	P	P
Automobile part sales	P	P	P
Automobile salvage and recycling (indoor)	P[19]	P[19]	P[19]
Automobile salvage and recycling (outdoor)	C[12,13,14, 19]	P[12, 19]	
Recreational vehicle (RV) sales and service	P	P	C
Truck repair (large)	P	P	P
Vending cart, private property	P	P	P
Warehouse	P[19, 22]	P[19]	P[19]
Welding shop	P[19]	P[19]	P[19]
Wholesale distribution	P[19, 22]	P[19]	P[19]
Woodworking mill	P[19]	P[19]	P[19]

Qualifying provisions:

1. See Subsection 21A.02.050.B of this title for utility regulations.
2. Subject to Salt Lake Valley Health Department approval.
3. Electric generating facilities shall be located within 2,640 feet of an existing 138 kV or larger electric power transmission line.
4. No railroad freight terminal facility shall be located within 1 mile of a Residential Zoning District.
5. Pursuant to the requirements set forth in Section 21A.36.140 of this title.
6. If a place of worship is proposed to be located within 600 feet of a tavern, bar establishment, or brewpub, the place of worship must submit a written waiver of spacing requirement as a condition of approval.
7. Reserved.
8. A community correctional facility is considered an institutional use and any such facility located within the AFPP Airport Flight Path Protection Overlay District is subject to the land use and sound attenuation standards for institutional uses of the applicable Airport Influence Zone within Section 21A.34.040 of this title.
9. No check cashing/payday loan business shall be located closer than 1/2 mile of other check cashing/payday loan businesses.
10. Subject to conformance with the provisions in Section 21A.36.300, "Alcohol Related Establishments", of this title.
11. Subject to conformance to the provisions in Section 21A.44.080 for drive- through use regulations.
12. Prohibited on lots located within 1,000 feet of a single- or two-family zoning district.
13. Prohibited within the Eco-Industrial Buffer Area of the Northwest Quadrant Overlay District.
14. Prohibited within the Development Area of the Northwest Quadrant Overlay District.

15. Allowed only within legal conforming single-family, duplex, and multi-family dwellings and subject to Section 21A.36.030 of this title.
16. Prohibited within 1/2 mile of any residential zoning district and subject to Section 21A.36.110.
17. Prior to issuance of a building permit in the Development Area and the Eco-Industrial Buffer Area of the Northwest Quadrant Overlay, consultation with the Utah Division of Wildlife Resources is required to obtain recommendations on siting and equipment types for all solar arrays on a particular property to mitigate impacts to wildlife.
18. Prohibited within 1/2 mile of a residential use if the facility produces hazardous or radioactive waste as defined by the Utah Department of Environmental Quality administrative rules.
19. Consult the water use and/or consumption limitations of Subsection 21A.33.010.D.1.
20. Prohibited in the IP Inland Port Overlay District. See Subsection 21A.34.150.B.2.f.
21. Subject to Section 21A.36.370 Regulations For Gas Stations and Facilities with Underground and Above-Ground Fuel Storage Tanks.
22. Prohibited on the North Temple Landfill site, as identified in the Northwest Quadrant Master Plan.
23. Data centers may be permitted provided they utilize a closed-loop cooling system.

SECTION 33. Amending the text of Section 21A.33.050. That Section 21A.33.050 of the *Salt Lake City Code* (Zoning: Land Use Tables: Table of Permitted and Conditional Uses for Downtown Districts) is hereby amended as follows:

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**
Accessory use, except those that are otherwise specifically regulated elsewhere in this title	P	P[20]	P[20]	P[20]
Affordable housing incentives development	P	P	P	P
Alcohol:				
Bar establishment	P[6]	P[6]	P[6]	P[6]
Brewery, Small		P[18]		
Brewpub	P[6]	P[6]	P[6]	P[6]
Tavern	P[6]	P[6]	P[6]	P[6]
Ambulance service (indoor)	C			

Ambulance service (outdoor)	C			
Animal, veterinary office		P	P	
Antenna, communication tower	P	P	P	P
Antenna, communication tower, exceeding the maximum building height	C	C	C	C
Art gallery	P	P	P	P
Artisan food production	P[14,18]	P[18]	P[18]	P[18]
Artisan production	P	P	P	P
Bed and breakfast	P	P	P	P
Bio-medical facility	P[17,18]	P[17,18]	P[17,18]	P[17,18]
Blood donation center		P		
Bus line station/terminal	P	P	P	P
Bus line yard and repair facility		P		
Car wash		P3		
Charity dining hall		C[2]	C[2]	
Check cashing/payday loan business	P[5]			
Clinic (medical, dental)	P	P	P	P
Commercial food preparation	P[18]	P[18]	P[18]	P[18]
Community garden	P	P	P	P
Convention center				P
Crematorium	P	P	P	
Daycare center, adult	P	P	P	P
Daycare center, child	P	P	P	P
Dwelling:				
Accessory unit	P	P	P	P
Artists' loft/studio	P	P	P	P
Assisted living facility (large)	P	P	P	P
Assisted living facility (limited capacity)		P	P	P
Assisted living facility (small)	P	P	P	P
Congregate care facility (large)	C	C	C	C
Congregate care facility (small)	P	P	P	P
Group home (large)		C	C	
Group home (small)	P	P	P	P
Multi-family	P	P	P	P
Residential support (large)		C	C	
Residential support (small)		C	C	
Exhibition hall				P
Farmers' market			P	
Financial institution	P	P	P	P
Financial institution with drive-through facility		P[8]		P[8]
Funeral home	P	P	P	
Gas station		P	P	P

Heliport, accessory	C	C		C
Home occupation	P[13]	P[13]	P[13]	P[13]
Homeless resource center		C[15]	C[15]	
Homeless shelter		C[15]	C[15]	
Hospital, including accessory lodging facility	C			
Hotel/motel	P	P	P	P
Industrial assembly		C[18]	C[18]	
Laboratory, medical related	P[18]	P[18]	P[18]	P[18]
Laundry, commercial		P[18]		
Library	P	P	P	P
Limousine service		P		
Mixed use development	P	P	P	P
Mobile food business (operation in the public right-of-way)	P	P	P	P
Mobile food business (operation on private property)	P	P	P	P
Mobile food court	P	P	P	P
Municipal services uses including city utility uses and police and fire stations	P	P	P	P
Museum	P	P	P	P
Office	P	P	P	P
Open space	P	P	P	P
Park	P	P	P	P
Parking, commercial[21]	C[19]	P[19]	C[19]	P19
Parking, off site[21]	P[19]	P[19]	P[19]	P[19]
Performing arts production facility	P	P	P	P
Pharmacy	P	P	P	P
Place of worship	P[11]	P[11]	P[11]	P[11]
Radio, television station	P	P		P
Railroad, passenger station	P	P	P	P
Reception center	P	P	P	P
Recreation (indoor, outdoor)	P	P	P	P
Research and development facility	P[18]	P[18]	P[18]	P[18]
Restaurant	P	P	P	P
Restaurant with drive-through facility		P[8]		
Retail (goods or services)	P	P	P	P
Sales and display (outdoor)	P	P	P	P
School:				
College or university	P	P	P	P
K - 12 private			P	P
K - 12 public			P	P
Music conservatory	P	P	P	P
Professional and vocational	P	P	P	P
Seminary and religious institute	P	P	P	P

Shared housing	P	P	P	P
Short term rental	P	P	P	P
Social service mission		C	C	
Stadium	C	C		P
Storage, self	P[16]	P	P	
Store, Pawnshop		P		
Studio, art	P	P	P	P
Technology facility	P[18]	P[18]	P[18]	P[18]
Theater, live performance (indoor)	P[9]	P[9]	P[9]	P[9]
Theater, live performance (outdoor)	P[22]	P[22]	P[22]	P[22]
Theater, movie	P	P	P	P
Utility, buildings or structure	P[1]	P[1]	P[1]	P[1]
Vehicle:				
Automobile repair (major)		P	P	P
Automobile repair (minor)		P	P	P
Automobile rental agency	P[10]	P	P[10]	
Automobile sales and service	P[10]	P	P[10]	
Vending cart, private property	P	P	P	P
Vending cart, public property				
Warehouse		P[18]		
Warehouse, accessory		P	P	
Wholesale distribution		P[18]		

Qualifying provisions:

1. Subject to conformance to the provisions in subsection 21A.02.050B of this title.
2. Shall include a security and operations plan in the manner provided in Subsection 21A.36.350.B.3.
3. A car wash located within 165 feet (including streets) of a residential use shall not be allowed.
4. Reserved.
5. Prohibited within 1/2 mile of another check cashing/payday loan businesses.
6. Subject to conformance with the provisions in section 21A.36.300, "Alcohol Related Establishments", of this title.
7. Reserved.
8. Subject to conformance with the provisions in Section 21A.44.080 for drive-through use regulations.
9. Prohibited on lots located within 1,000 feet of a Single- or Two- Family Zoning District.
10. Shall be located in a fully enclosed building and entirely indoors.
11. If a place of worship is proposed to be located within 600 feet of a tavern, bar establishment, or brewpub, the place of worship must submit a written waiver of spacing requirement as a condition of approval.
12. Reserved.
13. Allowed only within legal conforming single-family, duplex, and multi-family dwellings and subject to section 21A.36.030 of this title.
14. Shall contain retail component for on-site food sales.
15. Subject to conformance with the provisions of Section 21A.36.350 of this title.

16. Limited to basement/below ground levels only. Not allowed on the ground or upper levels of the building, with the exception of associated public leasing/office space.
17. Prohibited within 1/2 mile of a residential use if the facility produces hazardous or radioactive waste as defined by the Utah Department of Environmental Quality administrative rules.
18. Consult the water use and/or consumption limitations of Subsection 21A.33.010.D.1.
19. Subject to the provisions of Subsection 21A.30.010.E.
20. Subject to Section 21A.36.370 Regulations for Gas Stations and Facilities with Underground and Above-Ground Fuel Storage Tanks.
21. Prohibited when it includes the demolition of a dwelling unit.
22. Prohibited on lots located within 1,000 feet of Residential Districts (21A.24 of this title).

SECTION 34. Amending the text of Section 21A.33.060. That Section 21A.33.060 of the *Salt Lake City Code* (Zoning: Land Use Tables: Table of Permitted and Conditional Uses in the Gateway District) is hereby amended as follows:

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

Legend:	C =	Conditional	P =	Permitted

Use	G-MU
Accessory use, except those that are otherwise specifically regulated elsewhere in this title	P
Affordable housing incentives development	P
Alcohol:	
Bar establishment	P[2]
Brewery, Small	P[2]
Brewpub	P[2]
Tavern (indoor)	P[2]
Ambulance service (indoor)	C
Amphitheater, informal	P
Animal, veterinary office	P
Antenna, communication tower	P
Antenna, communication towers, exceeding the maximum building height	C
Art gallery	P
Artisan food production	P[9]
Artists' loft/studio	P
Auction (indoor)	P
Auditorium	P

Bed and breakfast	P
Bio-medical facility	P[8,9]
Botanical garden	P
Bus line station/terminal	P
Charity dining hall	C
Clinic (medical, dental)	P
Commercial food preparation	P[9]
Community garden	P
Crematorium	P
Daycare center, adult	P
Daycare center, child	P
Dwelling:	
Accessory unit	p
Assisted living facility (large)	P
Assisted living facility (limited capacity)	P
Assisted living facility (small)	P
Congregate care facility (large)	C
Congregate care facility (small)	P
Group home (large)	C
Group home (small) when located above or below first story office, retail or commercial use, or on the first story where the unit is not located adjacent to the street frontage	P
Living quarters for caretaker or security guard	P
Multi-family	P
Residential support (large)	C
Residential support (small)	C
Single-family (attached)	P
Equipment rental (indoor and/outdoor)	P
Farmers' market	P
Financial institution	P
Flea market (indoor)	P
Funeral home	P
Heliport, accessory	C
Home occupation	P[7]
Hotel/motel	P
Industrial assembly	C[9]
Laboratory, medical related	P[9]
Large wind energy system	P
Library	P
Mixed use development	P
Mobile food business (operation in the public right-of-way)	P
Mobile food business (operation on private property)	P
Mobile food court	P

Municipal services uses including City utility uses and police and fire stations	P
Museum	P
Office	P
Open space	P
Park	P
Parking:	
Commercial[10]	C[3]
Off site[10]	P[3]
Park and ride lot[10]	C[3]
Park and ride lot shared with existing use[10]	P[3]
Performing arts production facility	P
Pharmacy	P
Photo finishing lab	P[9]
Place of worship	P
Radio, television station	C
Reception center	P
Recreation (indoor, outdoor)	P
Research and development facility	P[9]
Restaurant	P
Retail (goods or services)	P
School:	
College and university	P
K - 12 private	P
K - 12 public	P
Music conservatory	P
Professional and vocational	P
Seminary and religious institute	P
Shared housing	P
Short term rental	P
Social service mission	C
Solar array	P[9]
Stadium	C
Storage, self	P
Store:	
Department	P
Mass merchandising	P
Specialty	P
Studio, art	P
Studio, motion picture	C
Technology facility	P[9]
Theater, live performance (indoor)	P[4]
Theater, live performance (outdoor)	P
Theater, movie	P
Urban farm	P

Utility, building or structure	P[1]
Vehicle:	
Automobile repair (minor)	P
Automobile rental agency (indoor)	P
Automobile sales and service (indoor)	P
Boat/recreational vehicle sales and service (indoor)	P
Vending cart, private property	P
Vending cart, public property	P
Zoological park	C

Qualifying provisions:

1. Subject to conformance to the provisions in subsection 21A.02.050B of this title.
2. Subject to conformance with the provisions of section 21A.36.300, "Alcohol Related Establishments", of this title.
3. Subject to the provisions of Subsection 21A.31.010.H.
4. Prohibited on lots located within 1,000 feet of a Single- or Two- Family Zoning District.
5. Subject to the requirements set forth in section 21A.40.065, "Outdoor Dining", of this title.
6. Reserved.
7. Allowed only within legal conforming single-family, duplex, and multi-family dwellings and subject to section 21A.36.030 of this title.
8. Prohibited within 1/2 mile of a residential use if the facility produces hazardous or radioactive waste as defined by the Utah Department of Environmental Quality administrative rules.
9. Consult the water use and/or consumption limitations of Subsection 21A.33.010.D.1.
10. Prohibited when it includes the demolition of a dwelling unit.

SECTION 35. Amending the text of Section 21A.33.070. That Section 21A.33.070 of the *Salt Lake City Code* (Zoning: Land Use Tables: Table of Permitted and Conditional Uses for Special Purpose Districts) is hereby amended as follows:

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
Accessory use, except those that are otherwise specifically regulated elsewhere in this title	P	P	P	P	P	P	P	P[20]		P	P	P	P	P	P	P
Adaptive reuse for additional uses in eligible buildings								C[2]			C[2]	C[2]	C[2]	P[2]		
Affordable housing incentives development													P			
Agricultural use		C		P	P	P	P	P		P						
Air cargo terminals and package delivery facility		P								P						
Airport										P						
Alcohol:																
Brewery, small		C[24]														
Brewpub (2,500 square feet or less in floor area)		P[12]														
Brewpub (more than 2,500 square feet in floor area)		P[12]														
Ambulance service (indoor)	P	P														
Ambulance service (outdoor)	P[10]	P[10]														
Amphitheater, informal								P	P							
Animal:																
Kennel on lots of 5 acres or		C		P[8]	P[8]	P[8]	P[8]									

larger																
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														
Antenna, communication tower	P	P	C	P	P	P	P	P[21]		P	P	C	P	P		P
Antenna, communication tower exceeding the maximum building height in the zone	C	C						P[21]		P		P[11]	C	C		C
Art gallery								P			P	P	P	P		
Artisan food production		P[24]														
Bed and breakfast													P[2]	P		
Bio-medical facility	P[23,24]	P[23,24]												P[23,24]		
Botanical garden	P							P			P	P				
Cannabis production establishment		P		P	P	P	P									
Cemetery								P								
Clinic (medical, dental)	P	P											P	P		
Commercial food preparation		P[24]														
Community garden	P	P	P	P	P	P	P	P			P	P	P	P	P	
Convent/monastery													P	P		
Data center		P[24]														
Daycare center, adult	P	P						P			P	P	P	P		
Daycare center, child	P	P	P					P		P	P	P	P	P		
Distribution center		P[24]														
Dwelling:																
Accessory unit (ADU)			P	P	P	P	P									

Assisted living facility (large)													C	P		
Assisted living facility (limited capacity)													P	P		
Assisted living facility (small)													P	P		
Congregate care facility (large)													C	C		
Congregate care facility (small)													P	P		
Group home (small)			P		P	P										
Living quarters for caretaker or security guard	P	P		P				C			P		P	P		
Manufactured home					P	P										
Mobile home															P	
Multi-family											P[2]	P[2]	P[2]	P		
Single-family (detached)			P		P	P										
Exhibition hall											C	P	C	P		
Extractive industry																P[24]
Fairground											C					
Financial institution	P	P														
Financial institution with drive-through facility	P[14]	P[14]														
Gas station		P[7]														
Golf course								P[24]		P[24]	P[24]					
Heliport	C	C								P		P	C	C		
Home occupation	P[17]	P[17]	P[17]	P[17]	P[17]	P[17]	P[17]	P[17]	P[17]	P[17]	P[17]	P[17]	P[17]	P[17]	P[17]	P[17]
Hospital, including accessory lodging facility	C												P	P		
Hotel/motel	C	C								P						
Hunting club, duck				P												
Industrial assembly		P[24]								P[24]						

Jail											C					
Jewelry fabrication		P														
Laboratory, medical related	P[24]	P[24]											P[24]	P[24]		
Large wind energy system	C	C		C	C	C	C			C			P	P		
Library											P	P	P	P		
Light manufacturing		C[24]								P[24]						
Manufacturing, concrete or asphalt																P[15,24]
Mixed use development																
Mobile food business (operation on private property)	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
Museum	C							P			P	P	P	P		
Nursing care facility													P	P		
Office	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
Park	P	P		P	P	P	P	P		P	P	P	P	P	P	
Parking:																
Commercial		C[25]														
Off site										P	P	P	P	P		
Off site (to support uses in an OS or NOS Zoning District)								P								
Park and ride lot										P[25]	C[25]					
Park and ride lot shared with existing use	P[25]	P[25]								P[25]	P[25]		P[25]	P[25]		P[25]
Performing arts production facility		P														
Pharmacy	P[20]	P						P[20]		P[20]	P[20]	P	P[20]	P[20]		

Place of worship	P	P											P	P		
Radio, television station		P[6]										P				
Reception center								C[22]			C	P	P	P		
Recreation (indoor, outdoor)		C						P			P	P	P	P		
Research and development facility	P[24]	P[24]											P[24]	P[24]		
Restaurant		P[7]									P					
Restaurant with drive-through facility		P[14]														
Retail (goods or services)	P[20]	P[7]						P[20]		P[20]	P[20]	P	P[20]	P[20]		
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		
Professional and vocational	P	P								P			P	P		
Seminary and religious institute													P	P		
Short term rental	C	C								P						
Solar array	P[24]	P[24]		P[19,24]						P[24]	P[24]		P[24]			
Stadium											C		C	C		
Storage, accessory (outdoor)		P						P		P						P
Studio, art																
Technology facility	P[24]	P[24]												P[24]		
Theater, live performance	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]
Vehicle, automobile rental agency		P								P						
Vending cart, private property	P	P														
Vending cart, public property								P								
Warehouse		P[24]								P[24]						
Wholesale distribution		P[24]								P[24]						
Zoological park								P								

Qualifying provisions:

1. Subject to conformance to the provisions in Subsection 21A.02.050.B of this title.
2. Subject to conformance with the provisions of Subsection 21A.52.060.A.
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. Reserved.
8. 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.
9. Trails and trailheads with signage are subject to Section 21A.46.120, "Sign Regulations For Special Purpose Districts", of this title.
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 Section 21A.36.300, "Alcohol Related Establishments", of this title.
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 with the provisions in Section 21A.44.080 for drive-through use regulations.
15. Prohibited on lots located within 1,000 feet of a Single- or Two-Family Zoning District.
16. Reserved.

17. Allowed only within legal conforming single-family, duplex, and multi-family dwellings and subject to Section 21A.36.030 of this title.
18. Must contain retail component for on-site food sales.
19. Prior to issuance of a building permit in the Development Area and the Eco-Industrial Buffer Area of the Northwest Quadrant Overlay, consultation with the Utah Division of Wildlife Resources is required to obtain recommendations on siting and equipment types for all solar arrays on a particular property to mitigate impacts to wildlife.
20. When accessory to the principal use and located within the principal building if the principal use is associated with a building
21. New antennae and communication towers are allowed outside the telecommunication corridor in the OS Open Space District for public safety, public security or Salt Lake City Public Utilities Department purposes only.
22. 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 1 reception center per park, and hours of operation are limited to park hours. Removal of existing recreation areas to accommodate the stand alone reception center use, including areas to accommodate parking for the reception center use, is not permitted.
23. Prohibited within 1/2 mile of a residential use if the facility produces hazardous or radioactive waste as defined by the Utah Department of Environmental Quality administrative rules.
24. Consult the water use and/or consumption limitations of Subsection 21A.33.010.D.1.
25. Subject to Section 21A.36.370 Regulations for Gas Stations and Facilities with Underground and Above-Ground Fuel Storage Tanks.
26. Prohibited when it includes the demolition of a dwelling unit.

SECTION 36. Eliminating Section 21A.33.080. That Section 21A.33.080 of the *Salt Lake City Code* (Zoning: Land Use Tables: Table of Permitted and Conditional Uses in Form Based Districts) is hereby deleted in its entirety:

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

Legend:	P = Permitted	C = Conditional

Use		Permitted Uses By District				
		FB-UN1	FB-UN2	FB-MU11	FB-SC	FB-SE
Accessory use, except those that are specifically regulated in this chapter, or elsewhere in this title		P	P	P	P	P
Adaptive reuse for additional uses in eligible buildings		C[9]				
Affordable housing incentives development		P	P	P	P	P
Alcohol:						
-	Bar establishment		P[8]	P[8]	P[8]	C[8]
-	Brewpub		P[8]	P[8]	P[8]	C[8]
-	Distillery			P[5]		
-	Tavern			P[8]		
-	Tavern, 2,500 square feet or less in floor area		P[8]	P[8]	P[8]	C[8]
-	Winery			P[5]		
Amphitheater, formal				P		
Amphitheater, informal				P		
Amusement park				P		
Animal						
-	Cremation service			P		
-	Kennel (Indoor)			P		
-	Kennel (Outdoor)			C		
-	Veterinary office		P	P	P	P
Antenna, communication tower			P	P	P	P
Art gallery			P	P	P	P
Artisan food production			P[3,5]	P[3,5]	P[3,5]	P[3,5]
Artists loft/studio				P		
Auction (indoor)				P		
Auditorium				P		
Bed and breakfast		P	P	P	P	P
Bed and breakfast inn		P	P	P	P	P
Bed and breakfast manor		P	P	P	P	P

Bio-medical facility			P[4,5]	P[4,5]	P[4,5]	
Blacksmith shop (indoor)				P		
Blood donation center				P		
Botanical garden				P		
Brewery				P[5]		
Brewery, small				P[5]		
Bus line station/terminal				C		
Car wash				C		
Charity dining hall				P		
Clinic (medical, dental)			P	P	P	P
Commercial food preparation			P[5]	P[5]	P[5]	P[5]
Community garden		P	P	P	P	P
Community recreation center			P	P	P	P
Convent/monastery				P		
Convention center				P		
Crematorium				P		
Daycare						
	center, adult		P	P	P	P
	center, child	P	P	P	P	P
Dwelling:						
	Accessory guest and servants' quarters			P		
	Accessory unit	P	P	P	P	P
	Assisted living facility (large)			P		
	Assisted living facility (limited capacity)	P	P	P	P	P
	Assisted living facility (small)		P	P	P	P
	Congregate Care Facility (Large)		C	C	C	C
	Congregate Care Facility (Small)	C		P		
	Group home (large)		P	P	P	P
	Group home (small)		P	P	P	P
	Living quarters for caretaker or security guard			P		
	Multi-family	P[9]	P	P	P	P
	Residential support (large)		P	P		
	Residential support (small)		P	P		
	Rooming (boarding) house		P	P		
	Single-family attached	P	P	P		P
	Single-family detached	P				
	Single-family detached (cottage development building form only)		P			P
	Single room occupancy		P	P		
	Two-family	P				
Emergency medical services facility				P		

Equipment rental (indoor)			P		
Exhibition hall			P		
Farmers' market		P	P	P	P
Financial institution		P	P	P	
Flea market (indoor)			P		
Funeral home		P	P	P	P
Gas station			C		
Government facility	P	P	P	P	P
Greenhouse			P		
Health and fitness facility		P	P	P	P
Home occupation	P[2]	P[2]	P[2]	P[2]	P[2]
Hospital			P		
Hotel/motel		P	P	P	
Industrial assembly (indoor)			P		
Intermodal transit passenger hub			P		
Laboratory, medical related		P[5]	P[5]	P[5]	P[5]
Library		P	P	P	P
Manufacturing, light (indoor)			P		
Meeting hall of membership organization			P		
Mixed use developments including residential and other uses allowed in the zoning district		P	P	P	P
Mobile food business			P		
Mobile food court			P		
Mobile food trailer			P		
Mobile food truck			P		
Municipal service uses, including city utility uses and police and fire stations	P	P	P	P	P
Museum		P	P	P	P
Nursing care facility		P	P	P	P
Office		P	P	P	P
Open space	P	P	P	P	P
Park	P	P	P	P	P
Parking, commercial			C[7]		
Parking facility, shared			P[7]		
Parking garage			P		
Parking, off site[9]	P	P	P[7]	P	P
Parking, park and ride lot shared with existing use			P[7]		
Performing arts production facility			P		
Photo finishing lab			P[5]	P[5]	P[5]
Place of worship		P	P	P	P
Plazas	P	P	P	P	P

Radio, television station				P		
Railroad passenger station				P		
Reception center			P	P	P	P
Recreation (indoor)			P	P	P	P
Recreation (outdoor)				P		
Research and development facility			P[5]	P[5]	P[5]	P[5]
Restaurant			P	P	P	P
Retail goods establishment			P	P	P	P
Retail goods establishment, plant and garden shop with outdoor retail sales area			P	P	P	P
Retail service establishment			P	P	P	P
Sales and display (outdoor)			P	P	P	P
School:						
	College or university		P	P	P	P
	Music conservatory		P	P	P	P
	Professional and vocational		P	P	P	P
	Seminary and religious institute		P	P	P	P
	Public or private			P		
Seasonal farm stand			P	P	P	P
Sign painting/fabrication (indoor)				P		
Social service mission				P		
Solar array			P[5]	P[5]	P[5]	P[5]
Storage, self				P[6]		
Store, specialty			P	P	P	P
Studio, art			P	P	P	P
Studio, motion picture				P		
Technology facility			P[5]	P[5]	P[5]	P[5]
Theater, live performance				P		
Theater, movie			P	P	P	P
Urban farm		P	P	P	P	P
Utility, building or structure		P	P	P	P	P
Utility, transmission wire, line, pipe, or pole		P	P	P	P	P
Vehicle						
	Automobile rental agency			P		
	Automobile repair major			C		
	Automobile repair minor			P		
Vending cart, private property			P	P	P	P
Warehouse				P[6]		
Welding shop (indoor)				P		
Wholesale distribution				C[6]		
Wireless telecommunications facility			P	P	P	P

~~Woodworking mill (indoor)~~			~~P~~		

~~Qualifying provisions:~~

~~1. Reserved.~~
~~2. Subject to Section 21A.36.030 of this title.~~
~~3. Must contain retail component for on-site food sales.~~
~~4. Prohibited within ½ mile of a residential use if the facility produces hazardous or radioactive waste as defined by the Utah Department of Environmental Quality administrative rules.~~
~~5. Consult the water use and/or consumption limitations of Subsection 21A.33.010.D.1.~~
~~6. Only allowed on a ground floor when the use is located behind another permitted or conditional use that occupies the required ground floor use space.~~
~~7. Subject to parking location restrictions of Subsection 21A.27.060.C.3.~~
~~8. Subject to conformance with the provisions of section 21A.36.300, "Alcohol Related Establishments", of this title.~~
~~9. Subject to conformance with the provisions of Subsection 21A.52.060.A.~~

SECTION 37. Amending the text of Subsection 21A.28.020.F.2. That Subsection 21A.28.020.F.2 of the *Salt Lake City Code* (Zoning: Manufacturing Districts: M-1 Light Manufacturing District: Maximum Height: Location exceptions) is hereby amended as follows:

2. Location exceptions:

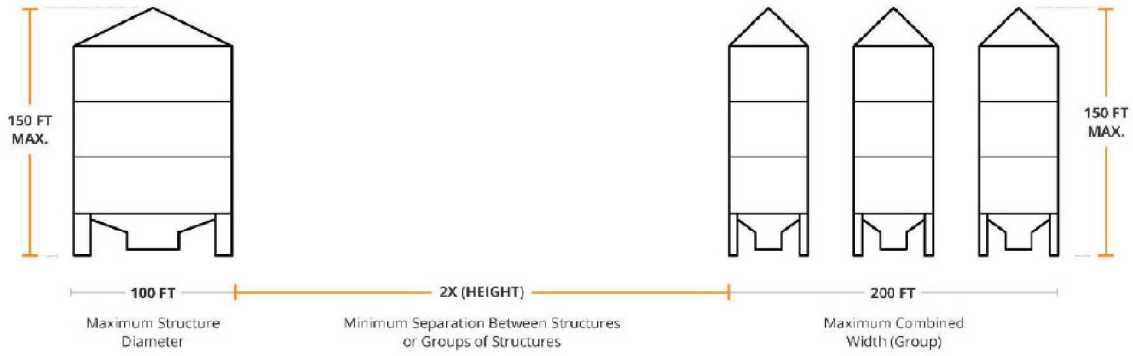
a. West of the Salt Lake City International Airport and north of Interstate 80 (I-80): Buildings may exceed sixty-five feet (65') in height subject to the design review standards and procedures of chapter 21A.59 of this title. In no case shall any building exceed eighty-five feet (85').

b. West of 5600 West Street and between 100' and 1,000' south of the Interstate 80 (I-80) right of way: Bulk material storage structures associated with a railroad freight terminal may be allowed up to one hundred fifty feet (150') in height. When the structure is located between 5600 West Street and John Glenn Road, the height of the structure shall not exceed 4,378.8 Mean Sea Level (MSL).

(1) Size and spacing: Structures exceeding 85' in height are limited to 100' in diameter. A group of such structures may be permitted if the combined width, including the space in between the structures, does not exceed 200'. Such structures or groups of structures shall be separated by a distance equal to or greater than two times its height.

c. Within the area bounded by 1730 South and 2100 South, and 5200 West and 5500 West Streets: The maximum allowed building height is 85 feet.

REFERENCE ILLUSTRATION | SIZE AND SPACING



SECTION 38. Amending the text of Section 21A.34.030. That Section 21A.34.030 of the *Salt Lake City Code* (Zoning: Overlay Districts: T Transitional Overlay District) is hereby amended as follows:

21A.34.030: T TRANSITIONAL OVERLAY DISTRICT:

A. Purpose Statement: The purpose of the T Transitional Overlay District is to allow limited high intensity commercial and light industrial uses in areas of the City that are intended to transition over time toward a mix of residential and commercial uses. This district is intended to provide a higher level of control over certain nonresidential redevelopment to ensure that the use and enjoyment of residential properties is not substantially diminished. To achieve this intent, nonresidential uses allowed within the overlay are required to comply with additional standards for compatibility and buffering as set forth in this section.

B. Additional Uses:

1. In addition to the permitted and conditional uses listed in the land use tables for the underlying district, the following uses shall be allowed uses in the T Transitional Overlay District:

TABLE 21A.34.030.B.1

Use	**Permitted (P) or Conditional (C)**

Ambulance service	C
Blacksmith shop	C
Bus line yard and repair	C
Contractor's Yard/Office (indoor)	P
Contractor's Yard/Office (outdoor)	C
Equipment rental (indoor)	P
Equipment rental (outdoor)	C
Industrial Assembly	C
Limousine service	P
Outdoor Storage	C
Sign painting/fabrication	C
Taxicab facility	C
Vehicle, automobile rental agency	P
Vehicle, automobile repair (major)	C
Vehicle, automobile sales and service	P
Warehouse	C
Welding shop	C
Wholesale distribution	C
Woodworking mill	C

2. Conflicts: When a use is already listed as permitted or conditional in the underlying zone but is also listed in Table 21A.34.030.B.1, the use is not subject to the provisions of this overlay. However, if the use is listed with a maximum size in the underlying zoning and is proposed to exceed that size, the use shall be subject to this section.

C. Site and Building Design Standards: In addition to the underlying zoning standards, the following apply to uses listed in Subsection 21A.34.030.B.1:

1. Building form: Principal buildings are subject to the storefront building form regulations.

2. Landscape buffers: 10-foot landscape buffers shall be required along the side and rear yards, subject to the landscape buffer standards listed in 21A.48.060.D.

3. Front and corner side landscape yards: Principal buildings may exceed the maximum front and/or corner side yard setback of the underlying zone when the applicable yard area is maintained as a landscape yard, subject to the following:

a. A minimum 10' front/corner side landscape yard(s) is required;

b. The area between the street-facing building façade and the front/corner side property line shall comply with all landscape yard requirements of 21A.48.060.C.3, except as noted in this subsection;

c. Tree canopy shall not count toward the minimum vegetation coverage;

d. One tree shall be provided for every 200 square feet of the provided yard;

e. 50% of the required vegetation shall have a mature height of at least 3 feet; and

f. Vegetation shall include at least 5 different plants.

4. Surface Parking: Surface parking may be located in a required or provided front/corner side yard and within the required landscape yard area of subsection C.3.a above if setback a minimum of 25 feet from the front and/or corner side property line, or be located to the side or behind the principal building.

5. Existing landscape encroachments: The landscape requirements of this subsection may be modified by the zoning administrator, or the planning commission for conditional uses, to accommodate existing uses and buildings that encroach into the landscape areas.

6. Design Standards Alternative: Principal buildings that provide front and/or corner side yards that comply with all of the requirements in C.3.a through e above, may be allowed the design standard alternative regulations in the table below instead of the specific design standards listed in the applicable table in 21A.37.060.

TABLE 21A.34.030.C.6

Design Standard (Code Section)	**Requirement**
Ground floor use: active uses (%) (21A.37.050.A.1)	25[2]
Building materials: ground floor (%) (21A.37.050.B.3)	70
Building materials: upper floors (%) (21A.37.050.B.4)	70
Glass: ground floor (%) (21A.37.050.C.1)	20
Glass: upper floors (%) (21A.37.050.C.2)	0
Reflective glass (21A.37.050.C.3)	-
Building entrances (feet) (21A.37.050.D)	X[2]
Blank wall: maximum length (feet) (21A.37.050.E)	25
Street facing facade: maximum length (feet) (21A.37.050.F)	250[1]
Upper floor step back: Upper level (feet) (21A.37.050.G.1)	-
Upper floor step back (landmark) (21A.37.050.G.2)	-
Upper floor step back: lower level (21A.37.050.G.3)	-
Lighting: exterior (21A.37.050.H)	X
Lighting: parking lot (21A.37.050.I)	X
Screening of mechanical equipment (21A.37.050.J)	X
Screening of service areas (21A.37.050.K)	X
Parking garages or structures (21A.37.050.L)	X
Public Improvements (21A.37.050.M)	X

Footnotes:

1. Maximum façade length does not apply to retail uses noted in Subsection D below.
2. For buildings on corner lots, the requirement only applies to one of the facades.

D. Existing Large Retailer Exception: For retail stores over 100,000 square feet in gross floor area in existence before January 1, 2025, additions that extend a street-facing façade may utilize the regulations of Subsection C above.

SECTION 39. Amending the text of Section 21A.34.070. That Section 21A.34.070 of the *Salt Lake City Code* (Zoning: Overlay Districts: LO Landfill Overlay District) is hereby amended only so as to include a new subsection O immediately following subsection N, as follows:

O. Transitional Area Boundary: The Landfill Overlay Transitional Area applies to the following described area: Beginning at the south center section of Section 11, Township 1 South Range 2 West, Salt Lake Base and Meridian; thence north to the south R. O. W. line of the Union Pacific railroad corridor approximately 3675 feet; thence east along said Union Pacific Railroad corridor approximately 1080 feet to a utility corridor; thence south along said utility corridor approximately 3675 feet to the center of 1300 South Street; thence west along the centerline of 1300 South Street approximately 1080 feet to the point of beginning.

SECTION 40. Eliminating Section 21A.34.090. That Section 21A.34.090 of the *Salt Lake City Code* (Zoning: Overlay Districts: SSSC South State Street Corridor Overlay District) is hereby deleted in its entirety:

~~**21A.34.090: SSSC SOUTH STATE STREET CORRIDOR OVERLAY DISTRICT:**~~

~~A. Purpose: The purpose of the SSSC South State Street Corridor Overlay District is to acknowledge and reinforce the historical land development patterns along South State Street between 900 South and 2100 South.~~

~~B. Maximum Building Height Exemption: Buildings located within the BP Business Park Base Zoning District within the SSSC South State Street Corridor Overlay District may exceed the height of the base zoning district to a height not to exceed ninety feet (90').~~

~~C. Minimum Yard Requirement Exemption:~~

~~1. Front Yard: Structures located within the CC Corridor Commercial Base Zoning District and the SSSC South State Street Corridor Overlay District are exempted from the minimum front yard setback requirement. The required fifteen foot (15') landscaped setback applies to all other uses, including open storage and vacant land.~~

2. Maximum Setback: A maximum setback is required for at least thirty five percent (35%) of the building facade. The maximum setback is twenty five feet (25'). Exceptions to this requirement may be authorized through the design review process, subject to the requirements of chapter 21A.59 of this title, and the review and approval of the Planning Commission. The Planning Director may waive this requirement for any addition, expansion, or intensification, which increases the floor area or parking requirement by less than fifty percent (50%) if the Planning Director finds the following:

a. The architecture of the addition is compatible with the architecture of the original structure or the surrounding architecture.

b. The addition is not part of a series of incremental additions intended to subvert the intent of the ordinance.

Appeal of administrative decision is to the Planning Commission.

3. Parking Setback: Surface parking lots within an interior side yard shall maintain a twenty five foot (25') landscape setback from the front property line or be located behind the primary structure. Parking structures shall maintain a forty five foot (45') minimum setback from a front or corner side yard property line or be located behind the primary structure. There are no minimum or maximum setback restrictions on underground parking. The Planning Director may modify or waive this requirement if the Planning Director finds the following:

a. The parking is compatible with the architecture/design of the original structure or the surrounding architecture.

b. The parking is not part of a series of incremental additions intended to subvert the intent of the ordinance.

c. The horizontal landscaping is replaced with vertical screening in the form of berms, plant materials, architectural features, fencing and/or other forms of screening.

d. The landscaped setback is consistent with the surrounding neighborhood character.

e. The overall project is consistent with section 21A.59.050 of this title.

Appeal of administrative decision is to the Planning Commission.

D. District Location: The South State Street Corridor Overlay District is the area generally aligned with the State/Main Street corridor from 900 South to 2100 South, within the following approximate boundaries referenced on the zoning map:

Commencing 165 feet east of the east right-of-way line at the intersection of 2100 South and State Street, thence north to a point 165 feet east of the right-of-way line at the intersection of 900 South and State Street, thence west to a point 165 feet west of the right-of-way line at the intersection of 900 South and Main Street, thence south to the right-of-way line at 1300 South, thence east to the east right-of-way line at the intersection of 1300 South and Main Street, thence south to the intersection of 2100 South and Main Street, thence east along the north right-of-way line on 2100 South to the point of beginning.

~~E. Entrance And Visual Access:~~

~~1. Minimum First Floor Glass: 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 not have less than forty percent (40%) glass surfaces. All first floor glass shall be nonreflective. Display windows that are three-dimensional and are at least two feet (2') deep are permitted and may be counted toward the forty percent (40%) glass requirement. Exceptions to this requirement may be authorized through the design review process, subject to the requirements of chapter 21A.59 of this title, and the review and approval of the Planning Commission. The Planning Director may approve a modification to this requirement if the Planning Director finds:~~

~~a. The requirement would negatively impact the historic character of the building,~~

~~b. The requirement would negatively impact the structural stability of the building, or~~

~~c. The ground level of the building is occupied by residential uses, in which case the forty percent (40%) glass requirement may be reduced to twenty five percent (25%).~~

~~Appeal of administrative decision is to the Planning Commission.~~

~~2. Facades: Provide at least one operable building entrance per elevation that faces a public street. Buildings that face multiple streets are only required to have one door on any street, if the facades for all streets meet the forty percent (40%) glass requirement as outlined in subsection E1 of this section.~~

~~3. Maximum Length: The maximum length of any blank wall uninterrupted by windows, doors, art or architectural detailing at the first floor level shall be fifteen feet (15').~~

~~4. Screening: All building equipment and service areas, including on grade and roof mechanical equipment and transformers that are readily visible from the public right-of-way, shall be screened from public view. These elements shall be sited to minimize their visibility and impact, or enclosed as to appear to be an integral part of the architectural design of the building.~~

~~F. Parking Lot/Structure Lighting: If a parking lot/structure is adjacent to a Residential Zoning District or land use, the poles for the parking lot/structure security lighting are limited to sixteen feet (16') in height and the globe must be shielded to minimize light encroachment onto adjacent residential properties. Lightproof fencing is required adjacent to residential properties.~~

~~G. Exemptions: The MU-8 Form Based Mixed Use 8 Subdistrict, and FB-UN2 Form Based Urban Neighborhood 2 Subdistrict are exempt from the requirements in this Section.~~

SECTION 41. Eliminating Section 21A.34.100. That Section 21A.34.100 of the *Salt Lake City Code* (Zoning: Overlay Districts: M-1H Light Manufacturing Height Overlay District) is hereby deleted in its entirety:

~~**21A.34.100: M-1H LIGHT MANUFACTURING HEIGHT OVERLAY DISTRICT:**~~

~~A. Purpose: The purpose of the M-1H Light Manufacturing Height Overlay District is to provide a location for specialized industrial buildings with a need to exceed the maximum allowable building height in the Light Manufacturing M-1 Zoning District.~~

~~1. Overlay District Boundary Description: Between 1730 South and 2100 South and 5200 West and 5500 West Streets, more particularly described as follows:~~

~~Beginning at the southwest corner of the Pratezk Industrial Park plat 1, part of the southwest quarter of section 13, T1S, R2W, Salt Lake base and meridian; thence S 89°52'14" W 231.07 feet to a point of curve, (radius bears N 00°07'46" W); thence westerly 513.29 feet along a 5692.07 foot radius curve to the right; thence N 84°22'13" W 438.08 feet; thence N 78°52'46" W 65.00 feet to a point of curve, (radius bears N 11°07'14" E); thence northwesterly 835.44 feet along a 607.00 foot radius curve to the right; thence N 00°01'16" W 1570.24 feet to a point of curve, (radius bears N 89°58'44" E); thence northeasterly 41.58 feet along a 26.50 foot radius curve to the right; thence N 89°52'07" E 804.02 feet; thence N 89°52'14" E 105.00 feet; thence N 89°52'21" E 810.98 feet to a point of curve, (radius bears S 00°07'39" E); thence southeasterly 41.67 feet along a 26.50 foot radius curve to the right; thence S 00°01'22" E 2206.47 feet to a point of curve, (radius bears S 89°58'38" W); thence southwesterly 62.76 feet along a 40.00 foot radius curve to the right to the point of beginning.~~

~~2. Maximum Building Height: The maximum allowable building height in the M-1H Overlay District shall be eighty five feet (85').~~

SECTION 42. Eliminating Section 21A.34.110. That Section 21A.34.110 of the *Salt Lake City Code* (Zoning: Overlay Districts: DMSC Downtown Main Street Core Overlay District) is hereby deleted in its entirety:

~~**21A.34.110: DMSC DOWNTOWN MAIN STREET CORE OVERLAY DISTRICT:**~~

~~A. Purpose Statement: The purpose of the DMSC Downtown Main Street Core Overlay District is to encourage the concentration of large scale fashion retailing along the City's Main Street corridor within the boundaries of the district as described in subsection B of this section.~~

~~B. District Location: The DMSC Downtown Main Street Core Overlay District is the area bounded by the centerlines of South Temple, State Street, 500 South and West Temple Streets.~~

~~C. Permitted And Conditional Uses: The uses specified as permitted or conditional uses in the tables of permitted and conditional uses for the underlying zoning district as set forth in this part.~~

SECTION 43. Amending the text of Subsection 21A.36.010.E. That Subsection 21A.36.010.E of the *Salt Lake City Code* (Zoning: General Provisions: Use of Land and Buildings: Flag Lots In Nonresidential Districts) is hereby amended as follows:

E. Flag Lots in Nonresidential Districts: In any district other than those in Chapter 21A.24, flag lots shall be permitted, subject to subdivision regulations; provided, that:

1. As part of new subdivisions or through the planned development process only when the flag lot is proposed at the rear of an existing parcel;
2. The flag lot access strip shall have a minimum of twenty four feet (24') of frontage on a public street; and
3. The City subdivision review process determines that it is not desirable or necessary to extend a public street to access the parcel.

SECTION 44. Amending the titles of Sections 21A.36.200, 21A.36.210, 21A.36.220, 21A.36.230, 21A.36.240. That Sections 21A.36.200, 21A.36.210, 21A.36.220, 21A.36.230, 21A.36.240 of the *Salt Lake City Code* (Zoning: General Provisions) are hereby amended only as to their titles, as follows:

21A.36.200: STANDARDS FOR AN URBAN FARM:
21A.36.210: STANDARDS FOR A COMMUNITY GARDEN:
21A.36.220: STANDARDS FOR A SEASONAL FARM STAND:
21A.36.230: STANDARDS FOR A SOLAR ARRAY:
21A.36.240: STANDARDS FOR A LARGE WIND ENERGY SYSTEM:

SECTION 45. Amending the text of Section 21A.36.300. That Section 21A.36.300 of the *Salt Lake City Code* (Zoning: General Provisions: Alcohol Related Establishments) is hereby amended as follows:

21A.36.300: ALCOHOL RELATED ESTABLISHMENTS:

A. Purpose Statement: The purpose of this section is to permit the establishment of taverns, bar establishments, and brewpubs as defined in chapter 21A.62 of this title, subject to licensing procedures, and where appropriate, conditional use standards.

B. License Required: No tavern, bar establishment, or brewpub shall be established, operated, or maintained within the City without a valid license issued by the Utah State Division of Licensing, and without a valid business license issued by the City.

C. Taverns, Bar Establishments, And Brewpubs; Authorized As Permitted Uses: Taverns, bar establishments, and brewpubs shall be permitted pursuant to subsection B of this section in zoning districts noted in the tables of permitted and conditional uses.

D. Taverns, Bar Establishments, And Brewpubs; Authorized As Conditional Uses: Taverns, bar establishments, and brewpubs may be allowed as conditional uses pursuant to the provisions of chapter 21A.54 of this title, and pursuant to subsection B of this section in zoning districts noted in the tables of permitted and conditional uses provided the following standards are achieved:

1. In approving a conditional use permit for a tavern, bar establishment, or brewpub, the Planning Commission shall:

a. Require that a security and operations plan be prepared by the applicant and approved by the Salt Lake City Police Department and the building official, and filed with the City Recorder's Office, which shall include:

(1) A complaint-response community relations program; and

(2) A provision for a representative of the tavern, bar establishment, or brewpub to meet with neighbors upon request in order to attempt to resolve any neighborhood complaints regarding the operations on the business premises;

(3) Design and construction requirements to ensure that any sound level originating within the premises, measured within fifteen feet (15') from an exterior wall or door thereof, does not exceed the maximum permissible sound level set forth for the applicable zoning district in title 9, chapter 9.28 of this Code;

(4) A provision stating that live entertainment shall only be located within an enclosed building subject to the foregoing sound limit;

(5) Prohibiting electronically amplified sound in any exterior portion of the premises;

(6) Designation of a location for smoking tobacco outdoors in conformance with State law;

(7) A provision stating that any trash strewn on the premises be collected and deposited in a trash receptacle by six o'clock (6:00) A.M. the following day, including any smoking and parking lot areas; and

(8) A provision stating that portable trash receptacles on the premises be emptied daily and automated receptacles be emptied at least weekly. Automated receptacles shall be located only within a City approved trash storage area; and

(9) A parking management plan which shall include consideration of the impact of parking on surrounding neighborhoods;

b. Require a review and approval of the site and floor plan proposed for the premises by the Salt Lake City Police Department. Such review may require design features for the purpose of reducing alcohol related problems such as consumption by minors, driving under the influence, and public drunkenness;

c. Require buffering where a tavern, bar establishment, or brewpub abuts a residentially zoned parcel. Said buffering shall include vegetative landscaping or walls along any property line or within any required yard area on the lot where the premises are located;

d. Require that landscaping be located, and be of a type, that cannot be used as a hiding place; and

e. Require that the exterior of the premises be maintained free of graffiti, including the main building, any accessory buildings or structures, and all signs. Graffiti shall be removed from the exterior of the premises within forty eight (48) hours, weather permitting.

2. If necessary to meet the standards for approval of a conditional use set forth in section 21A.54.080 of this title, the following conditions may be imposed:

a. Limit the size and kind of signage located on the outside of any building in conformance with chapter 21A.46 of this title;

b. Require parking area lighting to produce a minimum foot-candle that provides safe lighting for pedestrians, but does not intrude on residents' enjoyment of their homes; and

c. Consider the proposed location of an outdoor smoking area in the security and operations plan and the potential effect on neighboring residences, businesses, and buildings and designating a new area if the potential effects of the area in the security and operations plan appear to adversely affect neighboring residences, businesses, and buildings.

SECTION 46. Amending the text of Subsection 21A.36.310.C. That Subsection 21A.36.310.C of the *Salt Lake City Code* (Zoning: General Provisions: Medicinal Cannabis Pharmacy: Medicinal Cannabis Pharmacy Authorized as Permitted Use) is hereby amended as follows:

C. Medicinal Cannabis Pharmacy Authorized as Permitted Use: A medicinal cannabis pharmacy shall be permitted pursuant to Utah Code Section 4-41a-1105, as amended, in all city zoning districts, except zoning districts that are primarily residential. Residential zones that are primarily residential in Salt Lake City are all zoning districts established in Chapter 21A.24, Residential Districts, as well as the FB-UN1 Form Based Urban Neighborhood District, FP Foothills Protection District, and the MH Mobile Home Park District. In addition to the prohibition of this use in primarily residential districts, a medicinal cannabis pharmacy shall

also be subject to the spacing requirements, and the methods of measurement thereof, set forth in Utah Code Sections 4-41a-1001 and 4-41a-1206.

SECTION 47. Amending the text of Section 21A.37.050. That Section 21A.37.050 of the *Salt Lake City Code* (Zoning: Design Stands: Design Standards Defined) is hereby amended as follows:

21A.37.050: DESIGN STANDARDS DEFINED:

The design standards in this chapter are defined as follows. Each design standard includes a specific definition of the standard and may include a graphic that is intended to help further explain the standard; however, in cases where a conflict exists between the definition and the graphic, the definition shall take precedence. The table that follows (Section 21A.37.060) highlights the connection between each design standard and the zoning districts. It identifies whether a standard is required or not. Standards that are required are identified by an X or a number referencing the applicable standard. If there is a specific detail for the standard, it will also be identified in the table.

A. Ground Floor: This standard's purpose is to increase the amount of active uses on the ground floor of a building. Active uses support the vibrancy and usability of the public realm adjacent to a building. Allowed uses shall occupy a minimum percentage of the length of the street-facing facade of the ground floor according to Table 21A.37.060.

1. Active Use: The ground floor use space shall be occupied by any allowed use in the zone, excluding parking and/or storage uses, except where an "Enhanced Active Ground Floor Use" is required by Table 21A.37.060 or the underlying zoning district.

2. Enhanced Active Use: Where required by Table 21A.37.060 or the underlying zoning district, the ground floor use space shall be occupied by an "Enhanced Active Ground Floor Use" such as retail, restaurants, bars, art studios, civic spaces (theaters, museums, etc.), and other uses determined to be substantially similar by the planning director and/or planning commission. The planning director and/or planning commission shall consider whether uses are substantially similar based on the level of public access for the purpose of receiving a service or product from the use.

a. Lobby Exception: Notwithstanding these provisions, a lobby may occupy up to 25% or 50 feet, whichever is less, of the length of the required ground floor use area when public access is provided along such façade.

b. Prohibited Uses: The following uses shall not count toward the enhanced active ground floor use requirement:

(1) Residential amenity spaces, mailrooms, common rooms, and other amenity spaces limited to use by building occupants. This excludes the lobby allowance in this section.

(2) Areas that are not accessible to customers, such as kitchens, storage, bicycle parking, and utility space.

(3) Vehicle parking areas.

3. General Exceptions: The following exceptions apply to all ground floor use requirements:

a. Outdoor Active Uses: Outdoor space may count for up to 25% of the length of the required ground floor use area when located within a required or provided front or corner side yard setback and if it includes outdoor dining space, an outdoor recreation use, fenced off areas for pets, patio space with seating, or other similar use. The space shall be located in front of uses not considered to be active by this section.

b. Single- and two-family uses: For single or two-family uses, garages occupying up to fifty percent (50%) of the length of the ground floor building facade are exempt from the ground floor use requirement.

c. Vehicle Access: Vehicle entry and exit ways necessary for access to parking are exempt from this requirement. Individual dwelling unit garages do not qualify for this exemption.

4. Dimensions: The following dimensional requirements apply to all ground floor use requirements of this section.

a. Depth: The minimum depth of the required ground floor use space shall be:

(1) 10 feet for residential dwellings or dwelling units, including in multi-family, cottage developments, urban houses, row houses, single-family, and two-family uses.

(2) 25 feet for all other uses.

b. Height: For enhanced active ground floor uses, the required ground floor use space shall have a minimum floor-to-ceiling height of 12 feet, unless the underlying zone specifies a greater requirement. The minimum height does not apply to cottage developments, urban houses, row houses, single-family, or two-family developments.

B. Building Materials:

1. Applicability: New buildings and buildings where proposed modifications will exceed 75% on the exterior facade shall comply with the material requirements detailed below. Buildings at least 50 years old are exempt from this requirement if alterations are consistent with the existing architecture.

2. Durable Material: For the purpose of the requirements of this chapter, a durable material is defined as any material that has a manufacturer's warranty of a minimum of 20 years from color fading, weather, and local climate-induced degradation of the material or is a natural material such as stone or wood, provided the wood is treated and maintained for exterior use.

Durable materials include stone, brick, masonry, textured or patterned concrete, and fiber cement board. Other materials proposed to satisfy the durable requirement may be approved at the discretion of the planning director if it is found that the proposed material is durable and, if applicable, is appropriate for the ground floor of a structure.

3. Ground Floor Building Materials: Other than windows and doors, a minimum amount of the ground floor facade's wall area of any street facing facade shall be clad in durable materials according to Table 21A.37.060. Other materials may be used for the remainder of the ground floor facade adjacent to a street.

4. Upper Floor Building Materials: Floors above the ground floor level shall include durable materials on a minimum amount of any street facing building facade of those additional floors according to Table 21A.37.060. Windows and doors are not included in that minimum amount.

C. Glass:

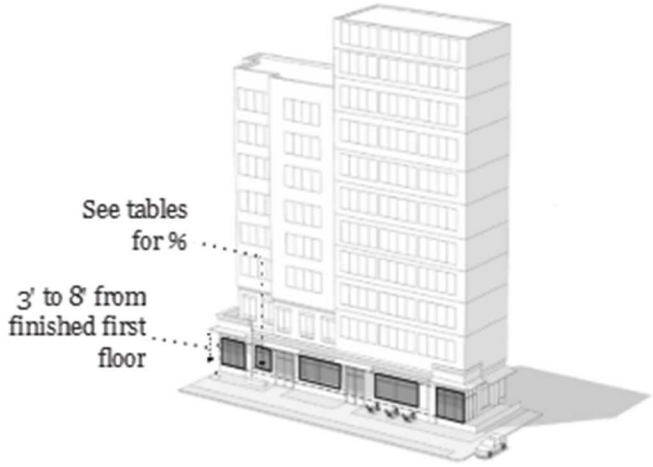
1. Ground Floor Glass: The ground floor building elevation of all new buildings facing a street, and all new ground floor additions facing a street, shall have a minimum percentage of glass, as calculated between 3 feet and 8 feet from finished first floor according to Table 21A.37.060. All ground floor glass shall allow unhampered and unobstructed visibility into the building for a depth of at least 5 feet, excluding any glass etching and window signs when installed and permitted in accordance with Chapter 21A.46, "Signs", of this title. The planning director may approve a modification to ground floor glass requirements if the planning director finds:

a. The requirement would negatively affect the historic character of an existing building;

b. The requirement would negatively affect the structural stability of an existing building; or

c. The ground level of the building is occupied by residential uses that face the street, in which case the specified minimum glass requirement may be reduced by 15%, except when the applicable requirement is 15% or less.

Illustration of Regulation 21A.37.050.C.1 Ground Floor Glass



The ground floor building elevation of all new buildings facing a street, and all new ground floor additions facing a street, shall have a minimum percent glass as indicated in the associated tables in this chapter, between three feet and eight feet from finished first floor.

2. Upper Floor Glass: Above the first floor of any multi-story building, the surface area of the facade of each floor facing a street must contain a minimum percentage of glass according to Table 21A.37.060. Portions of a building that are used for parking garages in accordance with 21A.37.050.L, are exempt from this requirement. The planning director may approve a modification to upper floor glass requirements if the planning director finds:

a. The requirement would negatively affect the historic character of an existing building; or

b. The requirement would negatively affect the structural stability of an existing building.

3. Reflective Glass: The maximum percentage of reflective glass, defined as glass with a coating that creates a mirror-like appearance, is allowed according to Table 21A.37.060, on both the ground floor and upper floor of buildings.

D. Building Entrances: A building entrance is defined as an entrance to a building that includes a door and entry feature such as a recess or canopy that provides customers with direct access to the use. The purpose of this section is to ensure building entrances are located along street-facing facades for the convenience of building occupants and visitors. All of the requirements of this subsection apply where this subsection is noted as applicable in Table 21A.37.060.

1. At least one operable building entrance on the ground floor is required for every street facing façade. Buildings without public street frontage shall include at least one operable building entrance on the primary facade. Where a length is noted in Table 21A.37.060, operable

building entrances shall be required, at a minimum, at each specified length of the street facing building facade subject to the following:

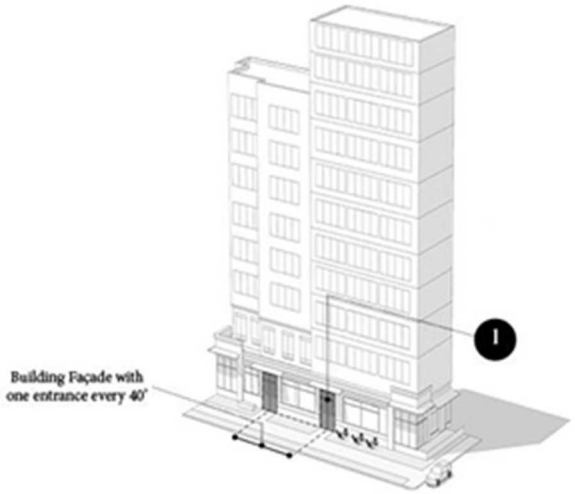
a. All building entrances shall include an ADA-compliant walkway that provides a minimum clearance width of five feet and that connects to a public sidewalk.

b. Entrances shall be open and accessible to customers during the hours that the business is open. This only applies to nonresidential uses that are open to the public.

c. The center of each additional entrance shall be located within ~~six~~ 6 feet ~~(6')~~ in either direction of the specified location.

d. Each ground floor nonresidential leasable space facing a street shall have an operable entrance facing that street.

e. Corner entrances, when facing a street and located at approximately a 45° angle to the two adjacent building facades (chamfered corner), may count as an entrance for both of the adjacent facades.

Illustration of Regulation 21A.37.050.D Building Entrances	
	
1	At least one operable building entrance on the ground floor is required for every street facing facade. Additional operable building entrances shall be required, at a minimum distance as indicated in the associated tables in this chapter.

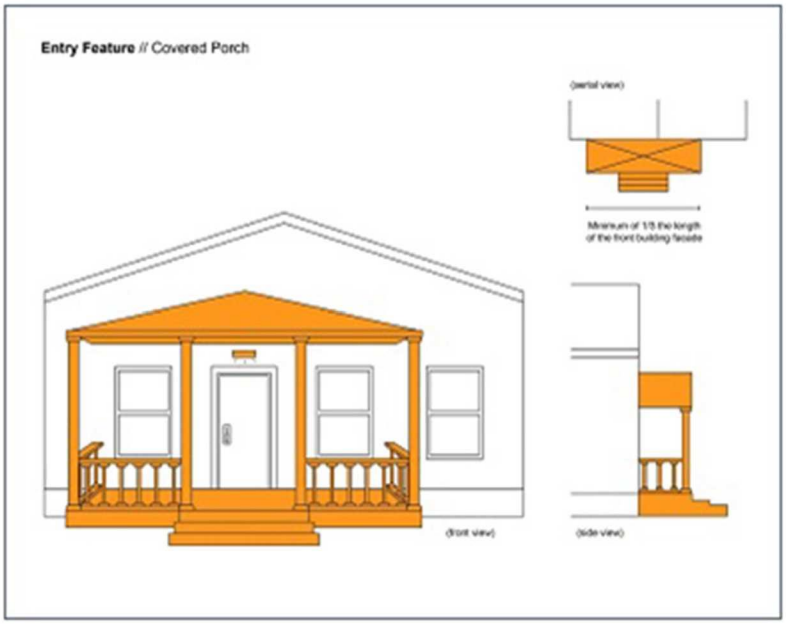
2. Ground Floor Residential Entrances: All ground floor residential dwelling units shall have a primary entrance facing the street for each unit adjacent to a street.

a. Units may have an additional entrance located on a courtyard, midblock walkway, or other similar area if the street-facing facades have an entrance.

b. Multi-family dwellings located on the ground floor of a building are exempt from this provision if the building contains no more than four ground floor dwellings facing a street and the building has a common entry located along any street-facing façade.

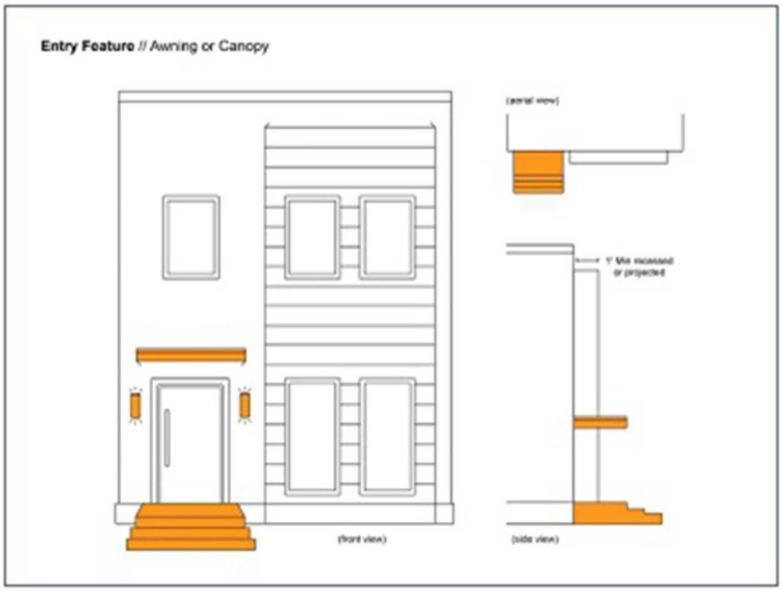
3. Permitted Entrance Features: Each required entrance shall include one of the below entry features:

a. Covered Porch: A covered, raised porch structure with or without railings spanning at least a third of the length of the front building façade.

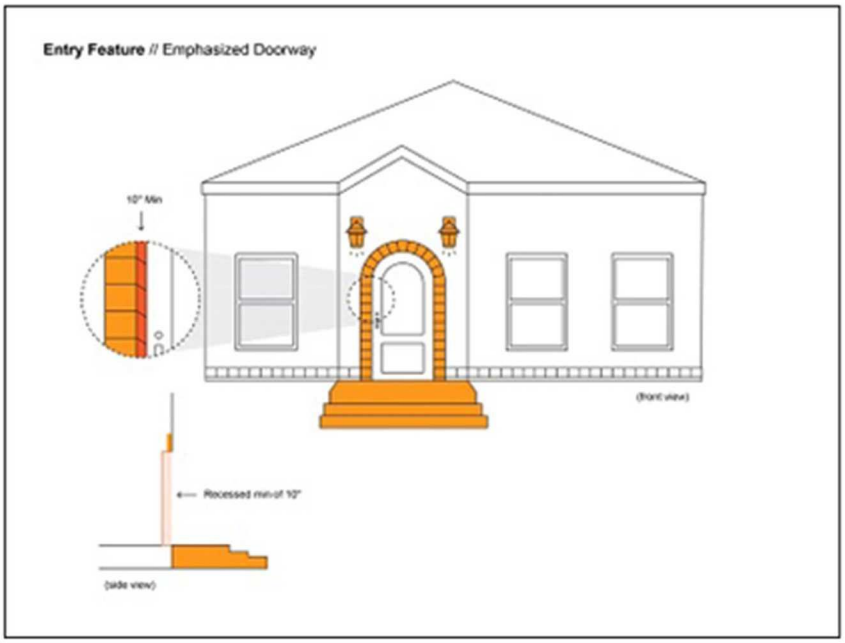


b. Portico: A structure with a roof protruding over the building entry supported by columns over a landing or walkway.

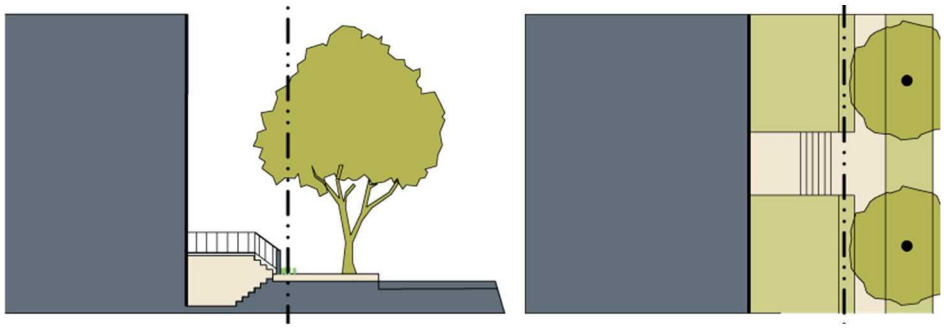
c. Awning or Canopy: A cover suspended above the building entry over a landing or walkway where the wall(s) around the entry project out or recess in by at least one foot from the front building plane.



d. Emphasized Doorway: A doorway that is recessed by at least 10 inches from the front building plane and architecturally emphasized with a doorframe of a different material than the front façade, differentiated patterns or brickwork around the door, and/or sidelights.

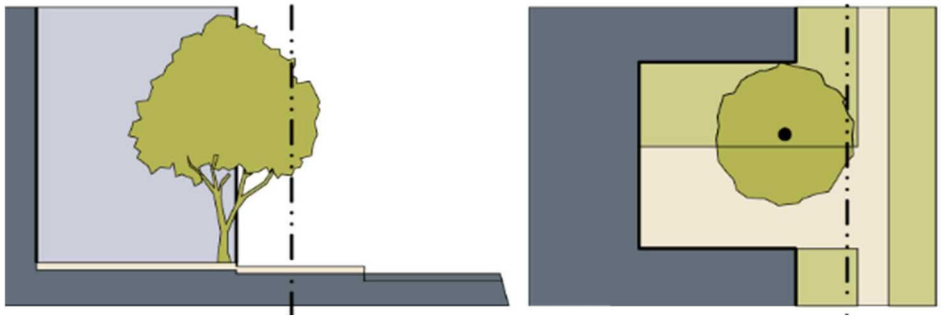


e. Terrace or Lightwell: An entry feature where the street facing facade is set back from the front property line by an elevated terrace or sunken lightwell. may include a canopy or roof. A sunken lightwell up to six feet shall not be included when calculating building height.



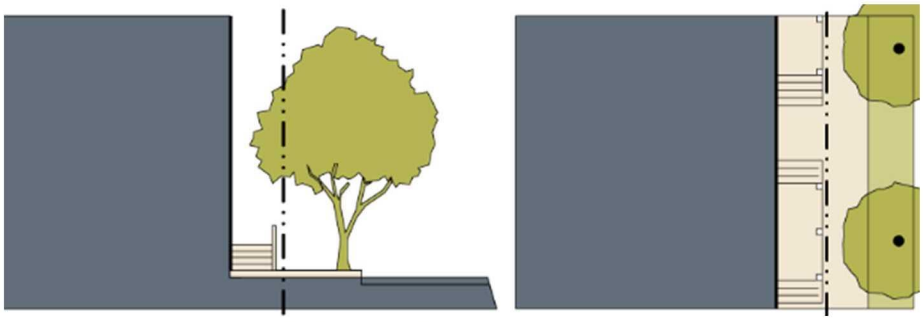
Reference Illustration: Terrace or lightwell

f. Forecourt: An entry feature where a portion of the street-facing facade is close to the property line and the central portion is set back. The court created must be landscaped, contain outdoor plazas, outdoor dining areas, private yards, or other similar features that encourage use and seating.



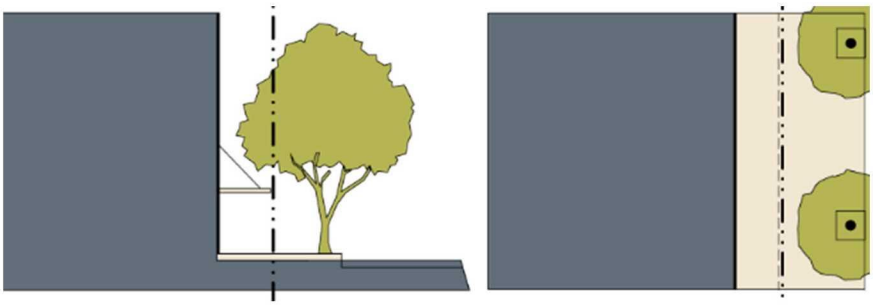
Reference Illustration: Forecourt

g. Stoop: An entry feature where the street-facing facade is close to the front property line and the first story is elevated from the sidewalk sufficiently to secure privacy for the windows. The entrance contains an exterior stair and landing that is either parallel or perpendicular to the street.



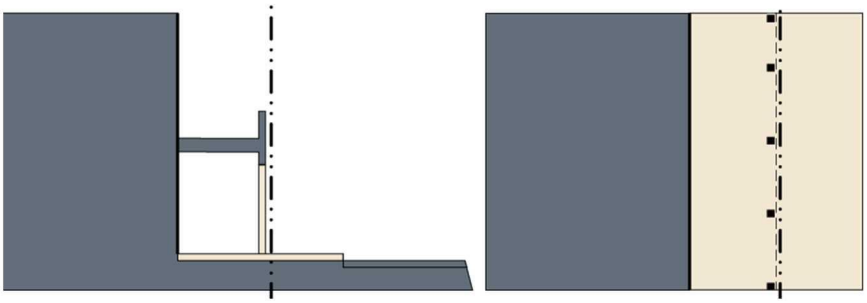
Reference Illustration: Stoop

h. Shopfront: An entry feature where the street-facing facade is close to the property line and the building entrance is at the sidewalk grade. The building entry is covered with an awning, canopy, or is recessed from the front building facade, which defines the entry and provides protection for customers.



Reference Illustration: Shopfront

i. Gallery: A building entry where the ground floor is no more than 10 feet from the front property line and the upper levels or roofline cantilevers from the ground floor facade up to the front property line.

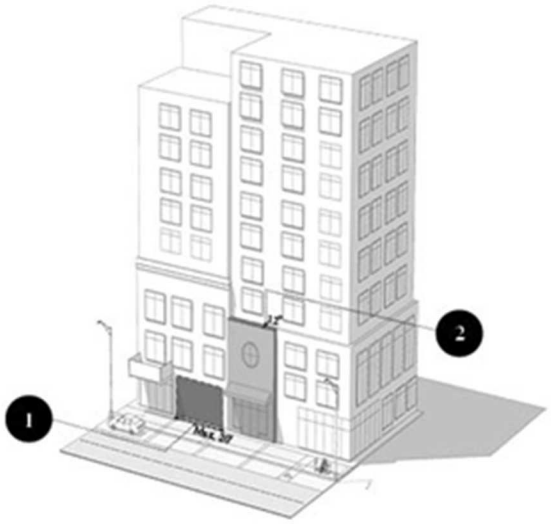


Reference Illustration: Gallery

4. Permitted Encroachments: A permitted entry feature may encroach up to five feet into a required front/corner side yard. A covered entry feature encroaching into the front yard/corner side may not be enclosed.

E. Maximum Length of Blank Wall: The maximum length of any blank wall uninterrupted by doors, art, or architectural detailing at the ground floor level along any street facing facade shall be as specified according to Table 21A.37.060. Changes in plane, texture, dimension or pattern of materials, art, bay windows, recessed or projected entrances, balconies, cornices, columns, or other similar architectural features are considered acceptable architectural detailing. The architectural feature shall be either recessed a minimum of 12 inches or projected a minimum of 12 inches.

Illustration of Regulation 21A.37.050.E Maximum Length of Blank Wall



1	The maximum length of any blank wall uninterrupted by doors, art, or architectural detailing at the ground floor level along any street facing façade shall be limited to the specified measurement indicated in the associated table in this chapter.
2	The architectural feature shall be either recessed a minimum of 12" or projected a minimum of 12".

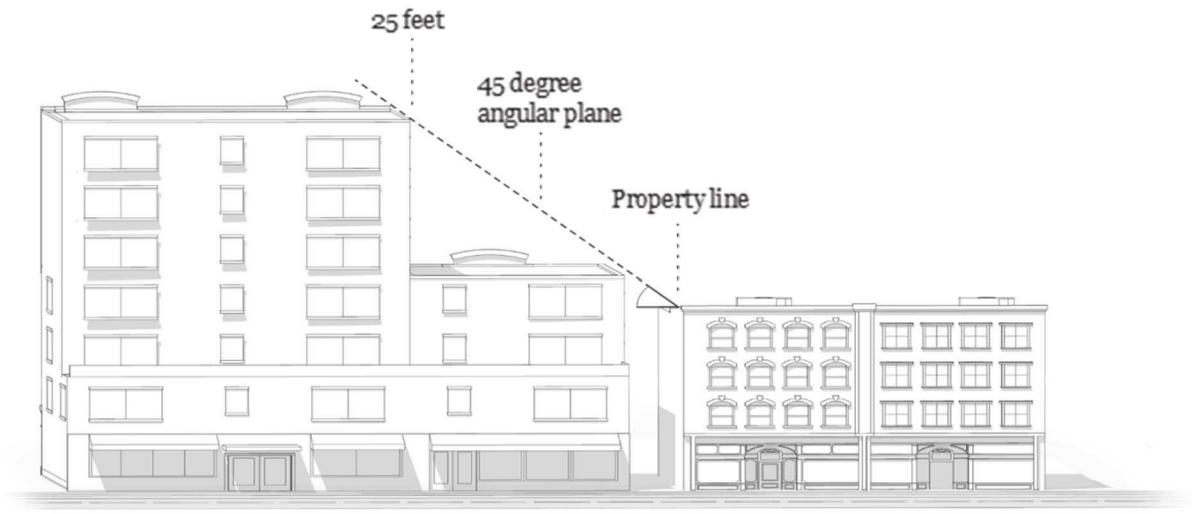
F. Maximum Length of Street Facing Facades: This requirement sets the maximum length of a single street facing façade of a structure. The purpose of this is to have building massing that is more consistent with the historic development pattern of buildings in Salt Lake City. No street facing building wall may be longer than specified along a street line according to Table 21A.37.060. For buildings longer than 75 feet, the space between additional buildings along the street in a development site shall be at least 15 feet.

G. Upper Floor Stepback:

1. Upper Level Front Stepback: Street facing facades of buildings over 85 feet in height shall have an upper level stepback with a minimum depth as specified in Table 21A.37.060. The stepback can be at any height of the building above the ground floor. This provision shall be considered complied with if a front or corner side yard setback is provided that is equal to or greater than the requirement in Table 21A.37.060.

2. Landmark Buildings Stepback: This requirement is intended to promote a transition in scale between new buildings and lower scale historic buildings. This applies to properties abutting local historic landmark sites that include buildings less than 50 feet in height. This does not apply when a right-of-way separates the properties. New buildings shall be designed so that no portion of the building within 25 feet of the abutting property line is taller than the height of a 45 degree angular plane extending from the top of the landmark building toward the new building, as shown in Illustration of Regulation 21A.37.050.G.2 Height Transitions.

Illustration of Regulation 21A.37.050.G.2 Landmark Buildings Setback



New buildings shall be designed so that no portion of the building within 25 feet of the abutting property line is taller than the height of a 45-degree angular plane extending from the top of the landmark building toward the new building.

3. Lower Level Interior Stepback: For buildings on property that abuts a parcel in (1) an R-1, R-2, SR, FR, FB-UN1, RMF-30, RMF-35, MU-2, or MU-3 zoning district, (2) a public trail, or (3) a public open space, floors that are entirety located above a height of 30 feet from average finished grade shall be set back at least 10 feet from the required minimum yard located along the abutting parcel. This regulation does not apply when the parcel is separated from the subject property by a street or alley.

4. Sugar House Lower Level Front Stepback: This stepback applies to buildings located in the area bounded by McClelland Street and extending along the eastern boundary of Fairmont Park to 1300 East and 2100 South to I-80. For such buildings, floors that are entirely located above 30 feet in height from average finished grade shall be set back a minimum horizontal distance of 10 feet from the front and corner side lot lines. This provision shall be considered complied with if a front or corner side yard setback is provided that is equal to or greater than the requirement.

H. Exterior Lighting: All exterior lighting shall be shielded and directed down to prevent light trespass onto adjacent properties. Exterior lighting shall not strobe, flash, or flicker.

I. Parking Lot Lighting: Poles for the parking lot/structure security lighting are limited to 16 feet in height and the globe shall be shielded and the lighting directed down to minimize light encroachment onto adjacent residential properties or into upper level residential units in multi-story buildings. Lightproof fencing is required adjacent to residential properties.

J. Screening of Mechanical Equipment: All mechanical equipment for a building shall be screened from public view and sited to minimize their visibility and impact. Examples of screening include locating on the roof when screened by a parapet wall or setback 15 feet from the edge of the roof, enclosed or otherwise integrated into the architectural design of the building, or in a rear or side yard area subject to yard location restrictions found in Table

21A.36.020.B, "Obstructions in Required Yards". This standard shall also be satisfied by any other screening method authorized by this title.

K. Screening of Service Areas: Service areas, loading facilities, refuse containers, utility meters, and similar areas shall be screened from public view or located along a side or rear yard. All screening enclosures visible from the street shall be incorporated into the building architecture or site design. All screening enclosures shall be a minimum of one foot higher than the object being screened, and in the case of fences and/or masonry walls the height shall not exceed eight feet. Dumpsters shall be located a minimum of 25 feet from any building on an adjacent lot that contains a residential dwelling or be located inside of an enclosed building or structure.

1. Exceptions: Exceptions may be approved by the planning director when the service provides power or some form of utilities in and around the surrounding area or when it is not feasible to accommodate these activities on the site interior. If such activities are permitted adjacent to a public street, a visual screening design approved by the planning director shall be required.

L. Parking Garages or Structures: The following standards shall apply to parking garages or structures whether stand-alone or incorporated into a building:

1. Parking structures shall be designed to conceal the view of all parked cars and drive ramps and improve visual character when adjacent to a public street or other public space. In addition to the materials authorized in 21A.37.050.B.4, allowed materials include heavy gauge metal screen, precast concrete panels, live green or landscaped walls, laminated or safety glass, decorative panels, or other materials matching the building materials and character of the principal building. The planning director may approve other materials not listed if the materials are in keeping with the nature of the parking structure. If parking is included on floors above the ground floor, a minimum of 50% of the surface area of the facade of each floor facing a street shall be wrapped in solid materials.

2. Facade elements shall align to parking levels. Internal circulation shall allow parking surfaces to be level (without any slope) along each parking garage facade adjacent to a public street or public open space. All ramps between levels shall be located along building facades that are not adjacent to a public street or public space or shall be located internally so that they are not visible from adjacent public streets or public spaces.

3. No horizontal length of the parking garage façade adjacent to a public street or public open space shall extend longer than 40 feet without the inclusion of architectural elements such as decorative grillwork, louvers, translucent screens, alternating building materials, and other external features to avoid visual monotony.

4. The location of elevators and stairs shall be highlighted through the use of architectural features or changes in façade colors, textures, or materials so that visitors can easily identify these entry points both internally and externally.

5. Signage and wayfinding shall be integrated with the architecture of the parking structure and be architecturally compatible with the design. The entrances of public parking structures shall be clearly signed from public streets.

6. Interior garage lighting shall not produce glaring sources toward adjacent properties while providing safe and adequate lighting levels. 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. Parking structures shall be designed to minimize vehicle noise and odors in the public realm. Venting and fan locations shall not be located on the primary street-facing façade or next to public spaces, and shall be located as far as possible from adjacent residential land uses.

8. If the parking structure is adjacent to a midblock walkway, pedestrian oriented elements shall be provided. These may include, but are not limited to, lighting, seating and vegetation.

9. No special design and setback restrictions shall apply to below ground parking facilities.

M. Public Improvements: The following public improvements are required to be installed where noted as required in Table 21A.37.060 for any new buildings. The specified improvements are subject to all additional, applicable standards adopted for public right-of-way improvements by city departments, including transportation, public utilities, and engineering.

1. Sidewalks:

a. Sidewalk Width: The minimum sidewalk width shall be as follows unless the underlying zoning district includes a different standard in which case the underlying zoning district regulations shall prevail:

(1) In Any FR, R-1, R-2, or SR Zoning District: When a park strip is present, four feet. If a park strip is not present, five feet shall be required.

(2) Zoning districts that allow buildings up to 35 feet in height: six feet.

(3) Zoning districts that allow buildings greater than 35 feet but less than 50 feet: eight feet.

(4) Zoning districts that allow buildings greater than 50 feet in height: 10 feet.

b. Expanding Sidewalk Width: When adding width to a sidewalk, the sidewalk may be added to an existing park strip provided the park strip maintains a minimum width of 12 feet. If the sidewalk width cannot be accommodated in the park strip, a portion of the sidewalk shall be placed on the subject property to accommodate the necessary width required by this section. The portion of the sidewalk that is on private property may be identified with a marker indicating it is private property, but the portion of the sidewalk may not be blocked. This may be modified by the planning director to accommodate existing trees or other structures that are already existing in the right of way after consulting with the urban forester, city engineer, and/or transportation director, depending on the nature of the feature that requires a modification.

2. Curb, Gutter, and Park Strips: This standard applies when a street that abuts a proposed development does not contain an existing curb, gutter, or park strip. When a curb and gutter is not present, the development shall include installing curb, gutter, and park strip that

complies with standards adopted by the city. The curb and gutter shall be placed to provide a minimum park strip width of six feet.

3. Street Lighting: All development that is subject to this chapter shall install street lighting that is consistent with the most recently adopted street lighting master plan.

4. Public Improvements Identified in General Plan: When the general plan, as defined in Title 19, identifies specific public improvements or design of a public right of way, those public improvements shall be installed by the property owner when subject to this Chapter.

5. Exceptions: Exceptions and/or modifications to the improvement standards may be approved due to right-of-way limitations or other technical constraints by the planning director in consultation with the urban forester, city engineer, public utilities director, and/or transportation director.

SECTION 48. Amending the text of Section 21A.37.060. That Section 21A.37.060 of the *Salt Lake City Code* (Zoning: Design Stands: Design Standards Required in Each Zoning District) is hereby amended as follows:

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

This section identifies each design standard and to which zoning districts the standard applies. If a box is checked (X) or noted with a dimension, that standard is required. If a box is blank, it is not required. If a specific dimension or detail of a design standard differs among zoning districts or differs from the definition, it will be indicated within the box. In cases when a dimension in this table conflicts with a dimension in the definition, the dimensions listed in the table shall take precedence.

TABLE 21A.37.060

A. Residential Districts:

Standard (Code Section)	District				
	RMF- 30	RMF- 35	RMF- 45	RMF- 75	FB-UN1
Ground floor use (%) (21A.37.050.A)					
Building materials: ground floor (%) (21A.37.050.B3)	50				70
Building materials: upper floors (%) (21A.37.050.B4)	50				70
Glass: ground floor (%) (21A.37.050.C1)	20				15
Glass: upper floors (%) (21A.37.050.C2)	15				15
Building entrances (feet) (21A.37.050.D)	X				X
Blank wall: maximum length (feet) (21A.37.050.E)	15				15
Street facing facade: maximum length (feet) (21A.37.050.F)					200

Upper floor step back (feet) (21A.37.050.G)					
Lighting: exterior (21A.37.050.H)					X
Lighting: parking lot (21A.37.050.I)					X
Screening of mechanical equipment (21A.37.050.J)	X				X
Screening of service areas (21A.37.050.K)	X				X
Parking garages or structures (21A.37.050.L)	X	X	X	X	X
Public Improvements (21A.37.050.M)	X	X	X	X	X

B. Mixed Use Districts: The standards in this section apply to each building type as defined in 21A.62.060.

1. Standards for Urban House, Two-family, and Cottage Development Building Types:

Standard (Code Section)	**District**					
	MU-2	**MU-3**	**MU-5**	**MU-6**	**MU-8**	**MU-11**
Ground floor use: active use (%) (21A.37.050.A1)	75	75	75	75	75	75
Building materials: ground floor (%) (21A.37.050.B3)						
Building materials: upper floors (%) (21A.37.050.B4)						
Glass: ground floor (%) (21A.37.050.C1)						
Glass: upper floors (%) (21A.37.050.C2)						
Reflective glass (21A.37.050.C3)						
Building entrances (21A.37.050.D)	X	X	X	X	X	X
Blank wall: maximum length (feet) (21A.37.050.E)						
Street facing facade: maximum length (feet) (21A.37.050.F)						
Upper floor step back (feet) (21A.37.050.G)						
Lighting: exterior (21A.37.050.H)	X	X	X	X	X	X
Lighting: parking lot (21A.37.050.I)	X	X	X	X	X	X
Screening of mechanical equipment (21A.37.050.J)	X	X	X	X	X	X
Screening of service areas (21A.37.050.K)	X	X	X	X	X	X
Parking garages or structures (21A.37.050.L)						
Public Improvements (21A.37.050.M)	X	X	X	X	X	X

2. Standards for Rowhouse Building Type:

Standard (Code Section)	**District**					
	MU-2	**MU-3**	**MU-5**	**MU-6**	**MU-8**	**MU-11**
Ground floor use: active use (%) (21A.37.050.A1)	75	75	75	75	75	75
Building materials: ground floor (%) (21A.37.050.B3)	50	50	50	50	50	50
Building materials: upper floors (%) (21A.37.050.B4)	50	50	50	50	50	50

Glass: ground floor (%) (21A.37.050.C1)	15	15	15	15	15	15
Glass: upper floors (%) (21A.37.050.C2)	15	15	15	15	15	15
Reflective glass (21A.37.050.C3)	0	0	0	0	0	0
Building entrances (21A.37.050.D)	X	X	X	X	X	X
Blank wall: maximum length (feet) (21A.37.050.E)	15	15	15	15	15	15
Street facing facade: maximum length (feet) (21A.37.050.F)	110	110	200	200	200	200
Upper floor step back: lower level (21A.37.050.G3)			X	X	X	X
Lighting: exterior (21A.37.050.H)	X	X	X	X	X	X
Lighting: parking lot (21A.37.050.I)	X	X	X	X	X	X
Screening of mechanical equipment (21A.37.050.J)	X	X	X	X	X	X
Screening of service areas (21A.37.050.K)	X	X	X	X	X	X
Parking garages or structures (21A.37.050.L)						
Public Improvements (21A.37.050.M)	X	X	X	X	X	X

3. Standards for Multi-Family Building Type:

Standard (Code Section)	**District**					
	MU-2	**MU-3**	**MU-5**	**MU-6**	**MU-8**	**MU-11**
Ground floor use: active use (%) (21A.37.050.A1)	75	75	75	75	75	75
Building materials: ground floor (%) (21A.37.050.B3)	70	70	70	70	70	70
Building materials: upper floors (%) (21A.37.050.B4)	70	70	70	70	70	70
Glass: ground floor (%) (21A.37.050.C1)	40	40	40	40	40	40
Glass: upper floors (%) (21A.37.050.C2)	15	15	15	15	15	15
Reflective glass (21A.37.050.C3)	0	0	0	0	0	0
Building entrances (feet) (21A.37.050.D)	X	X	40	40	40	75
Blank wall: maximum length (feet) (21A.37.050.E)	15	15	15	15	30	30
Street facing facade: maximum length (feet) (21A.37.050.F)	110	110	200	200	200	200
Upper floor step back: Upper level front (feet) (21A.37.050.G1)					10	10
Upper floor step back: landmark (21A.37.050.G2)			X	X	X	X
Upper floor step back: lower level interior (21A.37.050.G3)			X	X	X	X
Upper floor step back: Sugar House lower level front (21A.37.050.G4)					X	X
Lighting: exterior (21A.37.050.H)	X	X	X	X	X	X
Lighting: parking lot (21A.37.050.I)	X	X	X	X	X	X
Screening of mechanical equipment (21A.37.050.J)	X	X	X	X	X	X
Screening of service areas (21A.37.050.K)	X	X	X	X	X	X
Parking garages or structures (21A.37.050.L)	X	X	X	X	X	X
Public Improvements (21A.37.050.M)	X	X	X	X	X	X

4. Standards for Storefront and Vertical Mixed Use Building Type:

Standard (Code Section)	District					
	MU-2	MU-3	MU-5	MU-6	MU-8	MU-11
Ground floor use: active use (%) (21A.37.050.A1)	75	75	75	75	75	75
Building materials: ground floor (%) (21A.37.050.B3)	70	70	70	70	70	70
Building materials: upper floors (%) (21A.37.050.B4)	70	70	70	70	70	70
Glass: ground floor (%) (21A.37.050.C1)	40	40	60	60	60	60
Glass: upper floors (%) (21A.37.050.C2)	15	15	15	15	15	15
Reflective glass (21A.37.050.C3)	0	0	0	0	0	0
Building entrances (feet) (21A.37.050.D)	X	X	40	40	40	75
Blank wall: maximum length (feet) (21A.37.050.E)	15	15	15	15	30	30
Street facing facade: maximum length (feet) (21A.37.050.F)	110	110	200	200	200	200
Upper floor step back: Upper level front (feet) (21A.37.050.G1)					10	10
Upper floor step back: landmark (21A.37.050.G2)			X	X	X	X
Upper floor step back: lower level interior (21A.37.050.G3)			X	X	X	X
Upper floor step back: Sugar House lower level front (21A.37.050.G4)					X	X
Lighting: exterior (21A.37.050.H)	X	X	X	X	X	X
Lighting: parking lot (21A.37.050.I)	X	X	X	X	X	X
Screening of mechanical equipment (21A.37.050.J)	X	X	X	X	X	X
Screening of service areas (21A.37.050.K)	X	X	X	X	X	X
Parking garages or structures (21A.37.050.L)	X	X	X	X	X	X
Public Improvements (21A.37.050.M)	X	X	X	X	X	X

C. Manufacturing Districts:

Standard (Code Section)	District		
	M-1	M-2	M-1A
Ground floor use (%) (21A.37.050.A)			
Building materials: ground floor (%) (21A.37.050.B3)			
Building materials: upper floors (%) (21A.37.050.B4)			
Glass: ground floor (%) (21A.37.050.C1)			
Glass: upper floors (%) (21A.37.050.C2)			
Building entrances (feet) (21A.37.050.D)			
Blank wall: maximum length (feet) (21A.37.050.E)			
Street facing facade: maximum length (feet) (21A.37.050.F)			
Upper floor step back (feet) (21A.37.050.G)			
Lighting: exterior (21A.37.050.H)	X	X	X
Lighting: parking lot (21A.37.050.I)	X	X	X
Screening of mechanical equipment (21A.37.050.J)			

Screening of service areas (21A.37.050.K)			
Parking garages or structures (21A.37.050.L)	X	X	X
Public Improvements (21A.37.050.M)	X	X	X

D. Downtown and Gateway Districts:

Standard (Code Section)	District				
	D-1	D-2	D-3	D-4	G-MU
Ground floor use: enhanced active use (%) (21A.37.050.A2)	90	80	80	80	80
Building materials: ground floor (%) (21A.37.050.B3)	70	80	70	70	70
Building materials: upper floors (%) (21A.37.050.B4)	50	50	70	50	50
Glass: ground floor (%) (21A.37.050.C1)	60	60	60	60	60
Glass: upper floors (%) (21A.37.050.C2)	50	50	50	50	40
Reflective glass: (21A.37.050.C3)	50	50	50	50	50
Building entrances (feet) (21A.37.050.D)	40	40	60	60	40
Blank wall: maximum length (feet) (21A.37.050.E)	20	20	20	20	15
Street facing facade: maximum length (feet) (21A.37.050.F)	150	200	150	150	150
Upper floor step back: upper level front (feet) (21A.37.050.G1)	10	10	10	10	10
Upper floor step back: landmark (21A.37.050.G2)	X	X	X	X	X
Lighting: exterior (21A.37.050.H)		X		X	X
Lighting: parking lot (21A.37.050.I)		X			X
Screening of mechanical equipment (21A.37.050.J)	X	X	X	X	X
Screening of service areas (21A.37.050.K)	X	X	X	X	X
Parking garages or structures (21A.37.050.L)	X	X	X	X	X
Public Improvements (21A.37.050.M)	X	X	X	X	X

E. Special Purpose Districts:

Standard (Code Section)	District														
	RP	BP	FP	AG	AG-2	AG-5	AG 20	PL	I	UI	OS	NOS	MH	EI	JRF[2]
Ground floor use (%) (21A.37.050.A2)															60[1]
Building materials: ground floor (%) (21A.37.050.B3)															75[1]
Building materials: upper floors (%) (21A.37.050.B4)															50[1]
Glass: ground floor (%) (21A.37.050.C1)															60[1]
Glass: upper floors (%) (21A.37.050.C2)															50[1]
Reflective glass (21A.37.050.C3)															

Building entrances (feet) (21A.37.050.D)															75[1]
Blank wall: maximum length (feet) (21A.37.050.E)															25[1]
Street facing facade: maximum length (feet) (21A.37.050.F)															
Upper floor stepback (feet) (21A.37.050.G)															
Lighting: exterior (21A.37.050.H)									X	X					
Lighting: parking lot (21A.37.050.I)		X													
Screening of mechanical equipment (21A.37.050.J)															X[1]
Screening of service areas (21A.37.050.K)															X[1]
Parking garages or structures (21A.37.050.L)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Public Improvements (21A.37.050.M)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	

Notes:

1. Design standards only apply to the street facing facade of buildings with frontage on a public street. Stadiums and their accessory uses are exempt from adhering to the design standards.
2. Land within the Jordan River Fairpark zoning district that is subject to a development agreement adopted by ordinance 95 of 2024 is subject to the standards adopted in ordinance 92 of 2024 and any subsequent modifications as outlined in the development agreement.

SECTION 49. Amending the text of Subsection 21A.38.040.H. That Subsection 21A.38.040.H of the *Salt Lake City Code* (Zoning: Nonconforming Uses and Noncomplying Structures: Nonconforming Uses: Modifications to Nonconforming Uses) is hereby amended as follows:

H. Modifications to Nonconforming Uses: Except as provided in this section, a nonconforming use may be extended within the existing building where the nonconforming use occupied only a part of the building, provided no structural alteration to the exterior walls or roofline of the building is proposed or made for the purpose of the extension. No nonconforming use may be changed to another nonconforming use, moved, enlarged or altered except as provided in this section.

1. Change of Nonconforming Use to another Nonconforming Use:

a. Permitted: Any change of an existing nonresidential nonconforming use to another nonconforming use that is listed as a permitted use in the MU2 Mixed Use 2 zoning

district in section 21A.33.030, "Table Of Permitted And Conditional Uses For Mixed-Use Districts", of this title, is permitted.

b. Determination of Nonconforming Use required: Any other change of a nonconforming use to another nonconforming use is subject to determination by the zoning administrator as to the new proposed use being a similar land use type as the existing use. Land uses shall be considered similar land use types, if the uses:

(1) are listed as a permitted or conditional use in the same land use tables within Chapter 21A.33;

(2) have similar or the new proposed use requires less off street parking as defined in Chapter 21A.44, "Off Street Parking, Mobility And Loading"; and

(3) have similar or the new proposed use poses less adverse impacts. The new use may not result in increased or new adverse impacts upon the vicinity after consideration is given to hours of operation, traffic circulation, and environmental performance, such as noise, air and water pollution, odors, and potential hazards.

c. Drive-through uses: Existing nonconforming drive throughs may not change to another nonconforming drive through use that requires an increase to vehicle stacking spaces found in 21A.44.080 Required Vehicle Stacking Spaces.

2. Enlargement of a Nonconforming Use: An enlargement of a nonconforming use may be allowed pursuant to the following:

a. Limited to a one-time expansion after April 12, 1995, or after the passage of the ordinance which made the use nonconforming, whichever is later. Such one-time expansion is subject to the following limitations:

(1) Such expansion is limited to twenty five percent (25%) of the occupied area, or one thousand (1,000) square feet, whichever is less; and

(2) The use may not occupy additional land. A nonconforming use is prohibited from expanding onto a portion of a lot that was added to the subject parcel or lot through any process authorized in Title 20 Subdivisions if the use is or was prohibited at the time the lot or parcel was expanded.

d. Unless otherwise exempt, the expansion is subject to all requirements of this title.

e. An approved expansion shall be documented through an updated zoning certificate for the property.

3. Noncomplying structures associated with a nonconforming use are subject to 21A.38.050.

4. Remodeling or Improvements: Remodeling or improvements to a site or structure containing a nonconforming use shall be allowed for energy efficiency, accessibility or life safety improvements. Other improvements may be allowed provided all other applicable zoning regulations are complied with.

5. Deterioration or Destruction of Structure with a Nonconforming Use: Restoration of a deteriorated, damaged or destroyed structure and continuance of a nonconforming use shall be subject to the following:

a. If a building or structure that contains a nonconforming use is allowed to deteriorate to a condition that the structure is rendered uninhabitable as determined by the building official and is not repaired or restored within one year after written notice to the property owner that the structure is uninhabitable, the nonconforming use will cease to be legal.

b. If a building or structure that contains a nonconforming use is voluntarily razed, or is required by law to be razed, the nonconforming use shall not be resumed.

c. If a property owner has voluntarily demolished seventy five percent (75%) or more of the perimeter wall length and area dimensions of the exterior walls and/or total floor area of a structure that contains a nonconforming use, the nonconforming use shall be considered abandoned and shall not be resumed.

d. A nonconforming use may be restored when reconstruction is approved according to the provisions of Section 21A.34.020.M.1.a.

e. If a building or structure that contains a nonconforming use is involuntarily destroyed in whole or in part due to fire or other calamity and the structure or use has not been abandoned, the nonconforming use may be resumed and the building or structure may be restored to the condition prior to the destruction, provided such work is reasonably pursued in a time frame determined by the building official after such calamity.

SECTION 50. Amending the text of Subsection 21A.38.050.B.1.a. That Subsection 21A.38.050.B.1.a of the *Salt Lake City Code* (Zoning: Nonconforming Uses and Noncomplying Structures: Noncomplying Structures: Enlargement: Noncomplying as to Setbacks: Front Yard) is hereby amended as follows:

a. Front Yard: A principal building with a front yard setback that is less than the minimum required may be enlarged provided the addition does not further reduce the existing front yard setback and complies with all other applicable requirements of Title 21A. In addition, a principal building with a front yard setback that is more than the maximum allowed or that does not comply with the build-to requirement, may be enlarged provided the addition does not further increase the existing front yard setback and complies with all other applicable requirements of Title 21A.

SECTION 51. Amending the text of Subsection 21A.38.050.B.2. That Subsection 21A.38.050.B.2 of the *Salt Lake City Code* (Zoning: Nonconforming Uses and Noncomplying

Structures: Noncomplying Structures: Enlargement: Noncomplying as to Height) is hereby amended as follows:

2. Noncomplying as to Height:

a. Maximum height: A principal structure that exceeds the maximum height of the underlying zoning district may be expanded at the existing height of the building provided the required yards of the underlying zoning district are complied with.

b. Minimum height: A principal structure with a height that is less than the minimum required may be enlarged provided the addition does not further reduce the height and complies with all other applicable requirements of Title 21A.

SECTION 52. Amending the text of Subsection 21A.40.050.C.1. That Subsection 21A.40.050.C.1 of the *Salt Lake City Code* (Zoning: Accessory Uses, Buildings and Structures: General Yard, Bulk and Height Limitations: Maximum Height of Accessory Buildings/Structures: Accessory to Residential Uses in the FP District, RMF Districts, RB, R-MU Districts, SNB and the RO District) is hereby amended as follows:

1. Accessory to Residential Uses in the FP District and RMF Districts: The height of accessory buildings/structures in residential districts are measured from established grade to the highest point of the accessory building and shall conform to the following:

a. The height of accessory structures with flat roofs shall not exceed 12 feet. The height of flat roof structures may be increased up to 75% of the height of the principal structure, not to exceed 15 feet provided the setbacks increases one foot for every one foot of building height above12 feet.

b. The height of accessory structures with pitched roofs shall not exceed 17 feet measured to the midpoint of the roof. The height of pitched roof structures may be increased up to 75% of the height of the principal structure, not to exceed 21 feet provided the setbacks increase one foot for every one foot of structure height above 17 feet.

SECTION 53. Eliminating the text of Section 21A.40.060. That Section 21A.40.060 of the *Salt Lake City Code* (Zoning: Accessory Uses, Buildings and Structures: Drive-Through Facility Regulations) is hereby deleted in its entirety:

~~**21A.40.060: DRIVE-THROUGH FACILITY REGULATIONS:**~~

~~A. Purpose: The regulations of this section are intended to allow for drive-through facilities by reducing the negative impacts they may create. Of special concern are noise from idling cars and voice amplification equipment, lighting, and queued traffic interfering with on site and off site traffic and pedestrian flow. The specific purposes of this section are to:~~

~~1. Reduce noise, lighting, and visual impacts on abutting uses, particularly residential uses;~~

~~2. Promote safer and more efficient on site vehicular and pedestrian circulation;~~

~~3. Reduce conflicts between queued vehicles and traffic on adjacent streets.~~

~~B. Applicability And Permit Requirements:~~

~~1. These regulations shall apply to all new drive-through facilities, any rebuild or replacement of an existing structure containing a drive-through facility or modification to an existing building that includes altering the location of an existing drive-through window, expands the floor area by twenty five percent (25%) or more of the gross floor area or one thousand (1,000) square feet, whichever is less and/or the parking requirement increases as required by this title. The complete replacement of a building containing a nonconforming drive-through is subject to chapter 21A.38, "Nonconforming Uses And Noncomplying Structures", of this title.~~

~~2. Drive-through facilities may be authorized when listed on the tables of permitted and conditional uses set forth in part III of this title, specific district regulations for residential, commercial, manufacturing, downtown, gateway, and special purpose districts when developed in accordance with the standards of this section.~~

~~C. Additional Application Materials Required: In addition to the site plan and standard application requirements as set forth in chapter 21A.58 of this title, an applicant for a business with drive-through facilities shall submit a site plan that includes: a parking and circulation plan, driveway locations, placement of audio equipment (if this type of equipment will be used) and a litter cleanup plan. A litter cleanup plan shall address litter cleanup on site and off site and shall include, but not be limited to, a litter pick up schedule and a map of the cleanup area.~~

~~D. Standards:~~

~~1. Stacking Lane Standards: These standards ensure that there is adequate on site maneuvering and circulation areas, ensure that stacking vehicles do not impede traffic on abutting streets, and that stacking lanes will not have nuisance impacts on abutting residential lots.~~

~~a. Gasoline Pumps: A minimum of thirty six feet (36') of stacking lane is required between a curb cut and the nearest gasoline pump;~~

~~b. Other Drive-Through Facilities:~~

~~(1) Primary Facilities: A minimum of one hundred twenty feet (120') for a single stacking lane or sixty feet (60') per lane when there is more than one stacking lane, is~~

required for all other drive-through facilities. A stacking lane is measured back to the point of service or final service window. Stacking lanes do not have to be linear.

(2) Accessory Facilities: A stacking lane is not required for accessory facilities where vehicles do not routinely stack up while waiting for the service. Examples are window washing, air compressor, and vacuum cleaning stations;

c. Stacking Lane Design And Layout: Stacking lanes must be designed so that they do not interfere with parking and vehicle circulation; and

d. Stacking Lanes Identified: All stacking lanes must be clearly identified, through the use of means such as striping, landscaping, and signs.

2. Traffic Circulation Requirements:

a. Only one driveway providing vehicular access to and from the drive-through window or service area shall be provided from any street;

b. The driveway providing access to the service windows shall be at least fifty feet (50') from the back of the curb of an intersecting street measured to the centerline of the proposed driveway;

c. Internal traffic circulation patterns on the lot shall be adequate to keep traffic from backing into a street or blocking access to any required parking spaces located on the lot; and

d. A traffic study addressing both on site and off site traffic and circulation impacts may be required as part of a permit application for a drive-through facility.

3. Noise Levels: Noise emitted from drive-through service windows and related features (such as remote ordering equipment at outdoor menu boards at fast food restaurants) shall not exceed the levels as established by the Salt Lake Valley Health Department. Noise generating equipment includes, but is not limited to, items such as speakers, mechanical car washes, vacuum cleaners, and exterior air compressors.

4. Air Quality: Drive-through facilities shall post Idle Free signs pursuant to title 12, chapter 12.58 of this Code.

5. Accessibility:

a. Direct pedestrian entry through the front of the building shall be provided from public streets and sidewalks to the building entrance. Crossing driveways, stacking lanes or parking areas shall be avoided.

b. Well articulated pedestrian routes and zones shall be provided on the site, linking building entrances and parking areas.

c. Decorative paving, or similar material, complemented by landscaping, shall be used where appropriate to delineate these linkages.

E. Findings Required For Approval: The approval of a drive- through facility shall require that the review authority first make all of the following findings:

1. The proposed location of the drive-through facility will not result in adverse impacts upon the vicinity after giving consideration to a litter cleanup plan, the hours of operation, noise and light generation, traffic circulation, and the site plan;

~~2. The proposed parking and circulation plan will provide adequate area for safe stacking and maneuvering of vehicles, and the site design will provide adequate buffering of the use from adjoining land uses;~~

~~3. When a drive-through use adjoins any residentially used or residentially zoned property, a minimum six foot (6') high masonry wall or solid fence shall be erected and maintained along such property line;~~

~~4. The site plan meets the accessibility standards required in this section.~~

SECTION 54. Amending the text of Section 21A.40.090. That Section 21A.40.090 of the *Salt Lake City Code* (Zoning: Accessory Uses, Buildings and Structures: Antenna Regulations) is hereby amended as follows:

21A.40.090 ANTENNA REGULATIONS:

All antennas shall comply with the following regulations and all other ordinances of the city and any pertinent regulations of the federal communications commission and the federal aviation administration:

A. Communication Towers: Communication towers are permitted in certain nonresidential districts. Refer to the tables of permitted and conditional uses in Chapter 21A.33 of this title for the applicable district regulations.

B. Amateur Radio Facilities With Surface Area Exceeding 10 Square Feet: Any antenna and antenna support having a combined surface area greater than 10 square feet or having any single dimension exceeding 12 feet that is capable of transmitting as well as receiving signals and is licensed by the federal communications commission as an amateur radio facility shall be permitted as an accessory use, but only in compliance with the regulations set forth below:

1. Number Limited: No more than one such antenna or antenna support structure with a surface area greater than 10 square feet or any single dimension exceeding 12 feet may be located on any lot.

2. Height Limited: No such antenna and its support structure shall, if ground mounted, exceed 75 feet in height or, if attached to a building pursuant to subsection B.3 of this section, the height therein specified.

3. Attachment to Buildings Limited: No such antenna or its support structure shall be attached to a principal or accessory structure unless all of the following conditions are satisfied:

a. Height: The antenna and its support structure shall not extend more than 20 feet above the highest point of the building on which it is mounted.

b. Mounting: The antenna and its support structure shall not be attached to or mounted upon any building appurtenance, such as a chimney. The antenna and its support

structure shall not be mounted or attached to the front or corner side of any principal building facing a street, including any portion of the building roof facing any street. The antenna and its support structure shall be designed to withstand a wind force of 80 miles per hour without the use of supporting guywires.

c. Grounding: The antenna and its support structure shall be bonded to a grounding rod.

C. 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.40.090 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.

TABLE 21A.40.090
WIRELESS TELECOMMUNICATIONS FACILITIES

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

RMF-30	P[1]							P
RMF-35	P[1]							P
RMF-45	P	C						P
RMF-75	P	C						P
FB-UN1	P							P
Mixed use/Downtown/ Manufacturing Districts:								
MU-2	P	C						P
MU-3	P	C						P
MU-5	P	P	P	C	C	C		P
MU-6	P	P	P	C	C	C		P
MU-8	P	P	P	P	P	C		P
MU-11	P	P	P	P	P	P		P
D-1	P	P	P	C	C	C		P
D-2	P	P	P	C	C	C		P
D-3	P	P	P	C	C	C		P
D-4	P	P	P	C	C	C		P
G-MU	P	P	P	C	C	C		P
M-1	P	P	P[4]	C[4]	P[4]	C[4]	C[4]	P
M-2	P	P	P	C	P	C	C	P
M-1A	P	P	P	C	P	C	C	P
Special purpose districts:								
RP	P	C						P
BP	P	P	P	C	C	C		P
AG	P[1]	P[1]	C	C	C			P
AG-2	P[1]	P[1]	C	C	C			P
AG-5	P[1]	P[1]	C	C	C			P
AG-20	P[1]	P[1]	C	C	C			P
A	P	P	P	P	P	C	C	P
PL	P	C						P
PL-2	P	C						P
I	P	C						P
UI	P	P	C	C	C			P
OS[2]			C	C	C	C	C	P
EI	P	P	P	C	C	C		P

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 C2a 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 C4 of this section.
4. Prohibited within the Eco-Industrial Buffer Area of the Northwest Quadrant Overlay District.

2. Facility Types: Low power radio services facilities are characterized by the type or location of the antenna structure. There are seven general types of such antenna structures allowed. Standards for the installation of each type of antenna are as follows:

a. Wall Mounted Antenna: The following provisions apply to wall mounted antennas:

(1) Wall mounted antennas shall not extend above the wall line of the building or extend more than four feet horizontally from the face of the building.

(2) Antennas, equipment, and the supporting structure shall be painted to match the color of the building or structure of the background against which they are most commonly seen. Antennas and the supporting structures on buildings should be architecturally compatible with the building. Whip antennas are not allowed on a wall mounted antenna structure.

(3) Antennas mounted directly on existing parapet walls, penthouses, or mechanical equipment rooms, with no portion of the antenna extending above the roofline of such structures, shall be considered a wall mounted antenna.

b. Roof Mounted Antenna: The following provisions apply to roof mounted antennas:

(1) Roof mounted antennas shall be allowed on top of existing penthouses or mechanical equipment rooms and shall not extend more than eight feet above the existing roofline of the penthouse or mechanical equipment room.

(2) For antennas not mounted on a penthouse or mechanical equipment room, the antennas shall be mounted at least five feet from the exterior wall of a building. For antennas mounted between five and ten feet from the exterior wall, the maximum height of a roof mounted antenna is directly proportional to the distance the antenna is set back from the exterior wall up to a maximum height of ten feet above the roofline of the building to which the antenna is attached. Antennas shall be mounted at least five feet behind any parapet wall. For antennas mounted between five and ten feet behind a parapet wall, the maximum height of the antenna is directly proportional to the distance the antenna is set back from the wall up to a maximum of 10 feet as measured from the top of the parapet wall. The antennas shall not extend more than 15 feet above the roofline of the building itself unless approved as a conditional use (see Subsection 21A.62.050.H).

(3) Roof mounted antennas are permitted only on a flat roof.

c. Monopole with Antennas and Support Structure Less Than Two Feet in Width: The total of each individual antenna structure mounted on a monopole shall not exceed two feet in width. The maximum height of each individual antenna shall not exceed 10 feet in height (see Subsection 21A.62.050.G). In the case of collocation, when there is more than one antenna located on a monopole, all additional antenna structures shall not exceed the above referenced dimensions. No such antenna shall be located within 165 feet of a residential zone.

d. Monopole with Antennas and Antenna Support Structure Greater Than Two Feet in Width: The maximum visible width of individual antennas and antenna mounting structures on a monopole shall not exceed eight feet in height or 13 feet in width as viewed looking directly at the monopole at same elevation as the antennas and antenna mounting structure (see Subsection 21A.62.050.F). In the case of collocation, when there is more than one antenna located on a monopole, all additional antenna structures shall not individually exceed the above referenced dimensions. No such monopole shall be located within 330 feet of a residential zone.

e. Lattice Tower: The maximum visible width of individual antennas and antenna mounting structures on a lattice tower shall not exceed eight feet in height or 13 feet in width (see Subsection 21A.62.050.E). No such lattice tower shall be located within 330 feet of a residential zone.

f. Stealth Antennas: Examples of stealth antennas include, but are not limited to, flagpoles, light pole standards or architectural elements such as dormers, steeples and chimneys. Final determination regarding whether a structure qualifies as a stealth antenna shall be made by the planning director based on these standards. The electrical equipment shall be located in accordance with Subsection C.3 of this section.

(1) Stealth antennas shall be permitted in all zoning districts subject to meeting the provisions contained in Section 21A.36.020, Tables 21A.36.020.B and 21A.36.020.C of this title provided that:

(A) The stealth antenna is substantially disguised as another object or otherwise concealed from view so that the antenna is not readily apparent.

(B) The stealth antenna reasonably conforms to the expected dimensions of the object it is being disguised as if that object were to be located on the subject property.

(C) The stealth antenna shall be located in an area of the property where it is reasonable to expect the object that the antenna is being disguised as to be located.

(D) A stealth antenna shall not exceed the maximum building height of the zoning district except for any allowed height encroachment authorized in 21A.36.020.C Height Exceptions.

(2) Antennas Located within Existing Structures where there is no Exterior Evidence of the Antennas: Antennas located within an existing structure constructed prior to the effective date hereof shall be a permitted use in all zoning districts provided that:

(A) There shall not be any exterior evidence of the antenna or support structure.

(B) The electrical equipment structure shall be located within the existing structure or be located and/or screened where it is not visible from public rights of way or neighboring properties, or in compliance with the location requirements as noted in Subsection C.3 of this section.

(3) Additional Provisions for Stealth Antennas in the PL Public Lands District: In addition to the standards in Subsections (1) and (2) above, a stealth antenna as a stand-alone structure is permitted up to a height of 75 feet when located on property that is used for public safety purposes subject to complying with the following provisions:

(A) Shall be disguised as art or a tree;

(B) If disguised as art, the pole that supports the antennas shall be wrapped or painted as art and all antennas shall be substantially hidden from view as part of the art.

(C) If disguised as a tree, the pole shall be painted brown or green and the synthetic tree branches shall be either pyramidal or columnar shape to form a common tree shape. Antennas shall be painted to match the design of the tree branches and pole.

(D) The stealth antenna must comply with the minimum yard setbacks of the PL zoning district as provided in Subsection 21A.32.070.E.2.

(E) Installation of the stealth antenna shall not require the removal of an existing tree to accommodate the antenna structure.

g. Utility Pole Mounted Antenna: Antennas on utility poles and associated electrical equipment shall be allowed subject to the following standards:

(1) Antennas:

(A) The antennas shall be located either on an existing utility pole or on a replacement pole in the public right-of-way, or in a rear yard utility easement.

(B) On an existing pole, the antennas shall not extend more than 10 feet above the top of the pole.

(C) The antennas, including the mounting structure, shall not exceed 30 inches in diameter to be considered a permitted use. Antennas with an outside diameter greater than 30 inches shall be a conditional use.

(D) Antennas located in the public right-of-way shall be a permitted use and shall comply with the standards listed above.

(E) Conditional use approval is required for antennas located in a rear yard utility easement in all residential, MU-2, MU-3, PL Public Lands, PL-2 Public Lands, I Institutional, and OS Open Space zoning districts. Antennas located in a rear yard utility easement in all other zoning districts shall be a permitted use and shall comply with the standards listed above.

(2) General Provisions:

(A) The application shall include the signature of the authorized agent of the owner of the utility pole.

(B) Antennas and equipment boxes on the utility poles shall be painted to match the pole to which it is attached to minimize visual impacts.

(C) Generators or noise producing venting systems shall not be used.

(D) Lighting for aircraft is prohibited except where required by federal law.

(E) Electrical and utility cables between the utility pole and electrical boxes shall be placed underground.

(F) Facilities in the public right-of-way shall be subject to any applicable franchise fees or lease agreements required by the city.

3. Electrical Equipment:

a. Electrical Equipment Located in the Public Right-Of-Way, Front Yard or Side Yard: Electrical equipment in the public right-of- way shall either be attached directly to the utility pole or placed underground.

(1) If the electrical equipment is attached to the pole, the boxes shall not be larger than 36 inches in height, 12 inches deep and no wider than 20 inches. No more than five such boxes shall be mounted on the utility pole to which it is attached (excluding the power meter and network interface box). The boxes shall be stacked vertically, one above the other, and shall be at least 10 feet above the ground. The power meter and network interface box may be installed below the 10 foot level.

(2) Electrical equipment in the required front or side yard shall be placed underground.

(3) Electrical equipment placed underground or on a utility pole in the public right-of-way shall comply with the requirements of the Salt Lake City Engineering and Transportation Divisions.

b. Electrical Equipment Located on Private Property: Electrical equipment shall be subject to the following standards:

(1) Located in a rear yard, interior side yard, or within the building area of the lot.

(2) If located in a zoning district without a required front or corner side yard setback, the equipment shall be located a minimum of 10 feet from the front or corner side yard property line.

(3) Located a minimum of four feet from a side or rear property line unless located in an enclosed structure or a vault where the equipment will not be visible.

(4) If the equipment is located next to a public trail, park, open space, or other public space other than a street, the equipment shall be screened by a masonry wall or solid fence so the equipment is not visible.

(5) The electrical equipment and any structure associated with the electrical equipment is subject to the maximum lot coverage of the underlying zoning district.

4. Collocation: Collocation of a wireless telecommunication facility on a previously approved wireless telecommunication service facility such as an existing building, structure, or antenna support structure, is allowed as a permitted use, provided:

a. No increase in the height of the existing wireless telecommunication support structure is proposed;

b. All aspects of the collocation improvements must be located within the previously approved fenced (lease) area;

c. Compliance with the corresponding provisions set forth in this subsection C.

5. Height Limit: The height limit for monopoles and lattice towers shall be limited as per Table 21A.40.090 of this section.

6. Location and Minimum Setbacks: Monopoles with antennas and antenna support structure less than two feet in width, monopoles with antennas and antenna support structure greater than two feet in width and lattice towers shall be allowed only in the rear yard area of any lot. These structures shall not be located in a required landscaped area, buffer area or required parking area.

7. Area Limitations for Wall and Roof Mounted Antennas: A combination of both roof and wall mounted antennas are allowed on a building. The total area for all wall and roof mounted antennas and supporting structures combined shall not exceed the lesser of 60 square feet or 5% of the gross square footage of each exterior wall of a building. The total area is the sum of each individual antenna face and the visible portion of the supporting structure as viewed when looking directly at the face of the building. The total area for a roof mounted antenna shall apply to the closest exterior wall (see Subsection 21A.62.050.J).

8. Roof and Wall Mounted Antennas on Noncomplying Buildings that Exceed the Maximum Height Limit of the Zoning District: If a building exceeds the maximum allowable height of the zoning district, roof or wall mounted antennas may be attached to the portion of the building that extends above the maximum height limit of the zoning district, if said antenna is listed as a permitted use in Table 21A.40.090 of this section.

9. Additional Conditional Use Requirements: In addition to the conditional use standards outlined in Chapter 21A.54 of this title, the following shall be considered prior to a decision for a conditional use:

a. Compatibility of the proposed structure with the height and mass of existing buildings and utility structures;

b. Whether collocation of the antenna on the other existing structures in the same vicinity such as other towers, buildings, water towers, utility poles, etc., is possible without significantly impacting antenna transmission or reception;

c. The location of the antenna in relation to existing vegetation, topography and buildings to obtain the best visual screening;

d. Whether the spacing between monopoles and lattice towers creates detrimental impacts to adjoining properties.

10. Accessory Buildings to Antenna Structures: Accessory buildings to antenna structures must comply with the required setback, height and landscaping requirements of the zoning district in which they are located. Monopoles shall be fenced with a six foot chainlink fence and the climbing pegs removed from the lower 20’ of the monopole. All power lines on the lot leading to the accessory building and antenna structure shall be underground.

11. Historic District: Any antenna proposed for a location within a historic district or on landmark site is subject to approval through the Historic Landmarks Commission as contained in chapter 21A.34.020 of this title.

12. Permission Required for Antennas and Mounting Structures on or over a Public Right-Of-Way: Antennas and mounting structures encroaching on or over the public sidewalk or on or over a public right-of-way shall be subject to obtaining permission from the City pursuant to the City's rights-of-way encroachment policy.

13. Location on City Owned Property or Land Zoned as Open Space: Telecommunication facilities proposed to be located on city owned property or on any property located within an Open Space zoning district or subject to the city's open space lands program must obtain approvals from appropriate agencies governing such properties.

14. Nonmaintained or Abandoned Facilities: The building official may require each nonmaintained or abandoned low power radio services antenna to be removed from the building or premises when such an antenna has not been repaired or put into use by the owner, person having control or person receiving benefit of such structure within 30 calendar days after notice of nonmaintenance or abandonment is given to the owner, person having control or person receiving the benefit of such structure.

SECTION 55. Amending the text of Subsection 21A.40.120.D.2. That Section 21A.40.120.D.2 of the *Salt Lake City Code* (Zoning: Accessory Uses, Buildings and Structures: Regulation of Fences, Walls and Hedges: Design Requirements: Nonresidential districts) is hereby amended as follows:

2. Nonresidential districts (chapters 21A.25 through 21A.34 of this title):

a. Allowed Materials: Fences and walls shall be made of high quality, durable materials that require minimal maintenance. Acceptable materials for fencing in nonresidential districts include, but are not limited to, chainlink, prewoven chainlink with slats, wood, brick, tilt-up concrete, masonry block, stone, metal, composite/recycled materials or other manufactured materials or combination of materials commonly used for fencing. Other materials of similar quality and durability, but not listed herein, may be used upon approval by the zoning administrator through an administrative interpretation application.

b. Prohibited Materials: Fences or walls in nonresidential districts shall not be constructed of or contain:

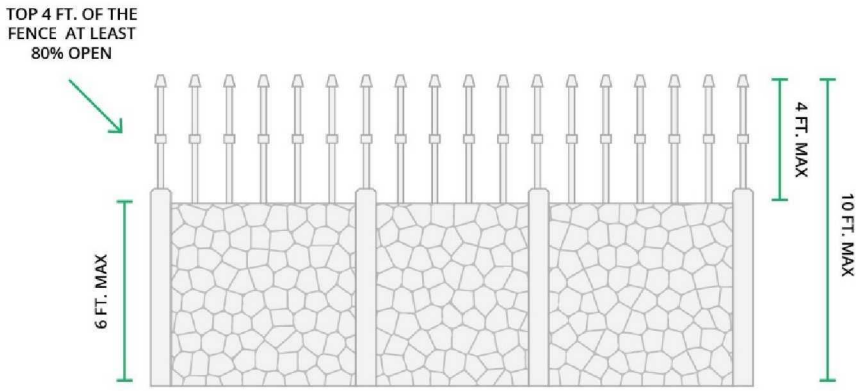
(1) Scrap materials such as scrap lumber and scrap metal.

(2) Materials not typically used or designated/manufactured for fencing such as metal roofing panels, corrugated or sheet metal, tarps or plywood.

SECTION 56. Amending the text of Subsection 21A.40.120.E.4.b. That Section 21A.40.120.E.4.b of the *Salt Lake City Code* (Zoning: Accessory Uses, Buildings and Structures: Regulation of Fences, Walls and Hedges: Height Restrictions and Gates: Additional Fence Height Allowed: Public Utility Facilities) is hereby amended as follows:

b. Public Utility Facilities: Fences or walls may exceed the maximum height regulations when the fence or wall is necessary to restrict access and promote safety of public utility buildings or structures.

FENCE WITH AREA ABOVE FOUR FEET AT LEAST 80% OPEN



Not to Scale, Illustrative Only

SECTION 57. Eliminating Section 21A.40.150. That Section 21A.40.150 of the *Salt Lake City Code* (Zoning: Accessory Uses, Buildings and Structures: Seasonal Farm Stands) is hereby deleted in its entirety:

~~**21A.40.150: SEASONAL FARM STANDS:**~~

~~Seasonal farm stands may be approved by the Zoning Administrator as a permitted accessory use in the AG-2, AG-5 and AG-20 Districts during the spring and summer. Such use shall be limited to a period between April and October. Seasonal farm stand sales are limited to produce and products produced or grown on the premises. No accessory structure shall be displayed obstructing the "sight distance triangle" as defined in chapter 21A.62 of this title.~~

SECTION 58. Amending the text of Subsection 21A.42.070.C. That Subsection 21A.42.070.C of the *Salt Lake City Code* (Zoning: Temporary Uses: Use Limitations: Zoning Districts) is hereby amended as follows:

C. Zoning Districts: Temporary uses are allowed in all non-residential zoning districts. Temporary uses are also allowed in other zoning districts as authorized in Section 21A.42.080. Temporary structures are allowed in zoning districts as authorized in Section 21A.42.090.

SECTION 59. Amending the text of Subsection 21A.42.090.D.1. That Subsection 21A.42.090.D.1 of the *Salt Lake City Code* (Zoning: Temporary Uses: Permitted Temporary Uses: Temporary Structures Associated With Permanent Business: Tents And Canopies) is hereby amended as follows:

1. Tents And Canopies: Permitted in all districts subject to the following standards:

a. Tents and canopies in nonresidential districts shall comply with the following standards:

(1) Tents and canopies shall remain on the property for no longer than 45 consecutive days and no longer than 45 days in a calendar year. Tents are allowed to stay for up to two days after the 45 day period for the purpose of disassembly of the tent or canopy.

(2) No tent or canopy may occupy required parking stalls.

(3) There is no maximum size requirements for a tent or canopy as long as it meets the yard and setback requirements of the underlying zoning district. All tents over 200 square feet in area need to be approved by the Salt Lake City Building Services Division for wind and snow load requirements.

b. Tents and canopies in residential zoning districts and for legal, nonconforming land uses shall comply with the following standards:

(1) Tents and canopies shall remain on the property for no longer than 45 consecutive days and no longer than 45-days in a calendar year. Tents are allowed to stay for up to two days after the 45 day period for the purpose of disassembly of the tent or canopy. Tents and canopies in any residential zone for the personal use of any resident are not subject to this standard.

(2) No tent or canopy may occupy required parking stalls.

(3) No tent may exceed 200 square feet in size and no canopy may exceed 400 square feet in size.

SECTION 60. Amending the text of Subsection 21A.44.020.B. That Subsection 21A.44.020.B of the *Salt Lake City Code* (Zoning: Off Street Parking, Mobility and Loading: Applicability: Location and Design) is hereby amended as follows:

B. Location and Design: Section 21A.44.060, "Parking Location and Design", shall apply to all vehicle parking, bicycle parking, loading, and drive-through facilities, regardless of whether the project is subject to the requirements for additional parking spaces or other facilities pursuant to Subsection 21A.44.020.A above. Parking garages are subject to design standards found in Chapter 21A.37 and zoning district specific requirements.

SECTION 61. Amending the text of Table 21A.44.040-A. That Table 21A.44.040-A of the *Salt Lake City Code* (Zoning: Off Street Parking, Mobility and Loading: Required Off Street Parking: Minimum and Maximum Off Street Parking) is hereby amended as follows:

TABLE 21A.44.040-A: MINIMUM AND MAXIMUM OFF STREET PARKING:					
DU= dwelling unit sq. ft.= square feet					
Land Use	**Minimum Parking Requirement**				**Maximum Parking Allowed**
	General Context	**Neighborhood Center Context**	**Urban Center Context**	**Transit Context**	
	MU-5, MU-6, MU-8, and MU-11 located more than ¾ mile to fixed- rail transit; All zoning districts not listed in another context area	**MU-5, MU-6, MU-8, and MU-11 located between ½ mile and ¾ mile from fixed-rail transit; SR-3, FB-UN1, MU-2, MU-3**	**MU-5, MU-6, MU-8, and MU-11 located between ¼ mile and ½ mile from fixed-rail transit; D-2**	**MU-5, MU-6, MU-8, and MU-11 located within ¼ mile of fixed-rail transit; D-1, D-3, D-4, G-MU, UI**	
	Distance to fixed-rail transit shall be measured radially in a straight line from the closest point of the subject property line to the closest point of a fixed-rail transit station platform				
Vehicle Stacking and Drive-Through Facilities: See Subsection 21A.44.040.A.6 **Outdoor Sales/Display/Leasing/Auction Areas:** See Subsection 21A.44.040.A.7					
RESIDENTIAL USES					
Household Living					
Artists' loft/studio	1.5 spaces per DU	1 space per DU	0.5 spaces per DU	No Minimum	No Maximum
Manufactured home	2 spaces per DU	1 space per DU		No Minimum	All Contexts: 4 spaces per DU, not including recreational vehicle parking spaces
Mobile home					
Single-family (attached)					
Single-family (detached)					
Twin home	2 spaces per DU	1 space per DU		No Minimum	All contexts: 4 spaces for DU, not including recreational vehicle parking spaces
Two-family					
Multi-family	Studio and 1 bedrooms: 1 space per	Studio and 1+ bedrooms: 1 space per DU	Studio: No Minimum 1 bedroom: 0.5 space per DU	No Minimum	All Contexts: Studio & 1 Bedroom: 2 spaces per DU 2+

	DU, 2+ bedrooms 1.25 space per DU		2+ bedrooms: 1 space per DU		bedrooms: 3 spaces per DU
Group Living					
Assisted living facility	1 space for each 6 infirmary or nursing home beds; plus 1 space for each 4 rooming units; plus 1 space for each 3 DU See Table Note A		1 space for each 8 infirmary or nursing home beds; plus 1 space for each 6 rooming units; plus 1 space for each 4 DU See Table Note A	No Minimum	No Maximum
Nursing care facility					
Congregate Care Facility (large)	1 space for each family, plus 1 space for every 4 individual bedrooms, plus 1 space for every 2 support staff present			No Minimum	All Contexts: 1 space per bedroom plus 1 space for each support staff present
Congregate Care Facility (small)	3 spaces per facility and 1 space for every 2 support staff present			No Minimum	
Group home	1 space per 4 persons design capacity; See Table Note A	1 space per 6 persons design capacity; See Table Note A	1 space per 4 persons design capacity; See Table Note A	No Minimum	All Contexts: 1 space per 3 persons design capacity; See Table Note A
Residential support					
Dormitory, fraternity, sorority	1 space per 2 persons design capacity	1 space per 3 persons design capacity	1 space per 4 persons design capacity	No Minimum	All Contexts: 1 space per 1 persons design capacity
Rooming (boarding) house	1 space per 2 guest rooms	1 space per 3 guest rooms	1 space per 4 guest rooms	No Minimum	No Maximum
Shared housing	0.5 spaces per unit		0.25 spaces per unit	No Minimum	No Maximum

Land Use	**Minimum Parking Requirement**				**Maximum Parking Allowed**
	General Context	**Neighborhood Center Context**	**Urban Center Context**	**Transit Context**	

	MU-5, MU-6, MU-8, and MU-11 located more than ¾ mile to fixed- rail transit; All zoning districts not listed in another context area	**MU-5, MU-6, MU-8, and MU-11 located between ½ mile and ¾ mile from fixed-rail transit; SR-3, FB-UN1, MU-2, MU-3**	**MU-5, MU-6, MU-8, and MU-11 located between ¼ mile and ½ mile from fixed-rail transit; D-2**	**MU-5, MU-6, MU-8, and MU-11 located within ¼ mile of fixed-rail transit; D-1, D-3, D-4, G-MU, UI**	
	Distance to fixed-rail transit shall be measured radially in a straight line from the closest point of the subject property line to the closest point of a fixed-rail transit station platform				
PUBLIC, INSTITUTIONAL, AND CIVIC USES					
Community and Cultural Facilities					
Art gallery	1 space per 1,000 sq. ft.		0.5 spaces per 1,000 sq. ft.	No Minimum	All Contexts: 2 spaces per 1,000 sq. ft.
Studio, Art					
Exhibition hall					
Museum					
Crematorium	2 spaces per 1,000 sq. ft.		1 space per 1,000 sq. ft.	No Minimum	No Maximum
Daycare center, adult					
Daycare center, child					
Homeless resource center					
Library					
Community correctional facility,	3 spaces per 1,000 sq. ft.	2.5 spaces per 1,000 sq. ft.			
Community recreation center					
Jail					
Charity dining hall	3 spaces per 1,000 sq. ft. of office area		1 space per 1,000 sq. ft. of office area	No Minimum	No Maximum
Social service mission					
Municipal service use, including city utility use and police and fire station	2 spaces per 1,000 sq. ft. of office area, plus 1 space per service vehicle		1 space per 1,000 sq. ft. of office area, plus 1 space per service vehicle	No Minimum	No Maximum

Convent/monastery	1 space per 4 persons design capacity	1 space per 6 persons design capacity	1 space per 8 persons design capacity	No Minimum	No Maximum
Funeral home	1 space per 4 seats in main assembly area	1 space per 5 seats in main assembly area	1 space per 6 seats in main assembly area	No Minimum	Urban Center and Transit Center Context: 2 spaces per 4 seats in main assembly areas Neighborhood Center and General Context: No maximum
Place of worship	1 space per 6 seats or 1 space per 300 sq. ft., whichever is less	1 space per 8 seats or 1 space per 400 sq. ft., whichever is less	1 space per 10 seats or 1 space per 500 sq. ft., whichever is less	No Minimum	All Contexts: 1 space per 3.5 seats or 1 space per 200 sq. ft., whichever is greater
Fairground	See Table Note B				No Maximum
Zoological park	See Table Note B				No Maximum
Ambulance service					
Cemetery	No Minimum				
Plazas					
Park					
Open space					

Land Use	**Minimum Parking Requirement**				**Maximum Parking Allowed**
	General Context	**Neighborhood Center Context**	**Urban Center Context**	**Transit Context**	
	MU-5, MU-6, MU-8, and MU-11 located	**MU-5, MU-6, MU-8, and MU-11 located**	**MU-5, MU-6, MU-8, and MU-11 located**	**MU-5, MU-6, MU-8, and MU-11 located**	

	more than ¾ mile to fixed- rail transit; All zoning districts not listed in another context area	between ½ mile and ¾ mile from fixed-rail transit; SR-3, FB-UN1, MU-2, MU-3	between ¼ mile and ½ mile from fixed-rail transit; D-2	within ¼ mile of fixed-rail transit; D-1, D-3, D-4, G-MU, UI	
	Distance to fixed-rail transit shall be measured radially in a straight line from the closest point of the subject property line to the closest point of a fixed-rail transit station platform				
Educational Facilities					
College and university	2 spaces per 1,000 sq. ft. office, research, and library area, plus 1 space per 6 seats in assembly areas	1 space per 1,000 sq. ft. office, research, and library area, plus 1 space per 10 seats in assembly areas		No Minimum	All Contexts: 4 spaces per 1,000 sq. ft.
K - 12 private	Elementary or Middle: 1 space per 20 students design capacity High Schools: 1 space per 8 students design capacity				
K - 12 public					
Music conservatory	3 spaces per 1,000 sq. ft.	2.5 spaces per 1,000 sq. ft.	1 space per 1,000 sq. ft.		
Professional and vocational					
Seminary and religious institute					
Healthcare Facilities					
Clinic (medical, dental)	4 spaces per 1,000 sq. ft.		1 space per 1,000 sq. ft.	No Minimum	All Contexts: 6 spaces per 1,000 sq. ft
Blood donation center	3 spaces per 1,000 sq. ft.		1 space per 1,000 sq. ft.		Transit and Urban Center Context: 3 spaces per 1,000 sq. ft Neighborhood Center and General Context: 6 spaces per 1,000 sq. ft.

Hospital	1 space per 3 patient beds design capacity		1 space per 2 patient beds design capacity		All Contexts: 1 space per 2 patient beds design capacity
Pharmacy	2 spaces per 1,000 sq. ft.	1.5 spaces per 1,000 sq. ft.	1 space per 1,000 sq. ft.		Transit Context: 2 spaces per 1,000 sq. ft. Urban Center and Neighborhood Center Context: 3 spaces per 1,000 sq. ft. General Context: 4 spaces per 1,000 sq. ft.

Land Use	**Minimum Parking Requirement**				**Maximum Parking Allowed**
	General Context	**Neighborhood Center Context**	**Urban Center Context**	**Transit Context**	
	MU-5, MU-6, MU-8, and MU-11 located more than ¾ mile to fixed- rail transit; All zoning districts not listed in another context area	**MU-5, MU-6, MU-8, and MU-11 located between ½ mile and ¾ mile from fixed-rail transit; SR-3, FB-UN1, MU-2, MU-3**	**MU-5, MU-6, MU-8, and MU-11 located between ¼ mile and ½ mile from fixed-rail transit; D-2**	**MU-5, MU-6, MU-8, and MU-11 located within ¼ mile of fixed-rail transit; D-1, D-3, D-4, G-MU, UI**	
	Distance to fixed-rail transit shall be measured radially in a straight line from the closest point of the subject property line to the closest point of a fixed-rail transit station platform				
COMMERCIAL USES					
Agricultural and Animal Uses					
Greenhouse	2 spaces per 1,000 sq. ft.		1 space per 1,000 sq. ft.	No Minimum	Transit and Urban Center Context: 2 spaces per 1,000 sq. ft Neighborhood Center and General
Kennel					
Pound					
Veterinary office					
Cremation service, animal	1 space per 1,000 sq. ft.				

<table>
<tr><td>Kennel on lots of 5 acres or larger</td><td colspan="3"></td><td>Context: No Maximum</td></tr>
<tr><td>Poultry farm or processing plant</td><td colspan="2" rowspan="3">1 space per 1,000 sq. ft.</td><td rowspan="3">No Minimum</td><td rowspan="12">Transit and Urban Center Context: 2 spaces per 1,000 sq. ft.
Neighborhood Center and General Context: No Maximum</td></tr>
<tr><td>Raising of furbearing animals</td></tr>
<tr><td>Slaughterhouse</td></tr>
<tr><td>Agricultural use</td><td rowspan="8">No Minimum</td><td rowspan="8">No Minimum</td><td rowspan="8">No Minimum</td><td rowspan="8">No Minimum</td></tr>
<tr><td>Community garden</td></tr>
<tr><td>Farmer's market</td></tr>
<tr><td>Grain elevator</td></tr>
<tr><td>Pet cemetery</td></tr>
<tr><td>Stable</td></tr>
<tr><td>Stockyard</td></tr>
<tr><td>Urban farm</td></tr>
<tr><td>Botanical garden</td><td colspan="3">See Table Note B</td></tr>
<tr><td colspan="5">Recreation and Entertainment</td></tr>
<tr><td>Auditorium</td><td rowspan="3">1 space per 4 seats in assembly areas</td><td rowspan="3">1 space per 6 seats in assembly areas</td><td rowspan="3">1 space per 8 seats in assembly areas</td><td rowspan="3">No Minimum</td><td rowspan="3">All Contexts: 1 space per 3 seats in assembly areas</td></tr>
<tr><td>Theater, live performance</td></tr>
<tr><td>Theater, movie</td></tr>
<tr><td>Amphitheater</td><td colspan="4" rowspan="2">See Table Note B</td></tr>
<tr><td>Stadium</td></tr>
<tr><td>Tennis court (principal use)</td><td colspan="2">2 spaces per court</td><td colspan="2">No Minimum</td><td>Transit and Urban Center Context: 2 spaces per court or lane
Neighborhood Center and General Context: No Maximum</td></tr>
</table>

Bowling	2 spaces per lane		No Minimum	Transit and Urban Center Context: 2 spaces per court or lane Neighborhood Center and General Context: No Maximum
Convention center	1 space per 1,000 sq. ft.		No Minimum	All Contexts: 3 spaces per 1,000 sq. ft.
Performing arts production facility	2 spaces per 1,000 sq. ft.		1 space per 1,000 sq. ft.	All Contexts: 4 spaces per 1,000 sq. ft.
Reception center				
Recreation (indoor)	3 spaces per 1,000 sq. ft.	2 spaces per 1,000 sq. ft.		
Recreational vehicle park (minimum 1 acre)	1 space per designated camping or RV spot			No Maximum
Recreation (outdoor)	See Table Note B			
Food and Beverage Services				
Brewpub	Indoor tasting/seating area: 2 spaces per 1,000 sq. ft.; Outdoor tasting/seating area: 2 spaces per 1,000 sq. ft.		Indoor tasting/ seating area: 2 spaces per 1,000 sq. ft.; Outdoor tasting/ seating area: 1 space per 1,000 sq. ft.	No Minimum	Transit, Urban Center, and Neighborhood Center Context: 5 spaces per 1,000 sq. ft indoor tasting/seating area General Context: 7 spaces per 1,000 sq. ft. indoor tasting/seating area All Contexts: Outdoor tasting/ seating area: 4 spaces per 1,000 sq. ft.
Restaurant				
Tavern				
Office, Business, and Professional Services				

Check cashing/payday loan business	2 spaces per 1,000 sq. ft.		1 space per 1,000 sq. ft.	No Minimum	General Context: 4 spaces per 1,000 Neighborhood Center Context: 3 spaces per 1,000 Urban Center and Transit Center Contexts: 2 spaces per 1,000
Dental laboratory/ research facility					
Financial institution					
Research and laboratory facilities					
Office (excluding medical and dental clinic and office)	3 spaces per 1,000 sq. ft.	2 spaces per 1,000 sq. ft.			
Retail Sales & Services					
Photo finishing lab	No Minimum		1 space per 1,000 sq. ft.	No Minimum	Transit and Urban Center Contexts: 2 spaces per 1,000 sq. ft. Neighborhood Center and General Context: 3 spaces per 1,000 sq. ft.
Electronic repair shop					
Furniture repair shop					
Upholstery shop					
Radio, television station	3 spaces per 1,000 sq. ft.	2 spaces per 1,000 sq. ft.	1 space per 1,000 sq. ft.		
Auction	2 spaces per 1,000 sq. ft.	1.5 spaces per 1,000 sq. ft.	1 space per 1,000 sq. ft.	No minimum	Transit Context: 2 spaces per 1,000 sq. ft. Urban Center and Neighborhood Center Context: 3 spaces per 1,000 sq. ft. General Context: 4 spaces per 1,000 sq. ft.
Flea market					
Store, Pawn shop					
Retail goods or services					
Retail shopping center over 55,000 sq. ft. usable floor area	Up to 100,000 sq. ft.: 2 spaces per 1,000 sq. ft. Above 100,000 sq. ft.: sq. ft. 1.5 spaces per 1,000 sq. ft.		Up to 100,000 sq. ft. :1.5 spaces per 1,000 sq. ft. Above 100,000 sq. ft.: 1,25 spaces per 1,000 sq. ft.	No Minimum	Transit and Urban Center Contexts: up to 100,000 sq. ft.: 2 spaces per 1,000 sq. ft., above 100,000 sq. ft.: 1.75 spaces per 1,000 sq. ft.

					Neighborhood Center and General Context: Up to 100,000 sq. ft.: 3 spaces per 1,000 sq. ft., above 100,000 sq. ft.: 2.5 spaces per 1,000 sq. ft.
Plant and garden shop with outdoor retail sales area	2 spaces per 1,000 sq. ft.	1.5 spaces per 1,000 sq. ft.	1 space per 1,000 sq. ft.	No Minimum	Transit and Urban Center Contexts: 1.5 spaces per 1,000 sq. ft. Neighborhood Center: 2 spaces per 1,000 sq. ft. General Context: 3 spaces per 1,000 sq. ft.
Lodging Facilities					
Bed and breakfast	1 space per guest bedroom		0.5 spaces per guest bedroom	No Minimum	All Contexts: 1.25 spaces per guest bedroom
Short term rental					
Hotel/motel					All Contexts: 1.5 spaces per guest bedroom
Vehicles and Equipment					
Vehicle Auction	2 spaces per 1,000 sq. ft. of office area plus 1 space per service bay		1 space per 1,000 sq. ft. of office area plus 1 space per service bay	No Minimum	No Maximum
Automobile part sales	2 spaces per 1,000 sq. ft. of indoor sales/leasing/office area plus 1 space per service bay		1 space per 1,000 sq. ft. of indoor sales/leasing/office area plus 1 space per service bay	No Minimum	All Contexts: 3 spaces per 1,000 sq. ft. of indoor sales/leasing/offi ce area, plus 1 space per service bay
Automobile and truck repair sales/rental and service					
Boat/recreational vehicle sales and service (indoor)					

Equipment rental (indoor and/or outdoor)				
Equipment, heavy (rental, sales, service)				
Manufactured/ mobile home sales and service				
Recreational vehicle (RV) sales and service	2 spaces per 1,000 sq. ft. of indoor sales/leasing/office area plus 1 space per service bay	1 space per 1,000 sq. ft. of indoor sales/leasing/office area plus 1 space per service bay	No Minimum	All Contexts: 3 spaces per 1,000 sq. ft. of indoor sales/leasing/offi ce area, plus 1 space per service bay
Truck repair sales and rental (large)				
Car wash	No Minimum			Transit and Urban Center Contexts: 1 space per 1,000 sq. ft. Neighborhood Center: 2 spaces per 1,000 sq. ft. General Context: 5 spaces per 1,000 sq. ft.
Gas station	2 spaces per 1,000 sq. ft.	2 spaces per 1,000 sq. ft.	No Minimum	No Minimum	General Context: 5 spaces per 1,000 sq. ft. Neighborhood Center Context: 3 spaces per 1,000 sq. ft. Urban Center Context: 1 space per 1,000 sq. ft.
Bus line yard and repair facility	1 space per 1,000 sq. ft. , plus 1 space per commercial fleet vehicle		No Minimum	No Maximum
Impound lot				
Limousine service				

Taxicab facility				
Tire distribution retail/wholesale				
Adult Entertainment Establishments				
Sexually oriented business	3 spaces per 1,000 sq. ft.	1 space per 1,000 sq. ft.	No Minimum	All Contexts: 5 spaces per 1,000 sq. ft.

Land Use	**Minimum Parking Requirement**				**Maximum Parking Allowed**
	General Context	**Neighborhood Center Context**	**Urban Center Context**	**Transit Context**	
	MU-5, MU-6, MU-8, and MU-11 located more than ¾ mile to fixed- rail transit; All zoning districts not listed in another context area	**MU-5, MU-6, MU-8, and MU-11 located between ½ mile and ¾ mile from fixed-rail transit; SR-3, FB-UN1, MU-2, MU-3**	**MU-5, MU-6, MU-8, and MU-11 located between ¼ mile and ½ mile from fixed-rail transit; D-2**	**MU-5, MU-6, MU-8, and MU-11 located within ¼ mile of fixed-rail transit; D-1, D-3, D-4, G-MU, UI**	
	Distance to fixed-rail transit shall be measured radially in a straight line from the closest point of the subject property line to the closest point of a fixed-rail transit station platform				
TRANSPORTATION USES					
Airport	Determined by Airport Authority				No Maximum
Heliport					
Bus line station/terminal	No Minimum				Urban Center and Transit Contexts:2 spaces per 1,000 sq. ft. Neighborhood Center and General Context: 1 space per 150 average daily passenger boardings
Intermodal transit passenger hub					
Railroad, passenger station					
Transportation terminal, including bus, rail and trucking					
Railroad, repair shop	1 space per 1,000 sq. ft. , plus 1 space per fleet vehicle generally stored on-site			No Minimum	No Maximum
Truck freight terminal					

Railroad, freight terminal facility	No Minimum	

Land Use	Minimum Parking Requirement				Maximum Parking Allowed
	General Context	**Neighborhood Center Context**	**Urban Center Context**	**Transit Context**	
	MU-5, MU-6, MU-8, and MU-11 located more than ¾ mile to fixed- rail transit; All zoning districts not listed in another context area	**MU-5, MU-6, MU-8, and MU-11 located between ½ mile and ¾ mile from fixed-rail transit; SR-3, FB-UN1, MU-2, MU-3**	**MU-5, MU-6, MU-8, and MU-11 located between ¼ mile and ½ mile from fixed-rail transit; D-2**	**MU-5, MU-6, MU-8, and MU-11 located within ¼ mile of fixed-rail transit; D-1, D-3, D-4, G-MU, UI**	
	Distance to fixed-rail transit shall be measured radially in a straight line from the closest point of the subject property line to the closest point of a fixed-rail transit station platform				
INDUSTRIAL USES					
Manufacturing and Processing					
Artisan food production	1 space per 1,000 sq. ft. of production area, plus 2 spaces per 1,000 sq. ft. of office/retail		0.5 spaces per 1,000 sq. ft. of production area, plus 1.5 spaces per 1,000 sq. ft. of office/retail	No Minimum	Transit and Urban Center Contexts: 1 space per 1,000 sq. ft. of production area, plus 2 spaces per 1,000 sq. ft. of office/retail Neighborhood Center and General Context: 2 spaces per 1,000 sq. ft. of production area, plus 3 spaces per 1,000 sq. ft. of office/retail
Artisan production					
Bakery, commercial					
Automobile salvage and recycling (outdoor)	1 space per 1,000 sq. ft. of office/retail		0.5 space per 1,000 sq. ft. of office/retail	No Minimum	All Contexts: 7 spaces per 1,000 sq ft. of office/retail
Processing center (outdoor)					

Automobile salvage and recycling (indoor)	1 space per 1,000 sq. ft.		No Maximum
Blacksmith shop			
Bottling plant			
Brewer/Small Brewery			
Chemical manufacturing and/or storage			
Commercial food preparation			
Distillery			
Drop forge industry			
Explosive manufacturing and storage	1 space per 1,000 sq. ft.	No Minimum	No Maximum
Food processing			
Heavy manufacturing			
Incinerator, medical waste/hazardous waste			
Industrial assembly			
Jewelry fabrication			
Laundry, commercial	1 space per 1,000 sq. ft.	No Minimum	No Maximum
Light manufacturing			
Paint manufacturing	1 space per 1,000 sq. ft.	No Minimum	No Maximum
Printing plant			
Processing center (indoor)			
Recycling			
Sign painting/ fabrication			

Studio, motion picture				
Welding shop				
Winery				
Woodworking mill				
Collection station	No Minimum		No Minimum	No Maximum
Concrete and/or asphalt manufacturing				
Extractive industry				
Refinery, petroleum products				
Storage and Warehousing				
Air cargo terminals and package delivery facility	No Minimum			No Maximum
Building materials distribution				
Distribution center	No Minimum			
Flammable liquids or gases, heating fuel distribution and storage			No Minimum	No Maximum
Package delivery facility				
Warehouse				
Warehouse, accessory to retail and wholesale business (maximum 5,000 square foot floor plate)				
Wholesale distribution				
Storage, self	2 spaces per 1,000 sq. ft. of office area, plus 1 space per 30 storage units	2 spaces per 1,000 sq. ft. of office		All Contexts: 1 space for every 15 storage units

Contractor's yard/office	2 spaces per 1,000 sq. ft. of office area			All Contexts: 3 spaces per 1,000 sq. ft. of office area
Rock, sand and gravel storage and distribution	No Minimum			No Maximum
Storage (outdoor)				
Storage and display (outdoor)				
Storage, public (outdoor)				

Land Use	**Minimum Parking Requirement**				**Maximum Parking Allowed**
	General Context	**Neighborhood Center Context**	**Urban Center Context**	**Transit Context**	
	MU-5, MU-6, MU-8, and MU-11 located more than ¾ mile to fixed- rail transit; All zoning districts not listed in another context area	**MU-5, MU-6, MU-8, and MU-11 located between ½ mile and ¾ mile from fixed-rail transit; SR-3, FB-UN1, MU-2, MU-3**	**MU-5, MU-6, MU-8, and MU-11 located between ¼ mile and ½ mile from fixed-rail transit; D-2**	**MU-5, MU-6, MU-8, and MU-11 located within ¼ mile of fixed-rail transit; D-1, D-3, D-4, G-MU, UI**	
	Distance to fixed-rail transit shall be measured radially in a straight line from the closest point of the subject property line to the closest point of a fixed-rail transit station platform				
PUBLIC AND SEMI-PUBLIC UTILITY USES					
Utility: Building or structure	No Minimum				No Maximum
Antenna, communication tower					
Antenna, communication tower, exceeding the maximum building height in the zone					

Large wind energy system	No Minimum	No Maximum
Solar array		
Utility: Electric generation facility		
Utility: Sewage treatment plant		
Utility: Solid waste transfer station		
Wireless telecommunications facility		

Land Use	**Minimum Parking Requirement**				**Maximum Parking Allowed**
	General Context	**Neighborhood Center Context**	**Urban Center Context**	**Transit Context**	
	MU-5, MU-6, MU-8, and MU-11 located more than ¾ mile to fixed- rail transit; All zoning districts not listed in another context area	**MU-5, MU-6, MU-8, and MU-11 located between ½ mile and ¾ mile from fixed-rail transit; SR-3, FB-UN1, MU-2, MU-3**	**MU-5, MU-6, MU-8, and MU-11 located between ¼ mile and ½ mile from fixed-rail transit; D-2**	**MU-5, MU-6, MU-8, and MU-11 located within ¼ mile of fixed-rail transit; D-1, D-3, D-4, G-MU, UI**	
	Distance to fixed-rail transit shall be measured radially in a straight line from the closest point of the subject property line to the closest point of a fixed-rail transit station platform				
ACCESSORY USES					
Accessory Dwelling Unit	See Section 21A.40.200: Accessory Dwelling Units				
Living quarter for caretaker or security guard	1 space per DU			No Minimum	All Contexts: 4 spaces per DU
Warehouse, accessory	No Minimum				No Maximum

Accessory use, except those that are otherwise specifically regulated elsewhere in this title		
Heliport, accessory		
Storage, accessory (outdoor)		

Table Notes:
A. Facilities that are (a) occupied by persons whose right to live together is protected by the federal Fair Housing Act, and that (b) occupy a building originally constructed for another residential use shall have the same parking requirements as the residential use for which the building was constructed.
B. Parking requirements to be determined by the transportation director based on considerations of factors such as estimated facility use, vehicle traffic to the facility, transit use to the facility, potential traffic congestion, and likelihood of overflow parking in surrounding neighborhoods

SECTION 62. Amending the text of Table 21A.44.040-C. That Table 21A.44.040-C of the *Salt Lake City Code* (Zoning: Off Street Parking, Mobility and Loading: Required Off Street Parking: Minimum Bicycle Parking Requirements) amending only the following column headings to the table, with no other changes to the table, as follows:

TABLE 21A.44.040-C: MINIMUM BICYCLE PARKING REQUIREMENTS*: (Calculation of Bicycle Parking Spaces to be Provided per Residential Unit or Based on Usable Floor Area)				
USE	**General Context**	**Neighborhood Center Context**	**Urban Center Context**	**Transit Context**
	MU-5, MU-6, MU-8, and MU-11 located more than ¾ mile to fixed-rail transit; all zoning districts not listed in another context area	**MU-5, MU-6, MU-8, and MU-11 located between ½ mile and ¾ mile from fixed-rail transit; SR-3, FB-UN1, MU-2, MU-3**	**MU-5, MU-6, MU-8, and MU-11 located between ¼ mile and ½ mile from fixed- rail transit; D-2**	**MU-5, MU-6, MU-8, and MU-11 located within ¼ mile of fixed-rail transit; D-1, D-3, D-4, G-MU, UI**
	Distance to fixed-rail transit shall be measured radially in a straight line from the closest point of the subject property line to the closest point of a fixed-rail transit station platform			

SECTION 63. Amending the text of Subsection 21A.44.060.A. That Subsection 21A.44.060.A. of the *Salt Lake City Code* (Zoning: Off Street Parking, Mobility and Loading: Parking Location and Design: Generally) is hereby amended as follows:

A. Generally:

1. Parking Located on Same Lot as Use or Building Served: All parking spaces required to serve buildings or uses erected or established after the effective date of this ordinance shall be located on the same lot or parcel as the building or use served, unless otherwise allowed pursuant to Subsection 21A.44.060.A.4, "Off-Site Parking Permitted", or Section 21A.55.020, "Planned Developments - Authority".

2. Biodetention in Parking Lot Interior and Perimeter Landscaping Areas: Retention of the 80th percentile storm is required for all impervious surface parking lots with 50 or more parking spaces. Where this is not feasible, as defined in the SLCDPUs Standard Practices Manual, an approved Stormwater Best Management Practices (Stormwater BMPs) is required.

All proposed Stormwater BMPs are subject to Public Utilities Division review, approval, and inspection.

3. Parking in Front and Corner Side Yards:

a. Parking in Required Yards: Parking stalls are prohibited in a required front yard or required corner side yard except when authorized by 21A.44.090. In the FR, R1, R2, and SR-1A zoning districts, parking in driveways that comply with all applicable city standards is allowed but shall not be used to satisfy off-street parking requirements.

b. Parking stalls may be allowed in a provided front or corner side yard where it exceeds the minimum yard requirement when:

(1) In any zoning district found in 21A.28 Manufacturing Districts or 21A.32 Special Purpose Districts; or

(2) Approved following the requirements in 21A.44.090; or

(3) Authorized in the zoning district.

c. Parking for land uses that do not include a principal building shall be setback a minimum of 25 feet from the front or corner side lot line. The 25 foot setback shall be considered a landscaped yard subject to the requirements of landscaped yards in 21A.48.

d. If this section conflicts with any regulation of the underlying zoning district, the provisions of the underlying zoning shall take precedence.

4. Off-Site Parking Permitted: When allowed as either a permitted or conditional use per Chapter 21A.33, "Land Use Tables", off-site parking facilities may be used to satisfy the requirements of this chapter and shall comply with the following standards:

a. Maximum Distance of Off-Site Parking: Off-site parking shall be located according to the distance established in Table 21A.44.060-B, "Maximum Distances for Off-Site Parking" (measured in a straight line from the property boundary of the principal use for which the parking serves to the closest point of the parking area).

Table 21A.44.060-B: Maximum Distances for Off-Site Parking:

Context	Maximum Distance to Off-Site Parking
Neighborhood Center	600 ft.
General	
Legal Nonconforming Use in Residential District	
Urban Center	1,200 ft.
Transit	1,000 ft.

b. Documentation Required:

(1) The owners of record involved in an off-site parking arrangement shall submit written documentation of the continued availability of the off-site parking arrangement to the planning director for review.

(2) The planning director shall approve the off-site parking arrangement if the director determines the location meets the standards of this section. No zoning or use approval shall be issued until the director has approved the off-site parking arrangement and the documentation has been recorded in the office of the Salt Lake County Recorder.

(3) If the off-site parking arrangement is later terminated or modified and the planning director determines that the termination or modification has resulted in traffic congestion, overflow parking in residential neighborhoods, or threats to pedestrian, bicycle, or vehicle safety, the property owners of the uses for which the off-site parking was provided may be held in violation of this chapter.

5. Circulation Plan Required: Any application for a building permit shall include a site plan, drawn to scale, and fully dimensioned, showing any off street parking or loading facilities to be provided in compliance with this title. A tabulation of the number of off street vehicle and bicycle parking, loading, and stacking spaces required by this chapter shall appear in a conspicuous place on the plan.

6. Driveways and Drive Approaches:

a. Compliance with Other Adopted Regulations:

(1) Parking lots shall be designed in compliance with applicable city codes, ordinances, and standards, including but not limited to Title 12 of this code: Vehicles and Traffic and the Off Street Parking Standards Manual to the maximum degree practicable, with respect to:

(A) Minimum distances between curb cuts;
(B) Proximity of curb cuts to intersections;
(C) Provisions for shared driveways;
(D) Location, quantity and design of landscaped islands; and
(E) Design of parking lot interior circulation system.

(2) Notwithstanding the provisions of Subsection 21A.44.060.A.6.a(1) above, relocation of a driveway for a single-family, two-family, or twin home residence in any zoning district shall only be required when the residence is replaced, and shall not be required when the residence is expanded or renovated in compliance with the city code.

b. General Standards: Access to all parking facilities shall comply with the following standards:

(1) To the maximum extent practicable, all off street parking facilities shall be designed with vehicular access to a street or alley that will least interfere with automobile, bicycle, and pedestrian traffic movement.

(2) Parking facilities in excess of five (5) spaces that access a public street shall be designed to allow vehicles to enter and exit the lot in a forward direction.

(3) Number of curb cuts: Lots with less than one hundred feet (100') of street frontage shall have only one (1) curb cut. Lots with one hundred feet (100') of street frontage or more are permitted one (1) curb cut for the first one hundred feet (100') of street frontage and one (1) additional curb cut for every additional two hundred fifty feet (250') of street frontage. The transportation director may approve additional curb cuts when necessary to ensure pedestrian, bicycle, and vehicle safety or to comply with the fire code. Public safety uses shall be exempt from limitations on curb cuts.

(4) Location: Driveways and drive approaches shall be at least 5 feet from any public utility infrastructure such as power poles, fire hydrants, and water meters.

(5) Distance from street corners: Driveways and drive approaches for Single and Two-Family Dwellings shall be located at least 20 feet from street corner property lines. Driveways and drive approaches for all other uses shall be at least 50 feet from street corner property lines. Driveways and drive approaches in the D-1, D-2, D-3, D-4, and G-MU Zoning Districts shall be located to the side of the building or as far from the street corner as possible. The driveway location may be modified by the planning director if complying with this provision creates a conflict with the location of an existing street tree or other public infrastructure. When the width of the lot is less than the required distance, the transportation director may approve modifications no greater than the minimum necessary to accommodate the driveway and drive approach.

(6) Lead to approved parking area: Except for entrance and exit driveways leading to approved parking areas, no curb cuts or driveways are permitted.

(7) Drive Approach Widths: All drive approaches shall comply with the standards listed in Table 21A.44.060-C, "Minimum and Maximum Drive Approach Width".

TABLE 21A.44.060-C: MINIMUM AND MAXIMUM DRIVE APPROACH WIDTH:

Zoning District	Minimum Drive Approach Width (in front and corner side yard)	Maximum Drive Approach Width* (in front and corner side yard)
SR-1, SR-2 and SR-3	8 ft.	22 ft.
MH	8 ft.	16 ft.
Other Residential Zoning Districts	8 ft.	24 ft.
Manufacturing Districts	12 ft. single lane and 24 ft. for two-way	30 ft.
Other Non-Residential Zoning Districts	12 ft. single lane and 24 ft. for two-way	30 ft.
*All drive approaches serving residential uses shall be a minimum eight feet (8') wide.		

(8) The width of the driveway shall match the width of the drive approach that provides access to it.

(9) Garage Doors and Vehicle Staging: All driveways providing access to a garage shall have a minimum vehicle staging area. Garage doors for passenger vehicles shall be setback at least 17 feet 6 inches from the back edge of sidewalk, or property line when a sidewalk is not provided. Garage doors for large trucks shall be setback at least 100 feet from back edge of sidewalk, or property line when a sidewalk is not provided. This requirement does not apply to garage doors abutting alleys.

(10) Shared Driveways: Shared driveways, where two or more properties share one drive approach, may be permitted if the transportation director determines that the design and location of the shared drive approach will not create adverse impacts on traffic congestion or public safety.

7. Minimum Dimensional Standards: All parking spaces shall comply with the dimensional standards in the Off Street Parking Standards Manual.

8. Surface Materials: All parking spaces, driveways and drive approaches shall comply with the standards for surfacing of access, driving, and parking surfacing in the Off Street Parking Standards Manual.

9. Grading and Stormwater Management: All surface parking areas shall comply with city grading and stormwater management standards and shall be reviewed for best management practices by Salt Lake City Department of Public Utilities. Refer to the Salt Lake City Stormwater Master Plan, Storm Drainage Manual, and Green Infrastructure Toolbox for additional information.

10. Sight Distance Triangles: All driveways and intersections shall comply with the sight distance triangle standards as defined in the Off Street Parking Standards Manual.

11. Landscaping and Screening: All parking areas and facilities shall comply with the landscaping and screening standards in Chapter 21A.48 and Section 21A.40.120 of this title.

12. Lighting: Where a parking area or parking lot is illuminated, the light source shall be shielded so that the light source is not directly visible from any abutting property or abutting private or public street.

13. Signs: All signs in parking areas or related to parking facilities shall comply with Chapter 21A.46, "Signs", and applicable provisions of the Manual on Uniform Traffic Control Devices (MUTCD).

14. Pedestrian Walkways: The following standards shall apply to surface parking lots with 25 or more parking spaces:

a. Pedestrian walkway(s) shall be at least five feet (5') in width, and located in an area that is not a driving aisle leading from the farthest row of parking spaces to the primary entrance of the principal building.

b. Vehicles shall not overhang the pedestrian walkway(s).

c. Where the walkway(s) crosses a drive aisle, pedestrian walkway(s) shall be identified by a change in color, material, surface texture, from surrounding driving surfaces, but such identification cannot be curbing of the walkway.

d. One (1) pedestrian walkway meeting these standards shall be provided for every 50 parking spaces provided on site or part thereof, after the first 20 parking spaces.

15. Tandem Parking: Where more than one parking space is required for a residential dwelling unit, the parking spaces may be designed as tandem parking spaces, provided that:

a. No more than two required spaces may be included in the tandem parking layout; and

b. Each set of two tandem parking spaces shall be designated for a specific residential unit.

16. Cross-Access between Abutting Uses: The transportation director may require that access to one or more lots be through shared access points or cross-access through abutting parcels when the transportation director determines that individual access to abutting parcels or limited distance between access points will create traffic safety hazards due to traffic levels on adjacent streets or nearby intersections. Such a determination shall be consistent with requirements of state law regarding property access from public streets. Required cross-access agreements shall be recorded with the Salt Lake County Recorder's Office.

SECTION 64. Amending the text of Subsection 21A.44.070.B.3. That Subsection 21A.44.070.B.3 of the *Salt Lake City Code* (Zoning: Off Street Parking, Mobility and Loading: Off Street Loading Facilities: Location and Design) is hereby amended as follows:

3. No loading berth shall be located in a required front yard. For properties located in an MU zoning district, loading berths shall only be allowed behind or to the side of a principal building. All service areas shall be screened or located within the building.

SECTION 65. Amending the text of Section 21A.44.080. That Section 21A.44.080 of the *Salt Lake City Code* (Zoning: Off Street Parking, Mobility and Loading: Drive-Through Facilities and Vehicle Stacking Areas) is hereby amended as follows:

21A.44.080: DRIVE-THROUGH FACILITIES AND VEHICLE STACKING AREAS:

A. Number of Stacking Spaces Required: The following standards apply for all uses with vehicle stacking and/or drive-through facilities.

1. All uses with drive-through facilities shall provide the minimum number of on-site stacking spaces indicated in Table 21A.44.080-A, "Required Vehicle Stacking Spaces".

TABLE 21A.44.080-A: REQUIRED VEHICLE STACKING SPACES:	
Use	**Minimum stacking length. Stacking length may be in multiple lanes. Required length as indicated below is measured from the point of service or final service window.**
Car Wash, Self- Service	60 feet
Car Wash, Automated	200 feet
Food and Beverage Service Uses	400 feet
Gasoline Pumps	60 feet

Retail and Financial Institutions	120 feet
Other Uses	120 feet

2. Traffic Study:

a. Conditional Uses: A traffic study addressing both on site and off site traffic and circulation impacts is required as part of a conditional use application to allow a drive-through facility. If said study indicates a greater vehicle stacking is needed, that distance shall apply.

b. Permitted Uses: A traffic study may be required as part of a permit application if the planning director, in conjunction with the transportation director, finds that the proposed stacking and vehicle maneuvering is inadequate and create adverse impacts to traffic circulation.

B. Location and Design of Drive-Through Facilities:

1. In zoning districts where uses with drive-through facilities are allowed and where no front or corner side yard setback is required, the drive-through lanes shall not be located between the front or corner side lot line and any walls of the principal building.

2. Drive-through lanes shall be arranged to avoid conflicts with site access points, access to parking or loading spaces, and internal circulation routes, to the maximum extent practicable.

3. A by-pass lane, driveway, or other circulation area around a drive-through facility stacking lane shall be provided for all uses other than automated car washes and financial institutions.

4. All required stacking spaces shall measure 9 feet in width by 20 feet and shall be counted from the final service window.

5. Air quality: Drive through facilities shall post idle-free signs pursuant to Chapter 12.58 of this code.

6. When a drive through use adjoins any residential use or any residential zoning district, a minimum eight foot high masonry wall shall be erected and maintained along such property line.

7. No drive through use shall allow vehicles to block any portion of the right of way for any period of time.

8. Drive through facilities shall be allowed one additional drive approach for exiting vehicles that is marked with a stop sign within five feet of the property line along a street. The driveway shall be a minimum of 50 feet from any other driveway. No driveway may be located within 50 feet of the back of curb of an intersecting street.

9. All drive through facilities that have an indoor customer area shall provide a direct pedestrian walkway and entry to the front of the building that does not require crossing a parking stall, drive aisle or stacking lane.

10. All parking areas shall include marked pedestrian paths through the parking lot to the closest building entrance. Pedestrian paths shall be marked by a change in paving material or striping.

11. Loudspeakers shall comply with all applicable Salt Lake County Health Department ordinances regulating noise.

C. Change of Use with a Drive Through Facility: Any change of use with a drive through facility to another use with a drive through facility shall comply with the required vehicle stacking length for the new use as indicated in Table 21A.44.080-A, Required Vehicle Stacking Spaces. Existing nonconforming drive throughs changing to another nonconforming drive through use are subject to the requirements of 21A.38.040.H.

SECTION 66. Amending the text of Subsection 21A.44.090.A. That Subsection 21A.44.090.A of the *Salt Lake City Code* (Zoning: Off Street Parking, Mobility and Loading: Modifications to Parking Areas: Administrative Modifications) is hereby amended as follows:

A. Administrative Modifications: The planning director or transportation director may approve the following types of modifications provided that the director determines that the adjustment will not create adverse impacts on pedestrian, bicycle, or vehicle safety and that the adjustment is required to accommodate an unusual site feature (such as shape, topography, utilities, or access point constraints) and that the need for the adjustment has not been created by the actions of the applicant.

1. Modification to dimensions or geometries of parking, loading, or stacking space, aisles, or maneuvering areas otherwise required by this chapter, other city regulations, or the Off Street Parking Standards Manual; provided that those modifications are consistent with federal and state laws regarding persons with disabilities, including but not limited to the Americans with Disabilities Act.

2. Modifications to bicycle parking or loading berth location or design standards.

3. Front Yard Parking: For any zoning district, front yard parking may be allowed if all of the following conditions are met:

a. The lot contains an existing residential building.

b. No other off-street parking exists on the site.

c. No provided side yard is greater than 8 feet. If greater than 8 feet, no tree over 6 inches in caliper is present in the side yard that would necessitate the removal of the tree to locate a parking stall in the side yard or rear yard.

d. The rear yard is not accessible through a side yard as provided in Subsection A.3.c and does not have frontage on a public street or public alley and the property does not have access rights across an adjacent private street or alley.

e. The front yard parking complies with the following standards:

(1) The front yard parking is limited to no wider than 10 feet in width and is a minimum depth of 20 feet.

(2) The front yard parking is accessed by an approved drive approach.

(3) The location of the front yard parking is placed within 10 feet of a side lot line or for corner properties, may also be within 10 feet of a rear lot line and is consistent with the location of other driveways on the block face.

4. Vehicle and Equipment Storage Without Hard Surfacing:

a. The property is located in a M-1, M-2, M-1A, or EI zoning district.

b. The lot is used for long-term vehicle storage, not for regular parking and/or maneuvering.

c. The storage areas are not located within any required front yard or corner side yard.

d. The storage area surface is compacted with 6 inches of road base or other similar material with dust control measures in place.

e. A mechanism, such as a wash bay, gravel guard, or rumble strip is used to remove mud, sand, dirt, and gravel from the vehicle with a minimum of fifty (50) feet of paved driveway between the mechanism and a public street. The mechanism used is subject to approval by the transportation director or designee provided it is a commonly used device that is effective at removing debris from vehicle tires.

SECTION 67. Amending the text of Subsection 21A.44.100.B.2. That Subsection 21A.44.100.B.2 of the *Salt Lake City Code* (Zoning: Off Street Parking, Mobility and Loading: Use and Maintenance: Maintenance) is hereby amended as follows:

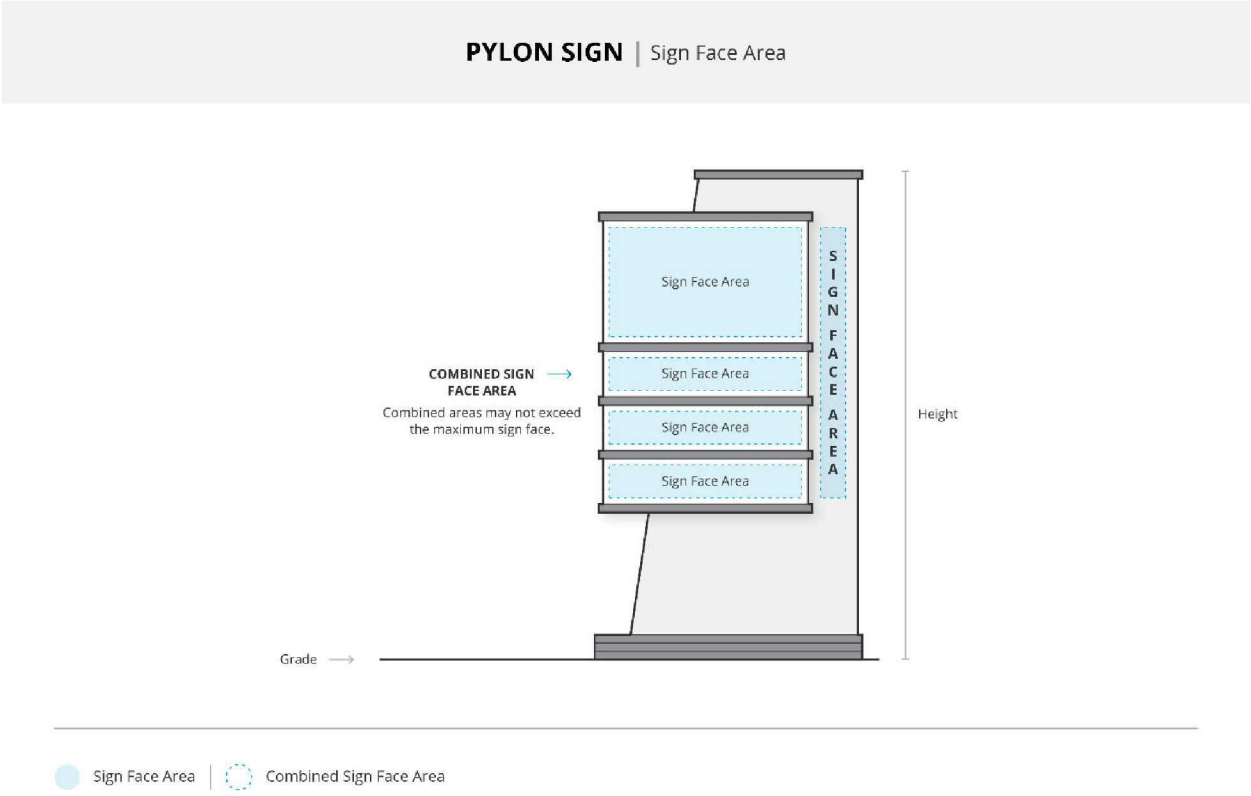
2. Except in the M-1, M-2, M-1A, and D districts, no cleaning or maintenance of loading areas using motorized equipment may be performed between 10:00 P.M. and 7:00 A.M. each day, except for snow removal.

SECTION 68. Amending the text of Subsection 21A.46.020.B. That Subsection 21A.46.020.B of the *Salt Lake City Code* (Zoning: Signs: Definitions) is hereby amended only as to the definitions of "Marquee", "Pole Sign" and "Pylon Sign", and adding the image below to the collection of images in Figure 21A.46.020, with no other changes to the subsection, as follows:

MARQUEE: A permanent roofed structure which extends outward from the face of the building.

POLE SIGN: A freestanding sign whose sign face is held by mast(s) or pole(s) and not attached to any building. (See figure 21A.46.020 at the end of this section.)

PYLON SIGN: A freestanding sign whose sign face is on or extends from a concealed support structure (such as poles, pole covers, or columns). A pylon sign may have multiple sign faces, but the combined areas may not exceed the maximum sign face allowed in the district. (See figure 21A.46.020 at the end of this section.)



SECTION 69. Amending the text of Section 21A.46.040. That Section 21A.46.040 of the *Salt Lake City Code* (Zoning: Signs: Exempt Signs) is hereby amended as follows:

21A.46.040: EXEMPT SIGNS

The following signs and sign related activities located and conducted wholly on private property are exempt from all regulations in this chapter, subject to the following provisions:

A. Banner, Public Event. For provisions governing street banners, see Section 21A.46.170.

B. Building or House Numbers Sign.

C. Building Plaque Sign: One building plaque sign per address.

D. Building Security Sign: Building security signs whose sign faces are no more than one square foot in area and limited to no more than four building security signs per building.

E. Flag, Official: Shall not encroach over a property line.

F. Gas Price Signs: Gas price signs not exceeding 50 square feet as long as they comply with all other applicable provisions of this title. This type of sign is permitted in addition to the maximum size limits listed in the sign regulations tables for each zoning district.

G. Gas Pump Sign.

H. Interior Sign.

I. Political Sign.

J. Public Safety Signs: No more than eight square feet in area, five feet in height, and setback a minimum of five feet from a front or corner side yard property line.

K. Routine Maintenance of Sign: Routine sign maintenance or changing of lettering or parts of signs designed to be regularly changed.

L. Vending Machine Sign.

M. Murals: All or any portion of painted artwork which would not constitute a sign under this chapter.

N. Portable Signs: Portable signs as authorized pursuant to Section 21A.46.055 of this chapter.

O. Any sign that does not contain commercial messaging and does not create a safety hazard.

SECTION 70. Amending the text of Section 21A.46.052. That Section 21A.46.052 of the *Salt Lake City Code* (Zoning: Signs: Signs Exempt from Specific Criteria Except Fees and Permits) is hereby amended as follows:

21A.46.052: SIGNS EXEMPT FROM SPECIFIC CRITERIA EXCEPT FEES AND PERMITS:

A. Signs within Open-Air Malls, Stadiums, or other Enclosed Spaces without a Roof: Signs that are located within physically confined spaces and separated from the public street right-of-way are subject to the following provisions.

1. Signs may be authorized through a sign plan for the development when approved by any process outlined in Title 21A.

2. Shall obtain sign permits and pay fees for each sign within the development to ensure compliance with the approved sign plan, the applicable regulations of this title, and the city's adopted building code.

3. Signs oriented to a public street or a public space shall comply with the sign regulations of this chapter unless specifically approved as part of a planned development, as outlined in Chapter 21A.55, or as part of a development approved through the design review process, as outlined in Chapter 21A.59.

B. Playground equipment, athletic field infrastructure, or the structures located on publicly owned lands: Signs indicating the manufacturer or sponsor are permitted provided the signs are no larger than nine square feet. Such signs that are painted or applied to the playing surface are exempt from the size limitations.

C. Pole Signs on School Property: Pole signs on property used for K-12 public school or K-12 private school are allowed regardless of the zoning district. Pole signs on K-12 public school or K-12 private school property are permitted provided such signs comply with the following requirements:

1. The maximum number of signs permitted is one pole sign;

2. The maximum height of a freestanding pole sign is 15 feet, except that pole signs on the property along a collector or arterial street may be a maximum height of 25 feet;

3. There is no minimum setback requirement; however, all portions of the sign must be located on school property. No portion of the sign may overhang onto the public right-of-way.

4. The sign will be allowed to have a maximum of three sign faces. For pole signs located on school properties, the sign face is the total sign area of each side of the sign. A sign face may include multiple separate sign panels;

5. The total combined sign face areas of a pole sign shall not exceed 180 square feet, except that pole signs on the property along a collector or arterial street may have a maximum total combined sign face area of 540 square feet;

6. No sign may be used as an off premises sign; and

7. The pole sign is subject to all other requirements as stated in this chapter and all applicable zoning overlay requirements.

SECTION 71. Amending the text of Section 21A.46.055. That Section 21A.46.055 of the *Salt Lake City Code* (Zoning: Signs: Temporary Portable Signs) is hereby amended as follows:

21A.46.055: TEMPORARY PORTABLE SIGNS:

Pursuant to the terms and conditions set forth in this section, attended portable signs shall be allowed on public property in all MU zones identified in 21A.25, Light Manufacturing (M-1), Heavy Manufacturing (M-2), Northpoint Light Manufacturing (M-1A), Central Business (D-1), Downtown Support (D-2), Downtown Warehouse/Residential (D-3), Downtown Secondary Central Business (D-4), Gateway-Mixed Use (G-MU) and Business Park (BP) Zoning Districts.

A. Size: The maximum size of the sign face for such portable signs shall not exceed three feet in height and two feet in width on a sidewalk. Any portion of the frame for a portable sign (the support structure) may extend up to six inches in any direction beyond the sign face. Illumination and other attached decorations or objects on such signs are prohibited.

B. Location: Within the zoning districts identified above, any person may display a freestanding portable sign on the city owned right-of-way (sidewalk or park strip) but not in the roadway. Signs may not be attached to any utility poles, traffic signs, news racks or any other item or fixture in the public way. The usable sidewalk space must remain unobstructed. Unobstructed sidewalk space must be at least 10 feet wide on Main Street between South Temple and 400 South; and where available, eight feet wide in the D-1, D-3, D-4 and G-MU Districts. In all other applicable areas a minimum of six feet of unobstructed space is required. In addition, any portable sign may not be placed in any location that would obstruct any ADA accessible feature.

C. Construction: All portable signs must be built so as to be reasonably stable and to withstand expected wind and other weather elements.

D. Attended Portable Signs: An "attended portable sign" is a portable sign placed by a person who, either in person or through a representative, at all times while the sign is in the public right-of-way, remains either: 1) within 25 feet of the sign or 2) on the first floor of a building whose front entrance is within 25 feet of the sign or which has windows providing a view of the portable sign from within the building. Salt Lake City reserves the right to request the removal or relocation of a portable sign to accommodate construction activity within the public right-of-way.

E. Portable signs that are attended by a representative shall be permitted only on the "block face" (as defined in Section 21A.62.040) on which the business being advertised is located and on up to two block faces intersecting and contiguous with the block face on which such business is located, provided that the portable sign is located within a zoning district which permits said signs. Within the downtown and gateway zoning districts, a "block face" shall be defined as all of the lots facing one side of a street between two intersecting collector and/or arterial streets.

SECTION 72. Amending the text of Section 21A.46.060. That Section 21A.46.060 of the *Salt Lake City Code* (Zoning: Signs: Signs Specifically Prohibited in All Zoning Districts) is hereby amended as follows:

21A.46.060: SIGNS SPECIFICALLY PROHIBITED IN ALL ZONING DISTRICTS:

The following exterior signs, in addition to all other signs not expressly permitted by this chapter, are prohibited in all zoning districts and shall not be erected:

A. Animated signs excluding public service signs, except as expressly authorized by this chapter;

B. Balloons;

C. Bench signs;

D. Pennant Flags;

E. Portable signs, other than those allowed by 21A.46.055;

F. Signs on city property, city right-of-way, or that overhang any property line unless specifically allowed by this chapter and subject to required encroachment agreements;

G. Signs located near streets which imitate or are easily confused with official traffic signs and use words such as "stop", "look", "danger", "go slow", "caution" or "warning", except where such words are part of the name of a business or are accessory to parking lots; and

H. Snipe Signs.

SECTION 73. Amending the text of Section 21A.46.070. That Section 21A.46.070 of the *Salt Lake City Code* (Zoning: Signs: General Standards) is hereby amended as follows:

21A.46.070: GENERAL STANDARDS:

A. Construction Standards:

1. Applicable Regulations: All signs erected in the city after April 12, 1995, shall comply with the current standards of the National Electrical Code, and adopted building code, all

provisions of this chapter and any other applicable provisions of this title or other applicable regulations.

2. Engineering Required: All sign permit applications for freestanding signs shall be engineered to conform with the applicable provisions of the adopted building code and, where required by the building official, shall be accompanied by an engineering drawing stamped and signed by a structural engineer licensed by the State attesting to the adequacy of the proposed construction of the sign and its supports.

B. Ownership Shown on Signs: The name of the sign owner and sign erector of all signs shall be in plain and public view. Signs not carrying such an imprint will be presumed to be owned by the owner of the property on which the sign is located.

C. Clearance Between Sign and Ground: A minimum clearance of eight feet (8') shall be provided between the ground and the bottom of any pole, projecting sign or flag.

D. Signs Not to Constitute a Traffic Hazard: No sign shall be erected at any location where by reason of its position, shape, color or words, it may interfere with, obstruct the view of or be confused with any authorized traffic sign, signal or device. All signs shall comply with the Sight Distance Triangle Requirements as defined and illustrated in Chapter 21A.62 of this title. Clear sight zone areas shall be provided as indicated in the Salt Lake City Off Street Parking Standards Manual.

E. Repair of Building Facades: A building facade damaged as the result of the removal, repair, replacement or installation of any signs shall be repaired by the property owner within thirty (30) calendar days from the date of the damage.

F. Maintenance of Signs: Every sign shall be kept in good maintenance and repair. The ground space within a radius of ten feet (10') from the base of any freestanding sign shall be kept free and clear of all weeds, rubbish and flammable material. The building official shall inspect and enforce this section pursuant to the provisions of Section 21A.46.150 of this chapter.

G. Sign Removal: The sign face identifying a discontinued use on the property shall be removed from the property when the use is discontinued. The removal of nonconforming signs shall be regulated by Section 21A.46.140.

H. Lights and Lighted Signs: No spotlight, floodlight or lighted sign shall be installed in any way which will permit the rays of such sign's light to penetrate beyond the property on which such light or lighted sign is located in such a manner as to constitute a nuisance. Signs alleged to be a nuisance, by reason of light, by the neighboring property owners or tenants shall be subject to the zoning administrator's review to consider the validity of the nuisance complaint. If the sign is determined to be a nuisance, by reason of light, by the zoning administrator, the owner of the sign shall be required by the zoning administrator to take the appropriate corrective action.

I. Allowed Obstructions: Signs may encroach into required yards when in compliance with the provisions of this chapter. If the minimum setbacks for signs indicated in this chapter conflict with the regulations in Table 21A.36.020.B, this chapter shall take precedence.

J. Signs on Public Property: Except for portable signs authorized pursuant to Section 21A.46.055 of this chapter, no sign shall be located on publicly owned land or inside street rights of way, except signs erected by permission of an authorized public agency, or the city pursuant to the city's right of way encroachment policy.

K. Extension of Building Signs: Signs shall be allowed to extend beyond the face of the building up to two feet unless a different dimension is identified in this chapter.

L. Roof Signs: Roof signs shall conform to the following standards:

1. The height of the sign face of roof signs shall not exceed 20% of the height of the building or 10 feet, whichever is less, unless a different dimension is authorized in this chapter;
2. No guywires, braces or secondary supports visible from the ground shall be used; and
3. Roof signs shall not exceed the maximum permitted height for the zoning district in which it is located.

M. Reserved.

N. Reserved.

O. New Development Sign: New development signs shall be permitted during construction through initial occupancy of ninety five percent (95%) of floor space for a nonresidential development and through ninety five percent (95%) initial unit occupancy for a residential development. New development signs shall be removed upon two (2) years of use, regardless of the level of occupancy. See Sections 21A.46.080 through 21A.46.120 of this chapter for zoning district limitations on size, height and location of new development signs.

P. Temporary Signs: Temporary signs shall comply with the following standards:

1. Required Setback: All temporary signs shall be set back five feet (5') from all property lines, except where displayed as building signs on buildings set back less than five feet (5') or where the sign setback is otherwise specified in this title.
2. Display Period and Removal: Temporary signs shall be permitted in accordance with the standards set forth below for display period and removal, unless specified otherwise in this title:

Sign Type[1]	**Display Period**	**Removal Required 3 Days After**
Construction impact area mitigation sign	Per city guidelines[2]	Per city guidelines[2]
Construction sign	Duration of construction	Completion
Garage/yard sale sign	2 sales per year (7 days maximum per sale)	End of sale
Political sign	No limit	Election/voting day

Public event banner (on public property)	Per city guidelines	Per city guidelines
Real estate sign	Duration of listing	Closing/lease commencement date
Special event	Duration of event	End of event
Vacancy sign	Duration of vacancy	Date of lease or of purchase and sale contract

Notes:

1. See Sections 21A.46.080 through 21A.46.120 of this chapter for zoning district limitations on the size, height and location of temporary signs.
2. See Section 21A.46.180, "Construction Impact Area Mitigation Signs", of this chapter.

Q. Flags of Fraternal, Religious or Civic Organizations: Flags of fraternal, religious and civic organizations are permitted as on premises signs, but shall not exceed thirty (30) square feet in area.

R. Official Flags: Official flags shall not project over a property line, except within the D-1 and D-4 Zoning Districts, where official flags are allowed to project up to eight feet (8') across the property line, but not within two feet (2') of the curb line. The pole support must be attached directly to the building and located so that all portions of the flag clear the pedestrian level of the building. Flags shall not interfere with street trees, light poles, utility lines, etc., and shall maintain a ten foot (10') clearance from the sidewalk.

S. Freeway Height Exception: The height of on premises pole signs located on properties adjacent to I-15, I-80, I-215 and the 2100 South Expressway (State Route 201) may be increased to a height of twenty five feet (25') above the pavement grade of the adjacent freeway if the sign is freeway oriented and located within three hundred feet (300') of the freeway.

T. Freeway Frontage: Freeways shall be considered street frontage for signage purposes, except for monument signs. Pole signs approved on freeway frontage shall be limited to seventy five percent (75%) of the maximum size allowed for the zone. Reduced size pole signs shall be interchangeable with other pole signs on the same site.

U. Historic District Signs: The historic landmark commission may authorize, as a minor alteration modification to an existing sign or the size or placement of a new sign in a historic district or on a landmark site, including placement of a sign type not allowed in the underlying zone, if the applicant can demonstrate that the location, size and/or design of the proposed sign is compatible with the design period or theme of the historic structure or district and/or will cause less physical damage to the historically significant structure. If a sign in a local historic district or on a landmark site has been designated a vintage sign as per Section 21A.46.125 of this chapter, the modifications allowed in that section may be authorized by the historic landmark commission subject to the appropriate standards of Section 21A.34.020 of this title.

V. Sign Area Determination: Sign face area square footage shall be determined as follows:

1. Flat Signs (Excluding Letter Signs and Backlit Awnings) and Wall Signs: The entire surface of the sign face shall be measured.

2. Backlit Awnings and Letter Signs: A polygon, not to exceed eight (8) sides, shall be drawn around the copy area to enclose as nearly as possible the space covered by the copy.

3. All Signs: Words, symbols, letters, images, logos and all other designs that are intended to convey a message shall be included in calculating the sign face area. Colors, stripes and other designs that are not intended to convey a message shall not be included.

SECTION 74. Amending the text of Section 21A.46.080. That Section 21A.46.080 of the *Salt Lake City Code* (Zoning: Signs: Sign Regulations for Residential Districts) is hereby amended as follows:

21A.46.080: SIGN REGULATIONS FOR RESIDENTIAL DISTRICTS:

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

A. Sign Regulations For Single-Family And Two-Family Residential Districts:

1. Purpose: Signage in the single-family and two-family residential districts should be used for purposes typically accessory to single-family and two-family residential use and which do not impact neighboring residences. The sign regulations of these districts are intended to limit the type, number, size and duration of signage permitted in single-family or two-family residential districts in order to prevent the creation of nuisances and impacts on the use and enjoyment of surrounding residential property.

2. Applicability: Regulations in subsection A3 of this section shall apply to districts which are either entirely or predominantly single-family residential in character. The districts that shall be subject to these regulations are the FR-1, FR-2, FR-3, R-1/12,000, R-1/7,000, R-1/5,000, R-2, SR-1 and SR-3 Districts.

3. Sign Type, Size and Height Standards:

STANDARDS FOR THE FR-1, FR-2, FR-3, R-1/12,000, R-1/7,000, R-1/5,000, R-2, SR-1, SR-3, AND FB-UN1 DISTRICTS

Types Of Signs Permitted	Maximum Area Per Sign Face	Maximum Height Of Freestanding Signs	Number Of Signs Permitted
Construction sign	16 square feet	4 feet	1 per street frontage
Development entry sign[2]	50 square feet	4 feet	1 per entry; 2 maximum
Flat and monument signs for	24 square feet each	4 feet	1 per street frontage

permitted/conditional nonresidential uses[2,4]			
Garage/yard sale sign	6 square feet	4 feet	1 per street frontage
Nameplate	1 square foot	n/a	1 per dwelling
New development sign[1] (new subdivision only)	120 square feet per sign; up to a total of 160 square feet	10 feet	1 per street frontage; 2 maximum
Private directional sign	8 square feet	8 feet	No limit
Public safety sign	8 square feet	6 feet	No limit
Real estate sign	8 square feet	4 feet	1 per street frontage
Signs for nonconforming businesses (see subsection A4a of this section)	See subsection A4a of this section	See subsection A4a of this section	See subsection A4a of this section
Special event sign	16 square feet	6 feet	1 per street frontage

Notes:

1. 10 foot setback required.
2. Monument and development signs shall have a 5 foot setback, unless integrated into the fence structure. Height requirements for fence apply.
3. Reserved
4. Backlit awnings excluded.

4. Supplementary Regulations:

a. Signs for Nonconforming Business Uses: Signs for permitted nonconforming business uses shall conform to Subsection 21A.46.090.A.4 of this chapter, sign regulations for the MU-2 district, but shall not be internally illuminated.

b. Illumination: Signs for residential uses shall not be internally illuminated, except for new development signs and development entry signs.

B. Sign Regulations For Multi-Family Residential Districts:

1. Purpose: Signage in the multi-family districts should allow for appropriate identification of multi-family buildings. The purpose of these regulations is to protect the residential living environment of residents while providing for appropriate building identification and other forms of signage consistent with the needs of multi-family residents.

2. Applicability: Regulations in subsection B3 of this section shall apply to all uses within the RMF-30, RMF-35, RMF-45 and RMF-75 districts. The regulations apply to each multi-family building, whether on a separate lot of record, or as part of a multi-family

development which may have multiple buildings on a lot. Regulations on new development signs and development entry signs shall apply to the lot, regardless of the number of buildings on the lot.

3. Sign Type, Size And Height Standards:

STANDARDS FOR THE RMF-30, RMF-35, RMF-45 AND RMF-75 DISTRICTS

Types Of Signs Permitted	Maximum Area Per Sign Face	Maximum Height Of Freestanding Signs[3]	Number Of Signs Permitted
Construction sign	16 square feet	4 feet	1 per street frontage
Development entry sign[2]	50 square feet	4 feet	1 per entry; 2 maximum
Flat sign for residential uses[4,5]	10 square feet	See note 3	1 per street frontage
Flat signs for permitted/ conditional nonresidential uses[2,5]	24 square feet	See note 3	1 per street frontage
Garage/yard sale sign	6 square feet	4 feet	1 per street frontage
Marquee sign[4]	10 square feet	See note 3	1 per building
Monument sign[2,4]	24 square feet	4 feet	1 per lot
Nameplate	2 square feet	n/a	1 per building entry
New development sign[1]	80 square feet	10 feet	1 per street frontage
Political sign	16 square feet	4 feet	No limit
Private directional sign	8 square feet	4 feet	No limit
Public safety sign	8 square feet	6 feet	No limit
Real estate sign	8 square feet	4 feet	1 per street frontage
Signs for nonconforming businesses (see subsection B4a of this section)	See subsection B4a of this section	See subsection B4a of this section	See subsection B4a of this section
Special event sign	16 square feet	6 feet	1 per street frontage

Notes:

1. 10 foot setback required.
2. Monument signs shall have a 5 foot setback unless integrated into the fence structure. Height requirements for fence apply.
3. Reserved

4. Shall not be permitted for one- through seven-family dwellings.
5. Backlit awnings excluded.

4. Supplementary Regulations:

a. Nonconforming Business Uses: Signs for permitted nonconforming business uses shall conform to subsection 21A.46.090A3 of this chapter, sign regulations for the MU-2 district.

b. Illumination: Illuminated signs for multi-family buildings or developments shall be limited to new development signs, development entry signs, flat signs, marquee signs and monument signs.

SECTION 75. Amending the text of Section 21A.46.090. That Section 21A.46.090 of the *Salt Lake City Code* (Zoning: Signs: Sign Regulations for Mixed Use Districts) is hereby amended as follows:

21A.46.090: SIGN REGULATIONS FOR MIXED USE DISTRICTS:

The following regulations shall apply to signs permitted in the residential mixed use, mixed use and commercial districts. Any sign not expressly permitted by these district regulations is prohibited.

A. Sign Regulations for the MU-2, MU-3, MU-5, MU-6, MU-8 and MU-11 District:

1. Purpose: Signage in the Mixed Use districts should be appropriate for commercial uses and business districts. These districts are located in proximity to residential areas and contain a residential/commercial mix of uses. The sign regulations for these districts are intended to permit signage that is appropriate for commercial uses and business districts, with minimum impacts on nearby residential uses.

2. Applicability: Regulations in subsections A3 shall apply to all uses within MU-2 district.

3. Sign Type, Size and Height Standards for the MU-2 District:

STANDARDS FOR THE MU-2 DISTRICT

Sign Type	Maximum Sign Face Area	Maximum Height	Minimum Setback	Special Provisions
Awning or Canopy	1 square foot per linear foot of storefront. Building total not to exceed 40 square feet.	NA	NA	1. May extend to property line. 2. One per ground floor business entry or window.

Canopy, Drive Through and Gas Pump Island	Up to 40% of the canopy face.	NA	NA	
Construction	32 square feet	8 feet	5 feet if freestanding	1. One per street frontage. 2. May be located on construction fencing
Flat (storefront)	1 square foot per linear foot of storefront up to a maximum of 24 square feet.	NA	None. May encroach into a public right of way up to 2 feet with city lease agreement	One per leasable space.
Flat (building)	1 square foot per linear foot of building frontage, up to a maximum of 32 square feet.	NA	None. May encroach into a public right of way up to 2 feet with city lease agreement	One per building.
Monument	1 square foot per street frontage, up to a maximum of 32 square feet.	5 feet	5 feet	1. Not allowed on lots with less than 100 feet of street frontage. 2. One per street frontage
Nameplate	4 square feet	NA	NA	One per building entry.
New Development Sign	80 square feet	10 feet if freestanding	5 feet if freestanding	1. One per street frontage. 2. May be located on construction fencing
Private Directional	4 square feet	8 feet	10 feet	
Projecting (storefront)	6 square feet per side	NA	None. May encroach into a public right of way up to 2 feet with city lease agreement	1. One per leasable space or street frontage. 2. May extend up to 4 feet from building wall. 3. Shall be a minimum of 8 feet above a public sidewalk.
Real estate	16 square feet	8 feet	5 feet	One per street frontage.
Wall (storefront)	1 square foot per linear foot of storefront,	NA	NA	1. One per leasable space.

	up to a max of 32 square feet.			2. Storefronts with multiple street frontages may have one sign per street frontage.
Wall (building)	1 square foot per linear foot of storefront, up to a max of 32 square feet.	NA	NA	1. One sign per building. 2. The maximum size only applies to the portion of the sign that includes commercial messaging.
Window	25% of window area	NA	NA	Window area of storefront may be combined or calculated individually.

4. Sign Type, Size and Height Standards for the MU-3 District:

STANDARDS FOR THE MU-3 DISTRICT

Sign Type	Maximum Sign Face Area	Maximum Height	Minimum Setback	Special Provisions
Awning or Canopy	1 square foot per linear foot of storefront, building total not to exceed 40 square feet.	NA	NA	1. May extend up to 6 feet from face of building. 2. One per ground floor business entry or window.
Canopy, Drive Through and Gas Pump Island	Up to 40% of the canopy face.	NA	NA	
Construction	32 square feet	8 feet	5 feet if freestanding	1. One per street frontage. 2. May be located on construction fencing
Flat (storefront)	1 square foot per linear foot of storefront up to a maximum of 24 square feet	NA	None. May encroach into a public right of way up to 2 feet with city lease agreement	One per leasable space.
Flat (building)	1 square foot per linear foot of building	NA	None. May encroach into a public	One per building.

	frontage, up to a max of 48 square feet.		right of way up to 2 feet with city lease agreement	
Monument	1 square foot per street frontage, up to a maximum of 100 square feet.	10 feet	5 feet	1. Not allowed on lots with less than 100 feet of street frontage. 2. One per street frontage
Nameplate	4 square feet	NA	NA	One per building entry.
New Development Sign	80 square feet	10 feet if freestanding.	5 feet if freestanding	1. One per street frontage. 2. May be located on construction fencing
Pole	1 square foot per frontage up to a maximum of 75 square feet.	25 feet	20 feet, measured to the closest part of the sign.	1. Not allowed on lots with less than 100 feet of street frontage. 2. One sign per street frontage.
Private Directional	4 square feet	8 feet	10 feet	
Projecting (storefront)	6 square feet per side	NA	None. May encroach into a public right of way up to 2 feet with city lease agreement	1. One per leasable space. 2. May extend up to 4 feet from building wall. 3. Shall be a minimum of 8 feet above a public sidewalk.
Pylon	1 square foot per frontage up to a maximum of 75 square feet.	25 feet	20 feet, measured to the closest part of the sign.	1. Not allowed on lots with less than 100 feet of street frontage. 2. One sign per street frontage.
Real estate	16 square feet	8 feet	5 feet	One per street frontage.
Wall (storefront)	1 square foot per linear foot of storefront, up to a max of 32 square feet.	NA	NA	1. One sign per leasable space 2. Storefronts with multiple street frontages may have one sign per street frontage.
Wall (building)	1 square foot per linear foot of	NA	NA	1. One sign per building.

	storefront, up to a max of 32 square feet.			2. The maximum size only applies to the portion of the sign that includes commercial messaging.
Window	25% of window area	NA	NA	Window area of storefront may be combined or calculated individually.

5. Sign Type, Size and Height Standards for the MU-5 and MU-6 Districts:

STANDARDS FOR THE MU-5 AND MU-6 DISTRICTS

Sign Type	Maximum Sign Face Area	Maximum Height	Minimum Setback	Special Provisions
Awning or Canopy	1 square foot per linear foot of storefront.	NA	None. May encroach into a public right of way up to 2 feet with city lease agreement	1. May extend up to 6 feet from face of building. 2. One sign per ground floor business entry or window. 3. Minimum clearance of 10 feet above sidewalk or walkway
Canopy, Drive Through and Gas Pump Island	Up to 40% of the canopy face.	NA	NA	
Construction	64 square feet	12 feet	5 feet if freestanding	1. One per street frontage. 2. May be located on construction fencing
Development Entry	50 square feet	8 feet	10 feet if freestanding.	1. One per entry, no more than 2 per street frontage. 2. Only allowed on developments over 10 acres.
Flat (building)	1 square foot per linear foot of building frontage	NA	None. May encroach into a public right	1. One per building.

	up to a maximum of 120 square feet.		of way up to 2 feet with city lease agreement	2. May extend up to 2 feet above the roof line or parapet wall.
Flat (storefront)	1 square foot per linear foot of storefront up to a maximum of 100 square feet.		None. May encroach into a public right of way up to 2 feet with city lease agreement	One per business or leasable space.
Marquee	1 square foot per street frontage up to a maximum of 100 square feet.		None. May encroach into a public right of way up to 2 feet with city lease agreement	One per building. 2. Minimum clearance of 10 feet above sidewalk or walkway. 3. May extend up to 10 feet from building wall.
Monument	1 square foot per frontage, up to a maximum of 100 square feet.	20 feet	5 feet	1. Not allowed on lots with less than 100 feet of street frontage. 2. One per street frontage
Nameplate	4 square feet	NA	NA	One per building entry.
New Development Sign	80 square feet	12 feet if freestanding	5 feet if freestanding	1. One per street frontage. 2. May be located on construction fencing
Pole	1 square foot per frontage up to a maximum of 75 square feet.	25 feet	20 feet, measured to the closest part of the sign.	1. Not allowed on lots with less than 100 feet of street frontage. 2. One sign per street frontage.
Private Directional	8 square feet	8 feet	10 feet	No limit on number of signs
Projecting (building)	0.5 square feet per linear square feet of	NA	None. May encroach into a public right	1. May extend up to 4 feet above

	street frontage up to 40 square feet.		of way up to 2 feet with city lease agreement	the roof line or parapet wall.
Projecting (storefront)	10 square feet per side.	NA	None. May encroach into a public right of way up to 2 feet with city lease agreement	1. One per leasable space. 2. May extend up to 4 feet from building wall. 3. Shall be a minimum of 8 feet above a public sidewalk.
Projecting, Parking Entry	4 square feet		None. May encroach into a public right of way up to 2 feet with city lease agreement	1. One per parking entry 2. Minimum clearance of 10 feet above sidewalk or walkway
Pylon	1 square foot per frontage up to a maximum of 75 square feet.	25 feet	20 feet, measured to the closest part of the sign.	1. Not allowed on lots with less than 100 feet of street frontage. 2. One sign per street frontage.
Real estate	64 square feet	12 feet	5 feet	One per street frontage.
Wall (storefront)	1 square foot per linear foot of storefront, up to a max of 32 square feet.	NA	NA	1. One sign per leasable space. 2. Storefronts with multiple street frontages may have one sign per street frontage.
Wall (building)	1 square foot per linear foot of storefront.	NA	NA	1. One sign per building. 2. The maximum size only applies to the portion of the sign that includes commercial messaging.

Window	25% of window area	NA	NA	Window area of storefront may be combined or calculated individually.

6. Sign Type, Size and Height Standards for the MU-8 and MU-11 Districts:

STANDARDS FOR THE MU-8 AND MU-11 DISTRICTS

Sign Type	Maximum Sign Face Area	Maximum Height	Minimum Setback	Special Provisions
Awning or Canopy Sign	1 square foot per linear foot of storefront, building total not to exceed 40 square feet.		None. May encroach into a public right of way up to 2 feet with city lease agreement.	1. May extend up to 6 feet from face of building. One per ground floor business entry or window. 3. Minimum clearance of 10 feet above sidewalk or walkway
Canopy, Drive Through and Gas Pump Island	Up to 40% of the canopy face.	NA	NA	
Construction	64 square feet	8 feet	5 feet	1. One per street frontage. 2. May be located on construction fencing
Development Entry	50 square feet	8 feet	10 feet	One per entry, no more than 2 per street frontage. Only allowed on developments over 10 acres.
Flat (building)	1.5 square feet per linear foot of building frontage, up to a max of 200 square feet.	NA	None. May encroach into a public right of way up to 2 feet with city lease agreement.	One per building.
Flat (storefront)	1.5 square feet per linear foot of storefront up to a maximum of 100 square feet.		None. May encroach into a public right of way up to 2 feet with city lease agreement.	1. One per leasable space. Leasable spaces on corners may have 2 signs.
Marquee	1 square foot per street frontage up		None. May encroach into a public right	1. One per building.

	to a maximum of 200 square feet.		of way up to 2 feet with city lease agreement.	2. Minimum clearance of 10 feet above sidewalk or walkway. 3. May extend up to 10 feet from building wall.
Monument	1 square foot per frontage, up to a maximum of 100 square feet.	20 feet	5 feet	1. Not allowed on lots with less than 100 feet of street frontage. 2. One per street frontage
Nameplate	4 square feet	NA	NA	One per leasable space. Leasable spaces on corners may have 2 signs.
New Development Sign	200 square feet	12 feet	5 feet	1. One per street frontage. 2. May be located on construction fencing
Pole	1 square foot per frontage up to a maximum of 75 square feet.	25 feet	20 feet, measured to the closest part of the sign.	1. Not allowed on lots with less than 100 feet of street frontage. 2. One sign per street frontage.
Private Directional	4 square feet	8 feet	10 feet	No limit on number of signs
Projecting (storefront)	12 square feet per side.	NA	None. May encroach into a public right of way up to 2 feet with city lease agreement.	1. One per leasable space. 2. May extend up to 4 feet from building wall. 3. Shall be a minimum of 8 feet above a public sidewalk.
Projecting (building)	20 square feet per side.	NA	None. May encroach into a public right of way up to 2 feet with city lease agreement.	1. One per leasable space. 2. May extend up to 4 feet from building wall. 3. Shall be a minimum of 8 feet above a public sidewalk.
Projecting Parking Entry	4 square feet	NA	None. May encroach into a public right of way up to 2 feet with city lease agreement.	1. One per parking entry 2. Shall be a minimum of 10 feet above a public sidewalk.
Pylon	1 square foot per frontage up to a maximum of 75 square feet.	25 feet	20 feet, measured to the closest	1. Not allowed on lots with less than 100 feet of street frontage.

			part of the sign.	2. One sign per street frontage.
Real estate	64 square feet	12 feet	5 feet	One per street frontage.
Wall (storefront)	1 square foot per linear foot of storefront, up to a max of 32 square feet.	NA	NA	1. One sign per leasable space. 2. Storefronts with multiple street frontages may have one sign per street frontage.
Wall (building)	1 square foot per linear foot of storefront, up to a max of 32 square feet.	NA	NA	1. One sign per building. 2. The max size only applies to the portion of the sign that includes commercial messaging.
Window	25% of window area	NA	NA	Window area of storefront may be combined or calculated individually.

B. Sign Type, Size And Height Standards For The New Automotive Dealership Localized Alternative Sign Overlay District: For purposes of this localized alternative sign overlay district only, the following definitions shall apply:

BUSINESS: Each of the following shall constitute a separate business or storefront: new automobile franchise, service business for new automobile franchise, parts business, manufacturer certified used automobile business in conjunction with new automobile franchise, cafe, car wash, and such other separate business units operated on the property and affiliated with the new automotive dealership business operating on the property.

PROPERTY: That certain real property constituting approximately eleven (11) acres located at 1530 South and 500 West, Salt Lake City, and more particularly described as Sidwell parcel number 15-13-152-002.

STANDARDS FOR THE NEW AUTOMOBILE DEALERSHIP LOCALIZED ALTERNATIVE SIGN OVERLAY DISTRICT 1

Types Of Signs Permitted	Maximum Area Of Signage	Maximum Height Of Freestanding Signs[2]	Minimum Setback[3]	Number Of Signs Permitted Per Sign Type
Flat sign (storefront orientation)[5]	2 square feet per linear foot of store frontage[4]		n/a	1 per business or storefront
Pole sign	1 square foot per linear foot of street frontage; 200 square	35 feet or 25 feet above pavement grade of the adjacent freeway per	10 feet with a maximum 6 feet projection. No	1 per each 150 linear feet of street frontage

	feet maximum for a single business, 300 square feet maximum for multiple businesses	subsection 21A.46.070T of this chapter	extension across a property line is permitted	with each sign separated by at least 100 feet, provided that a manufacturer franchise be displayed only once on a pole sign on the property
Wall sign or flat sign (general building orientation)	1 square foot per linear foot of building face[4]		n/a[4]	1 per building face

Notes:

1. All other sign types and standards not specifically listed in the automobile dealership overlay shall be regulated under the standards within the applicable zoning district.
2. Reserved.
3. Not applicable to temporary signs mounted as flat signs.
4. A multiple franchise automobile dealership may combine the square footage total of both the storefront orientation and the general building orientation flat and wall signs, subject to a maximum combined area of signage not to exceed 3 square feet per linear foot of building face.
5. Storefront flat signs limited to locations on the lower 2 floors.

SECTION 76. Eliminating the text of Section 21A.46.095. That Section 21A.46.095 of the *Salt Lake City Code* (Zoning: Signs: Sign Regulations for Transit Station Area District) is hereby deleted in its entirety:

~~**21A.46.095: SIGN REGULATIONS FOR TRANSIT STATION AREA DISTRICT:**~~

~~The following regulations shall apply to signs permitted in the Transit Station Area District. Any sign not expressly permitted by these district regulations is prohibited.~~

~~A. Sign Regulations For The TSA Transit Station Area District:~~

~~1. Purpose: Sign regulations for the TSA District are intended to provide for appropriate signage oriented primarily to pedestrian and mass transit traffic.~~

~~2. Applicability: Regulations in subsection A3 of this section shall apply to all lots within the TSA District.~~

~~3. Sign Type, Size And Height Standards:~~

~~***STANDARDS FOR THE TRANSIT STATION AREA DISTRICT (TSA)***~~

Types Of Signs Permitted	Maximum Area Per Sign Face	Maximum Height Of Freestanding Signs1	Minimum Setback2	Number Of Signs Permitted Per Sign Type	Limit On Combined Number Of Signs3
Awning/canopy signs	1 square foot per linear foot of storefront (sign area only)	See note 1	May extend 6 feet from face of building, but no more than 2 feet from back of curb6	1 per street frontage	None
Construction sign	64 square feet	12 feet	5 feet or on construction fence	2 per building	None
Flat sign (general building orientation)	1.5 square feet per linear foot of building face5	See note 1	n/a	1 per building face	None
Flat sign (storefront orientation)4	1.5 square feet per linear foot of store frontage5	See note 1	n/a	1 per business or storefront	None
Marquee sign	Subject only to subsection 21A.46.070O of this chapter	-	-	1 per storefront	None
Monument sign	100 square feet	12 feet	None	1 per street frontage	-
Nameplate, identifying building name	3 square feet	8 feet	n/a	1 per building	None
New development sign	80 square feet	12 feet	5 feet	1 per development	None
Political sign	32 square feet	8 feet	5 feet	No limit	None
Private directional sign	8 square feet	4 feet	5 feet	No limit	None
Projecting business storefront sign	4 square feet per side; 8 square feet total	Sign face limited to 2 feet in height1	May extend 4 feet from the face of the building, but no more than 2 feet from back of curb6	1 per business entry to the street	None
Projecting parking entry sign	4 square feet per side; 8 square feet total	See note 1. Sign face limited to 2 feet in height	May extend 4 feet from the face of the building, but no more than 2 feet from back of curb6	1 per driveway or parking lot entry	None
Public safety sign	8 square feet	6 feet	5 feet	No limit	None
Real estate sign	64 square feet	12 feet	5 feet	1 per building	None

~~Window sign~~	~~25% of total frontage window area per use~~	~~See note 1~~	~~n/a~~	~~No limit~~	~~None~~

~~Notes:~~

~~1. For height limits on building signs, see subsection 21A.46.070J of this chapter.~~
~~2. Not applicable to temporary signs mounted as flat signs.~~
~~3. The total number of signs permitted from the sign types combined.~~
~~4. Storefront flat signs limited to locations on the lower 2 floors.~~
~~5. A single-tenant building may combine the square footage total of both the storefront orientation and the general building orientation flat signs to construct 1 larger sign.~~
~~6. Public property lease and insurance required for projection over property line.~~

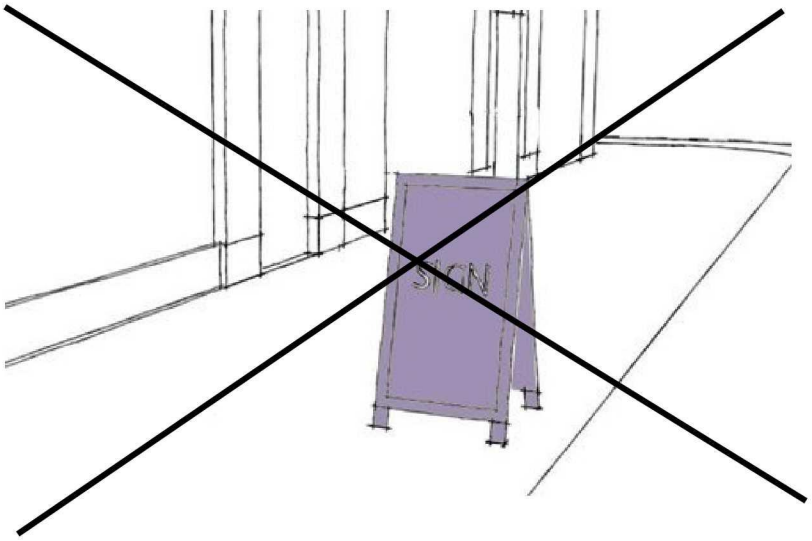
SECTION 77. Eliminating the text of Section 21A.46.096. That Section 21A.46.096 of the *Salt Lake City Code* (Zoning: Signs: Sign Regulations for the Form Based and Form Based Mixed Use Districts) is hereby deleted in its entirety:

~~21A.46.096: SIGN REGULATIONS FOR THE FORM BASED AND FORM BASED MIXED USE DISTRICTS:~~

~~The following regulations shall apply to signs permitted in the form based and form based mixed use zoning districts. Any sign not expressly permitted by these district regulations is prohibited.~~

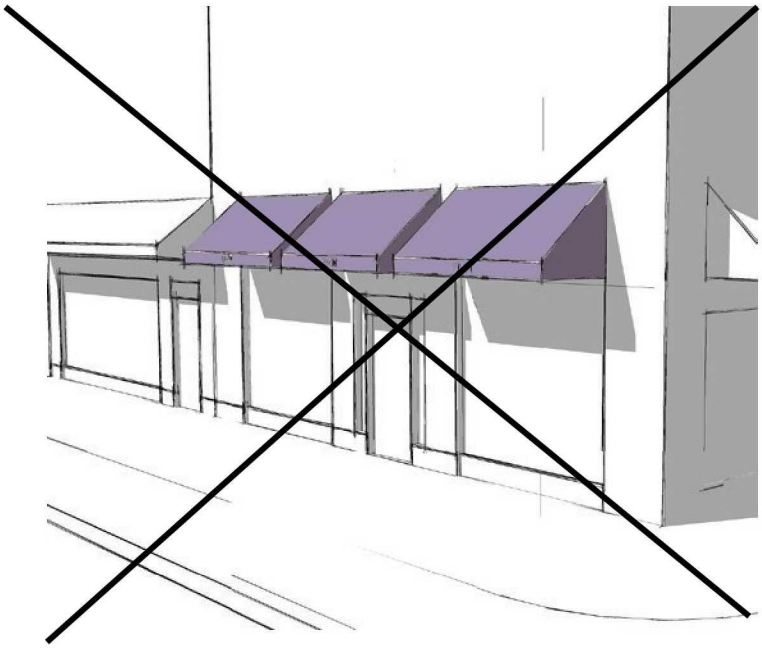
~~A. Sign Regulations for the Form Based and Form Based Mixed Use districts:~~
~~1. Purpose: Sign regulations for the form based and form based mixed use zoning districts are intended to provide appropriate signage oriented primarily to pedestrian and mass transit traffic.~~
~~2. Applicability: This subsection applies to all signs located within the form based and form based mixed use zoning districts. This subsection is intended to list all permitted signs in the zone. All other regulations in this chapter shall apply.~~

~~B. Sign Type, Size and Height Standards:~~
~~1. A-Frame Sign:~~



Sign Type	FB-UN1	FB-UN2	FB-MU	FB-SC	FB-SE	MU-8	Specifications	
A-frame sign	-	P	P	P	P	P	Quantity	1 per leasable space. Leasable spaces on corners may have 2.
							Width	Maximum of 2 feet. Any portion of the frame (the support structure) may extend up to 6 inches in any direction beyond the sign face.
							Height	Maximum of 3 feet. Any portion of the frame (the support structure) may extend up to 6 inches in any direction beyond the sign face.
							Placement	On public sidewalk or private property.
							Obstruction free area	Minimum of 8 feet must be maintained at all times for pedestrian passage.

2. Awning or Canopy Sign:



Sign Type	FB-UN1	FB-UN2	FB-MU	FB-SC	FB-SE	MU-8	Specifications	
Awning or canopy sign	P	P	P	P	P	P	Quantity	1 per window or entrance.
							Width	Equal to the width of the window.
							Projection	No maximum depth from building facade, however design subject to mitigation of rainfall and snowfall runoff, conflict avoidance with tree canopy, and issuance of encroachment permits where required. The awning or canopy can project a maximum of 2 feet into a special purpose corridor.
							Clearance	Minimum of 10 feet of vertical clearance.
							Letters and logos	Allowed on vertical portions of sign only.
							Location permitted	Private property or a public street. Signs can face a special purpose corridor but must be located on private property. All signs are subject to the requirements of the revocable permitting process.

3. Construction Sign:

Sign Type	FB-UN1	FB-UN2	FB-MU	FB-SC	FB-SE	MU-8	Specifications	
Construction sign (see definition in this chapter)	P	P	P	P	P	P	Quantity	1 per construction site.
							Height	Maximum of 8 feet. Maximum of 12 feet in FB-MU and MU-8.
							Area	Maximum of 64 square feet.
							Location permitted	Private property or a public street. Signs can face the special purpose corridor, but must be located on private property.

4. Flat Sign:

Sign Type	FB-UN1	FB-UN2	FB-MU	FB-SC	FB-SE	MU-8	Specifications	
Flat sign	-	P	P	P	P	P	Quantity	1 per leasable space. Leasable spaces on corners may have 2.
							Width	Maximum of 90% of width of leasable space. No maximum width in FB-MU and MU-8.
							Height	Maximum of 3 feet. No maximum height in FB-MU and MU-8.
							Area	1½ square feet per linear foot of store frontage.
							Projection	Maximum of 1 foot.

5. Flat Sign (building orientation):

Sign Type	FB-UN1	FB-UN2	FB-MU	FB-SC	FB-SE	MU-8	Specifications	
Flat sign (building orientation)			P			P	Quantity	1 per building face.
							Height	May not extend above the roof line or top of parapet wall.
							Area	1½ square feet per linear foot of building frontage.

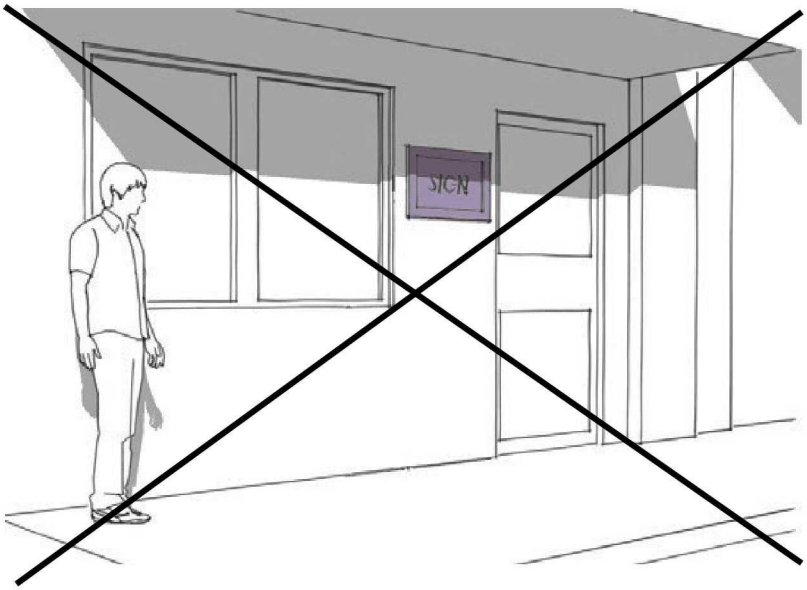
6. Marquee Sign:

Sign Type	FB-UN1	FB-UN2	FB-MU	FB-SC	FB-SE	MU-8	Specifications	
Marquee sign			P			P	Quantity	1 per building.
							Width	Maximum of 90% of width of leasable space.
							Height	May not extend above the roof of the building.
							Area	1½ square feet per linear foot of building frontage.
							Projection	Maximum of 6 feet. May project into right of way a maximum of 4 feet provided the sign is a minimum of 12 feet above the sidewalk grade.

7. Monument Sign:

Sign Type	FB-UN1	FB-UN2	FB-MU	FB-SC	FB-SE	MU-8	Specifications	
Monument sign			P			P	Quantity	1 per building.
							Setback	5 feet Maximum.
							Height	Maximum of 20 feet.
							Area	1 square feet per linear foot of building frontage.

8. Nameplate Sign:



Sign Type	FB-UN1	FB-UN2	FB-MU	FB-SC	FB-SE	MU-8	Specifications	
Nameplate sign	P	P	P	P	P	P	Quantity	1 per leasable space. Leasable spaces on corners may have 2.
							Area	Maximum of 3 square feet.

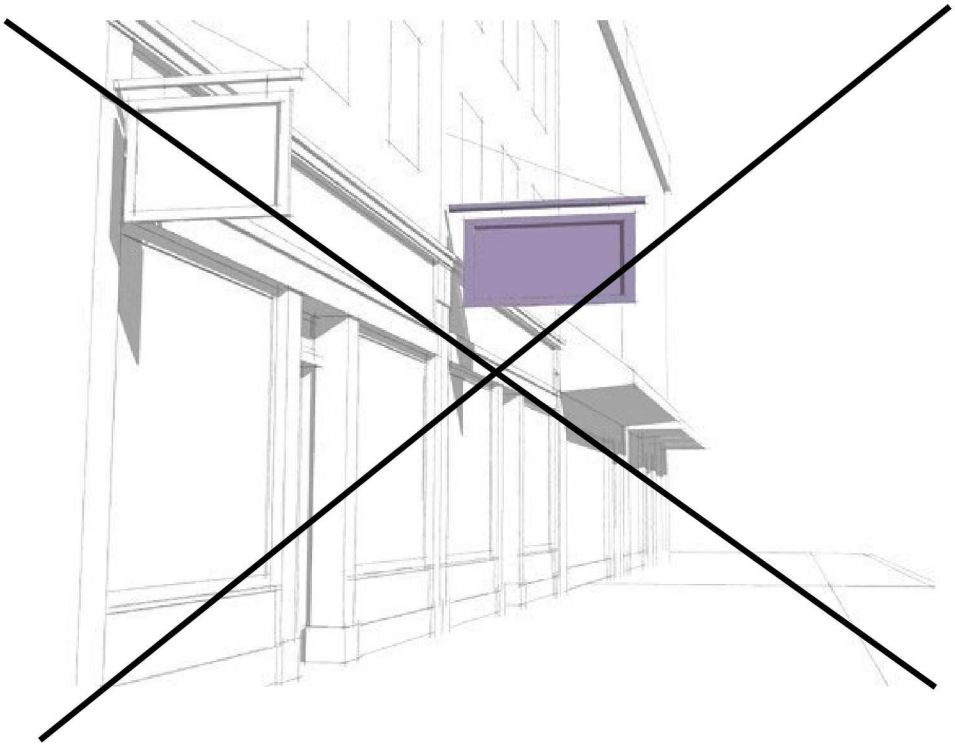
9. New Development Sign:

Sign Type	FB-UN1	FB-UN2	FB-MU	FB-SC	FB-SE	MU-8	Specifications	
New Development sign			P			P	Quantity	1 per street frontage.
							Setback	5 feet.
							Height	12 feet.
							Area	200 square feet.

10. Private Directional Sign:

Sign Type	FB-UN1	FB-UN2	FB-MU	FB-SC	FB-SE	MU-8	Specifications	
Private directional sign (see definition in this chapter)	P	P	P	P	P	P	Quantity	No limit.
							Height	Maximum of 5 feet.
							Area	Maximum of 8 square feet.
							Restriction	May not contain business name or logo.
							Location permitted	Private property or public street. Signs can face the special purpose corridor but must be located on private property. All signs are subject to the requirements of the revocable permitting process.

11. Projecting Sign:



Sign Type	FB-UN1	FB-UN2	FB-MU	FB-SC	FB-SE	MU-8	Specifications	
Projecting sign	-	P	P	P	P	P	Quantity	1 per leasable space. Leasable spaces on corners may have 2.
							Clearance	Minimum of 8 feet above sidewalk/walkway.
							Area	6 square feet per side, 12 square feet total.
							Projection	Maximum of 4 feet from building façade.
							Location permitted	Private property or public street. Signs can face the special purpose corridor but must be located on private property. All signs are subject to the requirements of the revocable permitting process.

12. Projecting Parking Entry Sign:

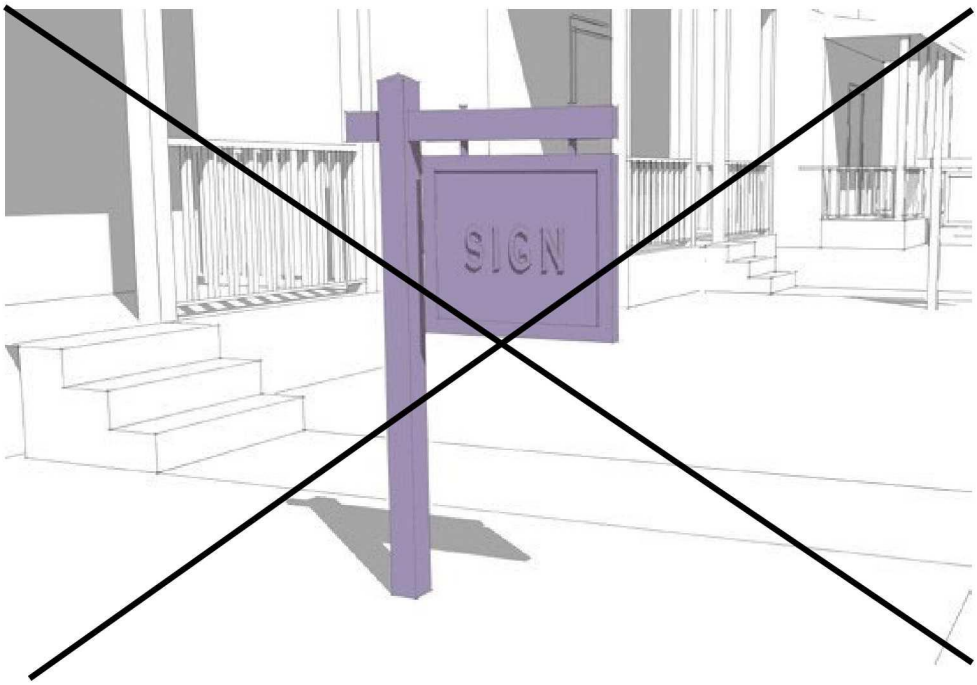
Sign Type	FB-UN1	FB-UN2	FB-MU	FB-SC	FB-SE	MU-8	Specifications	
Projecting parking entry sign	-	-	P	P	P	P	Quantity	1 per parking entry.
							Clearance	Minimum of 8 feet above sidewalk/walkway.

(see projecting sign graphic)							Height	Maximum of 2 feet.
							Area	4 square feet per side, 8 square feet total.
							Projection	Maximum of 4 feet from building facade for public and private streets. Maximum of 2 feet within the special purpose corridor.
							Location permitted	Private property or public street. Signs can face the special purpose corridor but must be located on private property. All signs are subject to the requirements of the revocable permitting process.

13. Public Safety Sign:

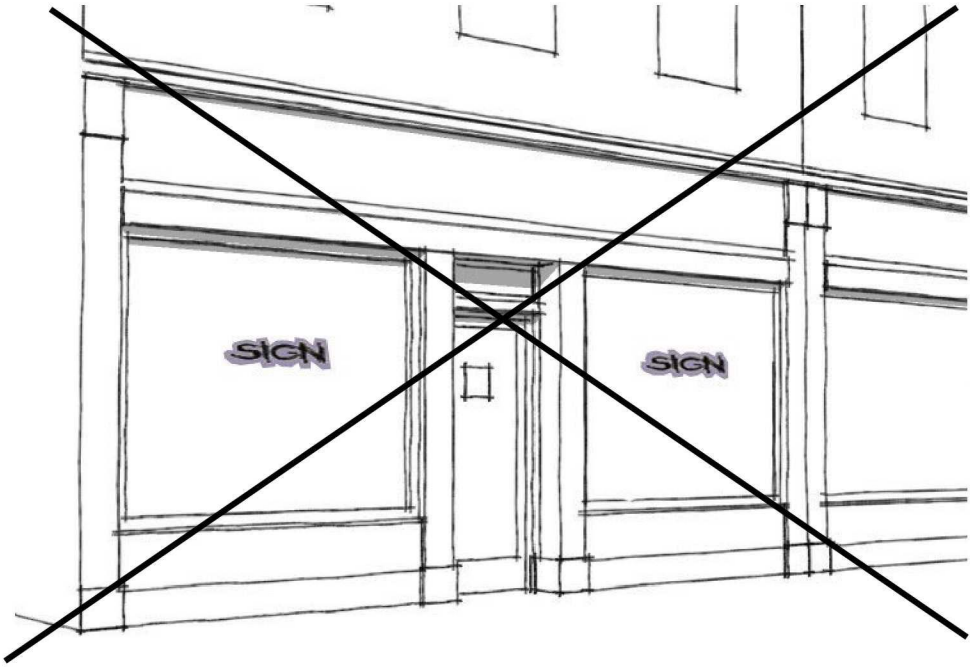
Sign Type	**FB-UN1**	**FB-UN2**	**FB-MU**	**FB-SC**	**FB-SE**	**MU-8**	**Specifications**	
Public safety sign (see definition in this chapter)	P	P	P	P	P	P	Quantity	No limit.
							Height	Maximum of 6 feet.
							Area	8 square feet.
							Projection	Maximum of 1 foot.
							Location permitted	Private property or public street. Signs can face the special purpose corridor but must be located on private property. All signs are subject to the requirements of the revocable permitting process.

14. Real Estate Sign:



Sign Type	FB-UN1	FB-UN2	FB-MU	FB-SC	FB-SE	MU-8	Specifications	
Real estate sign	P	P	P		P	P	Quantity	1 per leasable space. Leasable spaces on corners may have 2.
							Height	Maximum of 12 feet.
							Area	32 square feet. 64 square feet in FB-MU and MU-8.
							Location permitted	Private property or public street. Signs can face the special purpose corridor but must be located on private property. All signs are subject to the requirements of the revocable permitting process.

15. Window Sign:



~~Sign Type~~	~~FB-UN1~~	~~FB-UN2~~	~~FB-MU~~	~~FB-SC~~	~~FB-SE~~	~~MU-8~~	~~Specifications~~	
~~Window sign~~	-	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~Quantity~~	~~1 per window.~~
							~~Height~~	~~Maximum of 3 feet.~~
							~~Area~~	~~Maximum of 25% of window area.~~

SECTION 78. Amending the text of Subsection 21A.46.125.B.3. That Subsection 21A.46.125.B.3 of the *Salt Lake City Code* (Zoning: Signs: Vintage Signs) is hereby amended as follows:

3. A designated vintage sign may:

a. Be relocated within its current site.

b. Be modified to account for changing uses within its current site. These modifications shall be in the same style as the design of the original sign including:

(1) Shape and form,
(2) Size,
(3) Typography,
(4) Illustrative elements,
(5) Use of color,
(6) Character of illumination, and
(7) Character of animation.

c. Be restored or recreated, and reinstated on its original site.

d. Be relocated to a new site for use as a piece of public art, provided that the original design and character of the sign is retained, or will be restored, and it advertises a business no longer in operation. Vintage signs may only be relocated for use as public art to sites in the following districts: D-1, D-2, D-3, D-4, G-MU, or any MU district found in Chapter 21A.25.

e. Be relocated and reinstalled on the business's new site, should the business with which it is associated move.

SECTION 79. Amending the text of Subsection 21A.46.130.B. That Subsection 21A.46.130.B of the *Salt Lake City Code* (Zoning: Signs: Localized Alternative Sign Overlay: Applicability) is hereby amended as follows:

B. Applicability: These regulations shall be applicable to sites two acres or larger in the following districts:

1. Any MU zone found in 21A.25,
2. The D-1, D-2, D-3, and D-4 zones,
3. GMU, and
4. The A, BP, I, PL, PL2, or UI zones.

SECTION 80. Amending the text of Subsection 21A.46.130.E. That Subsection 21A.46.130.E of the *Salt Lake City Code* (Zoning: Signs: Localized Alternative Sign Overlay: Application Procedure) is hereby amended as follows:

E. Application Procedure: Persons seeking to establish a localized alternative sign overlay district shall follow normal amendment procedures pursuant to Chapter 21A.50. Following adoption of the overlay district by the City Council, the regulations of the district shall apply uniformly to all properties located within the boundaries of the overlay district.

SECTION 81. Amending the text of Subsection 21A.46.160.F. That Subsection 21A.46.160.F of the *Salt Lake City Code* (Zoning: Signs: Billboards: Priority for Removal of Nonconforming Billboards) is hereby amended as follows:

F. Priority for Removal of Nonconforming Billboards: Nonconforming billboards shall be removed subject to the following priority schedule:

1. Billboards in districts zoned residential, historic, residential R-MU prior to January 1, 2025, or downtown D-1, D-3 and D-4 shall be removed first;

2. Billboards in districts zoned commercial CN or CB prior to January 1, 2025, or gateway or on gateways shall be removed second;

3. Billboards which are nonconforming for any other reason shall be removed last; and

4. A billboard owner may demolish nonconforming billboards of a lower priority before removing billboards in a higher priority; however, the billboard credits for removing the lower priority billboard shall not become effective for use in constructing a new billboard until two billboards specified in subsection F1 of this section, or its successor, with a total square footage equal to or greater than the lower priority billboard, are credited in the billboard owner's billboard bank account. If a billboard owner has no subsection F1 of this section, or its successor, nonconforming billboards, two subsection F2 of this section, or its successor, priority billboards may be credited in the billboard owner's billboard bank account to effectuate the billboard credits of a subsection F3 of this section, or its successor, billboard to allow the construction of a new billboard. For the purposes of this section, the two higher priority billboards credited in the billboard bank account can be used only once to effectuate the billboard credits for a lower priority billboard.

SECTION 82. Amending the text of Subsection 21A.46.160.V. That Subsection 21A.46.160.V of the *Salt Lake City Code* (Zoning: Signs: Billboards: Landscaping in Residential and Commercial CN and CB Zoning Districts) is hereby amended as follows:

V. Landscaping in Residential and Commercial CN and CB Zoning Districts: Properties in any residential zone and in any areas zoned commercial CN or CB prior to January 1, 2025 on which a billboard is the only structure shall be landscaped as required by Sections 21A.26.020 and 21A.26.030 as applicable prior to January 1, 2025 and Chapter 21A.48 of this title, or its successor chapter. No portion of such property shall be hard or gravel surfaced.

SECTION 83. Amending the text of Subsection 21A.48.060.A.4.b. That Subsection 21A.48.060.A.4.b of the *Salt Lake City Code* (Zoning: Landscaping and Buffers: Landscape Requirements: Landscape Locations: Coverage and Quantity Calculations) is hereby amended as follows:

b. The total area of an existing tree canopy, or a tree canopy at the time of planting, may be included in the vegetation coverage calculations of the required landscaping location the tree is within, except for park strips in the MU-8, MU-11, Downtown (D), and G-MU zones.

SECTION 84. Amending the text of Subsection 21A.48.060.B. That Subsection 21A.48.060.B of the *Salt Lake City Code* (Zoning: Landscaping and Buffers: Landscape Requirements: Park Strip Standards) is hereby amended as follows:

B. Park Strip Standards:

Park Strips	
Street Trees	Minimum of 1 street tree planted on center between back of street curb and the sidewalk. Additional street trees shall be provided at the following rate per each frontage length: 1 small tree per 20 feet, 1 medium tree per 30 feet, or 1 large tree per 40 feet. The largest tree that is appropriate to the park strip size shall be used.[1, 2]
Street Tree Soil Volume	In the Downtown, Jordan River Fairpark, and Gateway zoning districts (21A.30), street trees shall be planted in areas with adequate soil volume to promote street tree health and longevity. The soil volume surrounding a tree shall be a minimum of 750 feet^3 per tree, provided that this area is exclusive of the soils volume calculation for adjacent trees. The soil volume may be reduced if underground utilities are present within the soil volume and the soil volume cannot be extended horizontally due to other obstructions or barriers. The urban forester may also approve a reduced soil volume below 750 feet^3 if that volume is not necessary for the proposed tree health.
Vegetation	Minimum 33% coverage.
Turf	Prohibited
Impervious Surfaces	The combination of all paving materials shall not exceed 20% of the total park strip area.
1. Street trees shall be an appropriate species chosen from the Urban Forestry Street Tree List based on park strip size, shall have sufficient separation from public utilities, and shall be approved by the Urban Forestry Division.	
2. Park strips with a width of 36" or less are exempt from this provision.	

SECTION 85. Amending the text of Subsection 21A.48.060.D. That Subsection 21A.48.060.D of the *Salt Lake City Code* (Zoning: Landscaping and Buffers: Landscape Requirements: Landscape Buffer Standards) is hereby amended as follows:

D. Landscape Buffer Standards:

District	**When Abutting[1]**	**Required Landscape/ Freeway Buffer Widths**
All districts (except Single- and Two-Family, Foothill, Special Development Pattern, FB-UN1, and those districts listed below that require a greater buffer width)	Single- and Two-Family, FB-UN1, Foothill, & Special Development	10'
All districts	Freeway[2]	20'
All other non-residential districts (except MU-2, MU-3, FB-UN1, and those districts listed below that require a greater buffer width)	RMF-30, RMF-35, RMF-45, & RMF-75	10'
M-1 & M-1A	Any district that allows residential uses, AG districts, & OS	15'
M-2	Any district that allows residential uses	50'
	AG districts & OS	30'
BP & RP	All residential districts (in Chapter 21A.24)	30'
EI	All districts	30'
MH	All districts	20'
1. Or when required elsewhere by this title.		
2. The zoning administrator may approve a reduced freeway buffer if there is an existing sound wall or required off-street parking cannot be met. If such a reduction is necessary, the buffer shall not be less than 10' in width.		
Landscape Buffer Standards		
1 tree for every 30 linear feet of landscape buffer.		
1 shrub every 3 feet, with a mature height of no less than 4', along the entire length of the buffer.		

A 6-foot solid fence along the length of the required landscape buffer unless modified by the zoning administrator to better meet the fence height provisions in Section 21A.40.120.
Turf is limited to active recreation areas.
Freeway Landscape Buffer Standards (buffer standards for those properties abutting a freeway)
1 tree for every 15 linear feet of required freeway landscape buffer. Trees shall be staggered along the length of the buffer.
100% coverage required, may include adapted or native grasses, wildflower, and shrubs. Turf is prohibited.

SECTION 86. Amending the text of Subsection 21A.52.050.G. That Subsection 21A.52.050.G of the *Salt Lake City Code* (Zoning: Zoning Incentives: Affordable Housing Incentives: Incentives) is hereby amended as follows:

G. Incentives: Developments are eligible for the incentives identified in this section. Table 21A.52.050.G establishes the affordability requirements based on the zoning district of the property. Sections 1 through 4 establish the modifications allowed within each zoning district in order to be eligible for the affordability incentives. To use the incentives, developments shall comply with the criteria applicable to the base zoning districts. Any fractional number of units required shall be rounded up to the nearest whole number.

Table 21A.52.050.G

Incentive Types	
Types	**Incentive**
Type A. Applicable to the single- and two-family zoning districts: FR-1, FR-2, FR-3, R-1/12,000, R-1/7,000, R-1/5,000, R-2, SR-1, SR-1A, and SR-3.	Affordable homeownership developments shall meet at least one of the following affordability criteria: 1. 50% of the units shall be affordable to those with incomes at or below 100% AMI. 2. If an existing building is maintained as required in Section 21A.52.050 .H.1.c, 25% of the units shall be affordable to those with incomes at or below 100% AMI. Affordable rental developments shall meet at least one of the following affordability criteria: 1. 50% of the units shall be affordable to those with incomes at or below 80% AMI. 2. If an existing building is maintained as required in Section 21A.52.050 .H.1.c, a minimum of one of the units

	shall be affordable to those with incomes at or below 80% AMI.
Type B. Applicable to residential multifamily zoning districts: RMF-30, RMF-35, RMF-45, and RMF-75	Affordable homeownership developments shall meet at least one of the following affordability criteria: 1. 10% of the units shall be affordable to those with incomes at or below 80% AMI. 2. 5% of the units shall be affordable to those with incomes at or below 60% AMI. Affordable rental developments shall meet at least one of the following affordability criteria: 1. 40% of the units shall be affordable to those with incomes at or below 60% AMI. 2. 20% of the units shall be affordable to those with incomes at or below 50% AMI. 3. 40% of units shall be affordable to those with incomes averaging no more than 60% AMI and these units shall not be occupied by those with an income greater than 80% AMI.
Type C. Applicable to zoning districts not otherwise specified.	Affordable homeownership developments shall meet at least one of the following affordability criteria: 1. 10% of the units shall be affordable to those with incomes at or below 80% AMI. 2. 5% of the units shall be affordable to those with incomes at or below 60% AMI. Affordable rental developments shall meet at least one of the following affordability criteria: 1. 20% of the units shall be affordable to those with incomes at or below 80% AMI. 2. 10% of the units shall be affordable to those with incomes at or below 60% AMI. 3. 10% of the units shall be affordable to those with incomes averaging at or below 60% AMI and these units shall not be occupied by those with an income greater than 80% AMI. 4. 5% of the units shall be affordable to those with incomes at or below 30% AMI. 5. 10% of the units shall be affordable to those with incomes at or below 80% AMI and these units must have two or more bedrooms. 6. 5% of the units shall be affordable to those with incomes at or below 60% AMI and these units must have two or more bedrooms. 7. 5% of the units shall be affordable to those with incomes at or below 80% AMI and these units must have three or more bedrooms.

1. Single- and Two-Family Zoning Districts: The following housing types: twin home and two-family, three-family dwellings, four-family dwellings, row houses, sideways row houses, and cottage developments are authorized in the FR-1, FR-2, FR-3, R-1/12,000, R-1/7,000, R-1/5,000, R-2, SR-1, SR-1A, and SR-3 zoning districts provided the affordability requirements for Type A in Table 21A.52.050.G are met.

2. RMF-30, RMF-35, RMF-45 and RMF-75 zoning districts: The qualifying provisions for density found in the minimum lot area and lot width tables for the RMF-35, RMF-45, and RMF-75 zoning districts do not apply and in the RMF-30 zoning district, the minimum lot size per dwelling unit does not apply, provided the affordability requirements for Type B in Table 21A.52.050.G are met.

3. Incentives in the I Institutional Zoning District:

a. The following housing types: row houses, sideways row houses, and cottage developments are authorized.

b. The minimum open space requirements in the I Institutional zoning district do not apply.

c. To be eligible for the incentives listed in this subsection 3, a development shall meet the affordability requirements for Type C in Table 21A.52.050.G.

4. The following incentives are authorized in zoning districts provided the affordability requirements for Type C in Table 21A.52.050.G are complied with:

a. Administrative design review is authorized when a design review process is required by this chapter or other sections of this title. Administrative design review shall be reviewed pursuant to the procedures and standards in Chapter 21A.59.

b. Height: Additional building stories are authorized as indicated in the following sections and in addition to the maximum building height allowed in the zoning district. The maximum height per story of additional building height shall not exceed 12 feet. Design review is only required when noted.

(1) Residential Districts:

Zoning District	Permitted Maximum Height with Incentive
FB-UN1	3 stories, but not to exceed 30’ in overall building height

(2) Mixed Use Districts:

Zoning District	Permitted Maximum Height with Incentive
MU-2	1 additional story.
MU-3	1 additional story.
MU-5	1 additional story.
MU-6	1 additional story.
MU-8	2 additional stories with administrative design review.
MU-11	3 additional stories with administrative design review.

(3) Downtown and Gateway Districts:

Zoning District	Permitted Maximum Height with Incentive
D-2	2 additional stories with administrative design review.
D-3	3 additional stories with administrative design review.
GMU	2 additional stories with administrative design review.

5. Planned Developments: A planned development is not required when the purpose of the planned development is due to the following reasons cited below, subject to approval by other city departments. If a development proposes any modification that is not listed below, planned development approval is required. To be eligible for the incentives in this section, a development shall meet the affordability requirements for the applicable zoning district in Table 21A.52.040.

a. Multiple Buildings on a Single Parcel: More than one principal building may be located on a single parcel and are allowed without having public street frontage. This allowance supersedes the restrictions of Section 21A.36.010.B;

b. Principal buildings with frontage on a paved public alley;

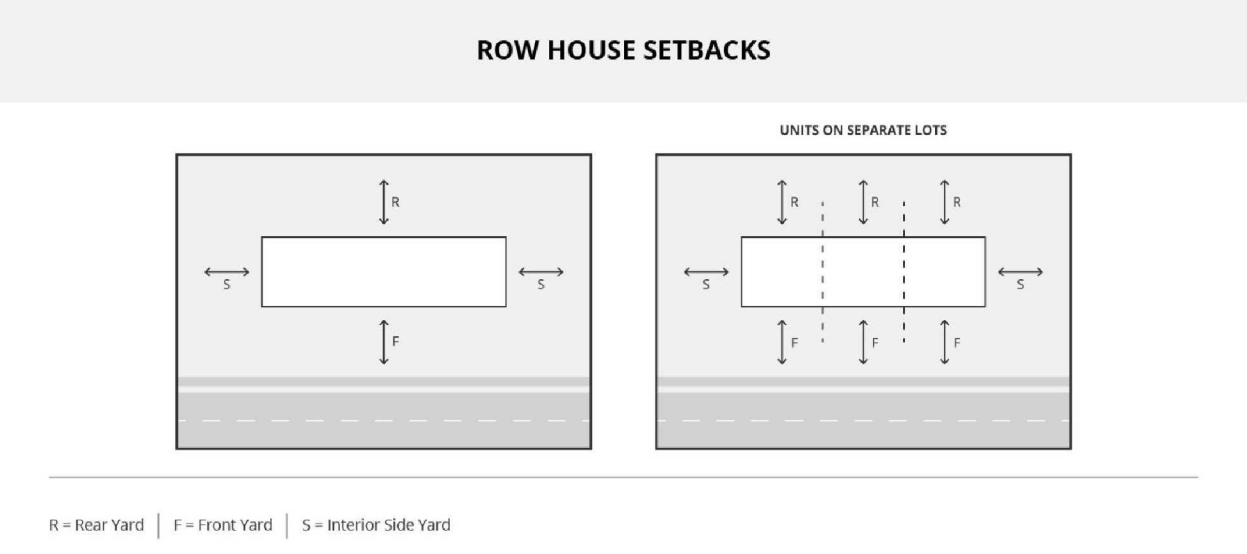
c. Principal buildings with frontage on a private street.

SECTION 87. Amending the text of Subsection 21A.52.050.H.3.a(1). That Subsection 21A.52.050.H.3.a(1) of the *Salt Lake City Code* (Zoning: Zoning Incentives: Affordable Housing Incentives: Development Regulations) is hereby amended as follows:

(1) Perimeter yard requirements: The yard requirements of the base zoning district apply.

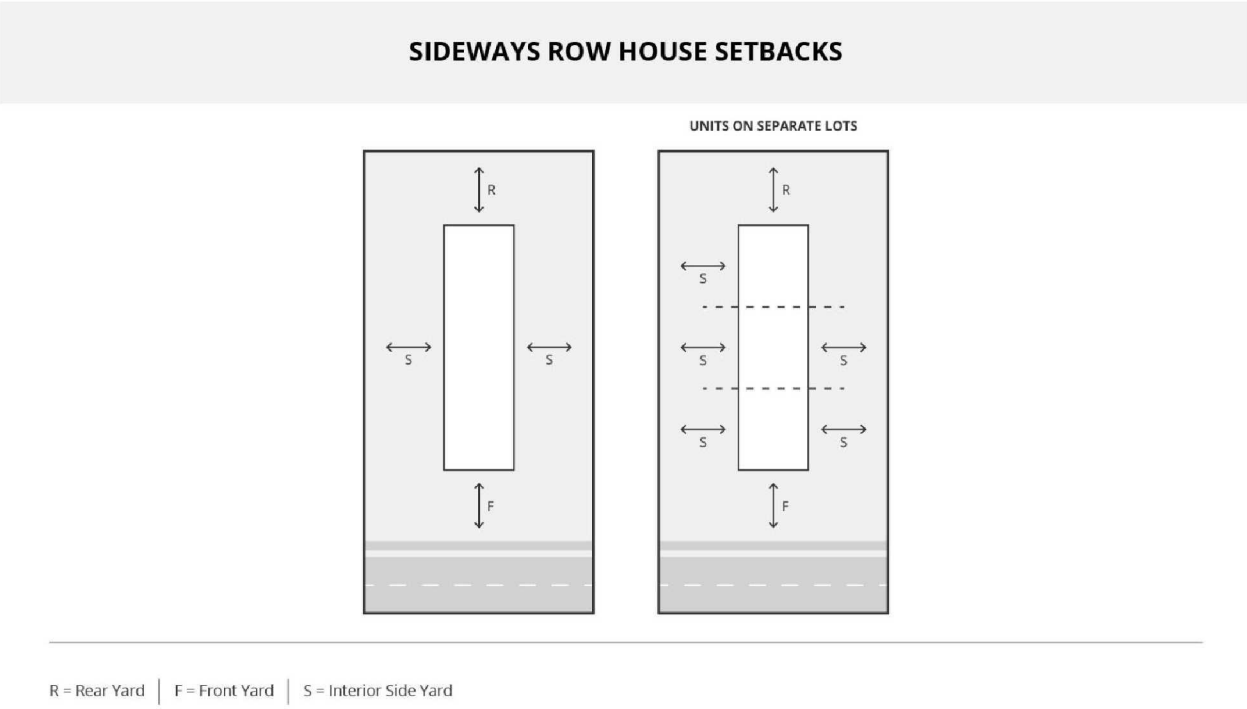
SECTION 88. Amending Illustration for Section 21A.52.050.E.3.a.1. That Illustration for Section 21A.52.050.E.3.a.1 of the *Salt Lake City Code* (Zoning: Zoning Incentives: Affordable Housing Incentives) is hereby amended as follows:

Illustration for Section 21A.52.050.H.3.a.1 Required Setbacks for Public Street Facing Row House



SECTION 89. Amending Illustration for Section 21A.52.050.E.3.b.1. That Illustration for Section 21A.52.050.E.3.b.1 of the *Salt Lake City Code* (Zoning: Zoning Incentives: Affordable Housing Incentives) is hereby amended as follows:

Illustration for Section 21A.52.050. H.3.a.1 Required Setbacks for Sideways Row House



SECTION 90. Amending the text of Subsection 21A.52.050.H.3.b(1). That Subsection 21A.52.050.H.3.b(1) of the *Salt Lake City Code* (Zoning: Zoning Incentives: Affordable Housing Incentives: Development Regulations: Cottage Development) is hereby amended as follows:

(1) Perimeter yard requirements: The yard requirements of the base zoning district apply.

SECTION 91. Amending the text of Subsection 21A.52.050.H.3.c(1). That Subsection 21A.52.050.H.3.c(1) of the *Salt Lake City Code* (Zoning: Zoning Incentives: Affordable Housing Incentives: Development Regulations) is hereby amended as follows:

(1) Perimeter yard requirements: The yard requirements of the base zoning district apply.

SECTION 92. Amending the text of Subsection 21A.52.060.B.4. That Subsection 21A.52.060.B.4 of the *Salt Lake City Code* (Zoning: Zoning Incentives: Building Preservation Incentives: Preservation of a Principal Building: Incentives) is hereby amended as follows:

4. Incentives:

a. Planned Development Waived: A planned development is not required for the following:

(1) More Than One Principal Building Per Lot: More than one principal building per lot is allowed without having frontage along a public street.

(2) Lots without Frontage on a Public Street: Lots do not require frontage on a public street if necessary cross access easements are provided.

b. Administrative Planned Development: The following are authorized through an administrative planned development pursuant to the procedures and standards in Chapter 21A.55. The minimum planned development size required by Section 21A.55.060 does not apply:

(1) Modification to the minimum yard requirements.

(2) Modification to the open space and landscaping requirements when the modification specifically relates to preserving the existing building(s).

(3) Modifications to the provisions for awnings and canopies, balconies, patios, and porches in Table 21A.36.020.B, Obstructions in Required Yards.

(4) Modifications to the parking location and setback requirements in Section 21A.44.060.

(5) Parking within the boundary of a planned development area but located on a different parcel or lot than the use(s) it is intended to serve, is allowed and is not considered off-site parking. The parking must only serve the uses within the planned development area unless otherwise authorized by other provisions of this title.

c. Minimum Lot Area, Width and Coverage:

(1) The minimum lot width for the land use found in the minimum lot area and lot width tables of the zoning district does not apply.

(2) The minimum lot area for the land use found in the minimum lot area and lot width tables of the zoning district only applies for the following zoning districts: FR-1, FR-2, FR-3, R -1/12,000, R-1/7,000 and R-1/5,000.

(3) RMF-30 zoning district: The minimum lot size per dwelling unit does not apply.

(4) Lot coverage may be calculated for the overall development area not the individual lot or parcel within the development area.

d. Height: Additional building height is authorized in zoning districts as indicated in the following sections through administrative design review. The maximum height per story of the additional building height incentive shall not exceed 12 feet. In addition, administrative design review is permitted when a design review process is required for building height by other sections of this title. Where additional stories but no height measurements are listed, the stories are allowed in addition to the maximum building height of the zoning district. Administrative design review shall be reviewed pursuant to the procedures and standards in Chapter 21A.59. The additional height authorized by this subsection shall not be combined with the additional height authorized by Subsection 21A.52.050, Affordable Housing Incentives.

(1) Residential Districts:

Zoning District	Permitted Maximum Height with Incentive
FB-UN1	3 stories, but not to exceed 30' in height.

(2) Mixed Use Districts:

Zoning District	Permitted Maximum Height with Incentive
MU-2	1 additional story.
MU-3	1 additional story.
MU-5	1 additional story.
MU-6	1 additional story.

MU-8	2 additional stories.
MU-11	3 additional stories.

(3) Downtown and Gateway Districts:

Zoning District	Permitted Maximum Height with Incentive
D-2	120’ and 2 additional stories equal to or less than the average height of the other stories in the building.
D-3	180’ and 3 additional stories equal to or less than the average height of the other stories in the building.
G-MU	180' and 2 additional stories equal to or less than the average height of the other stories in the building

(4) Other Districts:

Zoning District	Permitted Maximum Height with Incentive
I	Building heights in excess of 35' but not more than 75' provided, that for each foot of height over 35', each required yard shall be increased 1'.
UI	Building heights in excess of 75' but not more 120' provided that the additional height is supported by the master plan and compatible with the adjacent neighborhood.
OS – Lots greater than 4 acres	Building heights in excess of 45’ up to 60’ provided that for each foot of height over 45’, each required yard and landscaped yard shall be increased by 1’.

e. Administrative design review is permitted for the following:

(1) Buildings in the MU-2 zoning district in excess of 5,000 gross square feet of floor area on the first floor or in excess of 10,000 gross square feet of floor area overall.
(2) Buildings in the MU-3 district that exceed 7,500 gross square feet of floor area for a first-floor footprint or in excess of 15,000 gross square feet floor area.

f. Parking: The following are the minimum off-street parking requirements unless a lesser requirement is listed in the required off-street parking table in Chapter 21A.44. These minimums may be further reduced with the alternatives to minimum parking calculations in Section 21A.44.050.

(1) Residential: 0.5 space per dwelling unit for multi-family; 1 space per dwelling unit for all other residential uses.
(2) Nonresidential: The minimum number of required off-street parking spaces for the proposed use listed in the required off-street parking table in Chapter 21A.44 may be reduced by forty percent (40%).
(3) Existing Parking Below the Minimum: If the existing parking for the eligible building does not meet the minimum off-street parking requirements above, no additional parking shall be required.

(4) Loading areas as indicated in Table 21A.44.070-A shall not be required.

g. Minimum Required Yards: The minimum required yards may apply to the perimeter of the development area and not to the individual lot or parcel within the development area.

SECTION 93. Amending the text of Subsection 21A.52.060.B.5.f. That Subsection 21A.52.060.B.5.f of the *Salt Lake City Code* (Zoning: Zoning Incentives: Building Preservation Incentives: Preservation of a Principal Building: Design Standards for New Construction: Building Entrances) is hereby amended as follows:

f. Building Entrances: Building entrances are required in accordance with Subsection 21A.37.050.D. Operable building entrances shall be required, at a minimum, at each specified length of the ground floor street facing façade as follows:

(1) Multi-family: Every 75 feet.
(2) Nonresidential Uses: Every 40 feet.

SECTION 94. Amending the text of Section 21A.54.135. That Section 21A.54.135 of the *Salt Lake City Code* (Zoning: Conditional Uses: Alterations or Modifications to a Structure with a Conditional Use) is hereby amended as follows:

21A.54.135: ALTERATIONS OR MODIFICATIONS TO A CONDITIONAL USE:

Alterations or modifications to an existing conditional use or with a previously permitted use that now is listed as a conditional use under current zoning regulations shall be approved subject to the provisions of this section.

A. Administrative Review: Expansions of up to 25% of the occupied area or 1,000-square feet, whichever is less, may be approved by the planning director without a public hearing.

B. New Conditional Use Review Required: Expansions of more than 25% of the occupied area or 1,000 square feet, whichever is less, shall be reviewed as a new conditional use pursuant to the requirements and standards of this chapter.

C. Remodeling or Improvements: Remodeling or improvements to a site or structure containing a conditional use shall be allowed provided the improvements comply with the use approval and all the applicable zoning regulations.

SECTION 95. Amending the text of Subsection 21A.54.155.B.1. That Subsection 21A.54.155.B.1 of the *Salt Lake City Code* (Zoning: Conditional Uses: Administratively Approved Conditional Uses: Administrative Review) is hereby amended as follows:

1. Applications for low power wireless telecommunication facilities that are listed as conditional uses in Subsection 21A.40.090.C.

SECTION 96. Amending the text of Section 21A.55.060. That Section 21A.55.060 of the *Salt Lake City Code* (Zoning: Planned Developments: Minimum Area) is hereby amended as follows:

21A.55.060: MINIMUM AREA:

A. The total land area for a proposed planned development shall meet the minimum area requirement identified in Table 21A.55.060.

B. When a proposed planned development involves multiple zoning districts, the largest minimum lot area requirement, as identified in Table 21A.55.060, of the zoning districts within the planned development shall apply.

TABLE 21A.55.060
PLANNED DEVELOPMENTS

District	Minimum Planned Development Area
Any district not specifically listed in this table	No minimum
Residential districts:	
FR-1/43,560 Foothills Estate Residential District	5 acres
FR-2/21,780 Foothills Residential District	5 acres
FR-3/12,000 Foothills Residential District	5 acres
R-1/12,000 Single-Family Residential District	24,000 square feet
R-1/7,000 Single-Family Residential District	14,000 square feet

R-1/5,000 Single-Family Residential District	10,000 square feet
SR-1 and SR-1A Special Development Pattern Residential District	10,000 square feet
SR-3 Special Development Pattern Residential District	4,000 square feet
R-2 Single- and Two-Family Residential District	10,000 square feet
RMF-30 Low Density Multi-Family Residential District	9,000 square feet
RMF-35 Moderate Density Multi-Family Residential District	9,000 square feet
RMF-45 Moderate/High Density Multi-Family Residential District	9,000 square feet
RMF-75 High Density Multi-Family Residential District	9,000 square feet
Special purpose districts:	
FP Foothills Protection District	32 acres
AG Agricultural District	10 acres
AG-2 Agricultural District	4 acres
AG-5 Agricultural District	10 acres
AG-20 Agricultural District	40 acres

SECTION 97. Adopting a new Section 21A.55.105. That Chapter 21A.55 of the *Salt Lake City Code* (Zoning: Planned Developments) is hereby amended to adopt a new Section 21A.55.105 immediately following the text of Section 21A.55.100 and before the text of Section 21A.55.110, as follows:

21A.55.105: SUBDIVISIONS AND PLANNED DEVELOPMENT APPROVAL:

A subdivision for a planned development may be approved as provided in this section.

A. Concurrent Review and Approval: A subdivision may be approved at the same time as a planned development if the subdivision complies with the approved planned development.

B. Subdivision following Planned Development Approval: After a planned development is approved, the property owner may submit an application authorized in Title 20 Subdivisions provided the application complies with the approved development plan and this section.

1. A subdivision shall comply with the provisions of Title 20 unless a specific provision is modified through the planned development or as authorized in Title 20. Any modification authorized in Title 20 shall not alter the approved planned development plans.

2. A subdivision that results in any common area, shared access, or private infrastructure shall provide appropriate cross access easements and shall include provisions for

disclosure of future private maintenance costs to unit owners as required in Section 21A.55.110.

3. A planned development that approved buildings with dwellings may be subdivided to create lots or units provided the building locations remain unchanged on the development site. Modifications related to lot and building standards resulting from said subdivision may be administratively approved and are not considered modifications to the approved development plan.

SECTION 98. Amending the text of Subsection 21A.59.020.B. That Subsection 21A.59.020.B of the *Salt Lake City Code* (Zoning: Design Review: Authority: Planning Commission Review) is hereby amended as follows:

B. Planning Commission Review: The following types of applications shall be reviewed by the planning commission. If an application for design review is not listed below, it shall be eligible for administrative review as outlined in Subsection A of this section:

1. All projects where planning commission review is required in the specific zoning district.

2. All projects that include a request for additional building height or a reduction to a minimum height requirement;

3. All projects that request additional square footage when authorized in the specific zoning district;

4. All projects that have applied for a modification of base zoning design standards but could not be approved administratively because they exceed limits identified in Section 21A.59.040, Table 21A.59.040 of this chapter.

SECTION 99. Amending the text of Subsection 21A.59.045.A. That Subsection 21A.59.045.A of the *Salt Lake City Code* (Zoning: Design Review: Design Review Standards Applicability) is hereby amended as follows:

A. Design Review applications shall be reviewed for compliance with the design review standards of Section 21A.59.050, as follows:

1. General Modification Requests: Applications to modify a design standard in Chapter 21A.37, or other zoning standard specifically authorized for modification through design review, shall be reviewed for compliance with the design review standards that are directly related to the purpose of the associated regulation requested for modification.

2. Additional Height or Square Footage Requests: Applications required to go through design review due to a height or square footage regulation shall be reviewed for compliance with all design review standards.

3. All Other Requests: Any application not covered by the subsections above, shall be subject to review for compliance with all design review standards.

SECTION 100. Amending the text of Section 21A.62.040. That Section 21A.62.040 of the *Salt Lake City Code* (Zoning: Definitions: Definitions of Terms) is hereby amended only as to the following definitions, which are added (in alphabetical order) modified or deleted, as follows:

a. ALCOHOL, BREWERY, SMALL: A brewery that produces less than 15,000 barrels of beer, heavy beer, or malt liquor annually and occupies less than 10,000 square feet in gross floor area.

b. ~~ALTERATION: As applied to a building or structure, means a change or rearrangement in the structural parts or in the exit facilities, or an enlargement, whether by extending on a side, by increasing in height, or the moving from one location or position to another.~~

c. ~~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 amphitheaters typically include highly constructed elements including an elevated stage, formal lighting, stairs and other similar features.~~

d. ~~ANTENNA, SATELLITE DISH: A type of antenna capable of receiving, among other signals, television transmission signals, and which has a disk shaped receiving device, excluding wall mountable antennas with a surface size less than four hundred (400) square inches, projecting no more than two feet (2').~~

e. ~~ANTENNA, TV: A type of antenna used to receive television transmission signals, but which is not a satellite dish antenna.~~

f. ARTISAN PRODUCTION: An establishment engaged in the creation of goods or products through skilled craftsmanship, often involving manual techniques. This may include small blacksmith and woodworking shops. Artisan production does not create any noxious fumes, vibrations, or noise higher than the allowed decibel range determined by the Salt Lake County Health Department.

g. AUCTION: A portion of land or structure where goods, livestock, or vehicles are sold by auction.

h. ~~AUCTION (INDOOR): A structure or enclosure where goods, livestock or vehicles are sold by auction.~~

i. ~~AUCTION (OUTDOOR): A portion of land where goods, livestock or vehicles are sold by auction.~~

j. AUTOMOBILE: A self-propelled vehicle with wheels that can legally operate within a public right-of-way and is designed for passenger transportation. The term includes passenger cars, light trucks, and recreational vehicles.

k. BED AND BREAKFAST: A residential structure designed to accommodate guests for lodging on a nightly or weekly basis. A bed and breakfast may provide breakfast from internal kitchen facilities to overnight guests. A bed and breakfast may have an onsite restaurant that offers meals for guests and non-guests.

l. ~~BED AND BREAKFAST INN: A building that is designed to accommodate up to eighteen (18) rooms for lodging on a nightly or weekly basis to paying guests. A bed and breakfast inn may provide breakfast from internal kitchen facilities to overnight guests and their guests only other than meals that are occasionally catered from off site establishments. The owner of the bed and breakfast inn may prepare meals on site or receive catered meals for private use.~~

m. ~~BED AND BREAKFAST MANOR: A building designed to accommodate up to thirty (30) rooms for lodging on a nightly or weekly basis to paying guests. A bed and breakfast manor may provide breakfast from internal kitchen facilities to overnight guests and their guests only other than meals that are occasionally catered from off site establishments. The owner of the bed and breakfast manor may prepare meals on site or receive catered meals for private use. Restaurants operating in conjunction with a bed and breakfast manor must be approved under a separate restaurant license.~~

n. COMMERCIAL FOOD PREPARATION: A facility in which food is processed or otherwise prepared, primarily for off-site consumption and/or sales. Facilities may be shared among various food processors, producers, or preparers. Uses may include, but are not limited to, commissary kitchen, ghost kitchens, and catering.

o. EQUIPMENT HEAVY (RENTAL, SALES, SERVICE): A type of use involving the rental of equipment, including heavy construction vehicles and equipment, in which all operations are not contained within fully enclosed buildings.

p. EQUIPMENT RENTAL (INDOOR AND/OR OUTDOOR): A type of use involving the rental of equipment, excluding heavy construction vehicles and equipment.

q. ~~FLEA MARKET (INDOOR): A building devoted to the indoor sales of new and used merchandise by independent vendors with individual stalls, tables, or other spaces.~~

r. ~~FLEA MARKET (OUTDOOR): An outdoor area devoted to the periodic outdoor sales of new and used merchandise by independent vendors with individual stalls, tables, or other spaces.~~

s. FLEA MARKET: A use devoted to the sales of new and used merchandise by independent vendors with individual stalls, tables, or other spaces.

t. ~~GOVERNMENT FACILITY REQUIRING SPECIAL DESIGN FEATURES FOR SECURITY PURPOSES: A building or structure owned, operated, or occupied by a governmental agency to provide a governmental service to the public. Such facility has the necessity of augmented security features. This type of facility does not include those of an industrial nature or prisons.~~

u. ~~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, 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.~~

v. ~~GOVERNMENT OFFICE: A building or structure used primarily for office use that is owned, operated, or occupied by a governmental agency to provide a governmental service to the public.~~

w. ~~HEALTH AND FITNESS FACILITY: A business or membership organization providing exercise facilities and/or nonmedical personal services to patrons, including, but not limited to, gymnasiums (except facilities owned by a governmental entity), private clubs (athletic, health, or recreational), reducing salons, tanning salons, and weight control establishments.~~

x. HOTEL/MOTEL: An establishment providing, for a fee, sleeping accommodations and customary lodging services by the day or the week. Conference and meeting rooms, restaurants, reception centers, and recreational facilities may be permitted as accessory uses.

y. ~~LAND USE TYPE (SIMILAR LAND USE TYPE): Land uses shall be considered to be similar land use types, if the uses are listed as a permitted or conditional use in the same land use tables within chapter 21A.33 of this title and the uses have similar off street parking requirements as defined in chapter 21A.44, "Off Street Parking, Mobility And Loading", of this title.~~

z. ~~MEETING HALL OF MEMBERSHIP ORGANIZATION: A building designed for public assembly, containing at least one room for an association of persons for the promotion of a common objective, such as literature, science, politics, good fellowship, or community service, which meets regularly and is limited to formal written membership.~~

aa. ~~MOTEL/HOTEL: A building or buildings in which lodging units are offered for persons, for compensation by the day or the week.~~

bb. OBSTRUCTION: A structure or appurtenance to a building that is located or projects into a required or provided yard. Allowed obstructions in required yards are listed in section 21A.36.020 of this title.

cc. OFFICE: A business use that is engaged in the processing, manipulation or application of information or professional expertise. An office use does not include the onsite fabrication, assembling or warehousing of physical products for the retail or wholesale market, nor is an office engaged in the repair of products or retail services. Examples of office use include accounting, investment services, architecture, engineering, legal services, mental and physical health services, government offices, and real estate services. Office use may include doctors' and dentists' offices. Office use shall not include any use or other type of establishment which is otherwise specifically listed in the table of permitted and conditional uses for the applicable zoning districts.

dd. ~~OFFICE AND/OR RECEPTION CENTER IN LANDMARK SITE: A facility located in a landmark site that primary functions as an office and/or reception center and may include on site kitchen/catering facilities. The banquet/reception hall's primary purpose is a location for activities such as weddings and other such gatherings by appointment.~~

ee. ~~OFFICE, PUBLISHING COMPANY: A company whose business is the editing and publishing of works of authors. The term "publishing company" shall not include a printing plant, unless it is only accessory to the publishing business.~~

ff. ~~OFFICE, SINGLE PRACTITIONER MEDICAL, DENTAL, AND HEALTH: An office where medical, dental, mental health, and/or other personal healthcare services are provided to human patients on an outpatient basis, and that accommodates no more than one State licensed primary practitioner (for example, medical doctor, dentist, chiropractor, psychologist, etc.) within a single parcel of land.~~

gg. PARKING LOT: An area on the surface of the land used for the parking and circulation of more than four (4) automobiles. It includes vehicle sales and leasing lots.

hh. PHARMACY: A business that provides pharmaceutical services, including the dispensing of medication, counseling patients on proper medication usage, and offering additional health services such as vaccinations or health screenings.

ii. ~~PHILANTHROPIC USE: An office or meeting hall used exclusively by a nonprofit public service organization.~~

jj. RECREATION (INDOOR, OUTDOOR): Public or private recreation facilities that provide spaces for people to engage in physical activities, socialize, and leisure. These uses may include outdoor spaces or indoor venues for a variety of recreational activities or sports, such as fitness centers, bowling alleys, swimming, community services, or

gathering spaces. This use does not include attractions such as theaters, amusement parks, or zoological parks.

kk. ~~RECREATION (INDOOR): Public or private recreation facilities, tennis or other racquet courts, swimming pools, bowling alleys, skating rinks, ball courts, video arcades, community centers, gymnasiums, health and fitness facilities, or similar uses which are enclosed in buildings primarily 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 (indoor)" shall include any accessory uses, such as snack bars, pro shops, and locker rooms, which are designed and intended primarily for the use of patrons of the principal recreational use. The term "recreation (indoor)" shall not include theaters, cultural facilities, commercial recreation centers, massage parlors, or any use which is otherwise listed specifically in the table of permitted and conditional uses.~~

ll. ~~RECREATION (OUTDOOR): 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, 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. 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.~~

mm. RETAIL (GOODS OR SERVICES): A building, property or activity, where the principal use or purpose is to sell goods or products, or to provide services directly to the consumer. Retail involves a direct transaction between a business and a consumer. This use shall not include any use or other type of establishment which is otherwise listed specifically in the table of permitted and conditional uses found in chapter 21A.33 of this title.

nn. ~~RETAIL SERVICE ESTABLISHMENT: A building, property or activity, the principal use or purpose of which is the provision of personal services directly to the consumer. The term "retail service establishment" shall include, but shall not be limited to, barbershops, beauty parlors, laundry and dry cleaning establishments (plant off premises), tailoring shops, shoe repair shops and the like. Retail service establishment shall not include any use or other type of establishment which is otherwise listed specifically in the table of permitted and conditional uses found in chapter 21A.33 of this title.~~

oo. ~~RETAIL SERVICE ESTABLISHMENT, ELECTRONIC REPAIR SHOP: A use engaged in the consumer repair services of household electronic items and appliances.~~

pp. ~~RETAIL SERVICE ESTABLISHMENT, FURNITURE REPAIR SHOP: A building, property or activity, the principal use or purpose of which is the consumer repair services of furniture.~~

qq. ~~RETAIL SERVICE ESTABLISHMENT, UPHOLSTERY SHOP: A business specializing in the upholstery of furniture for individual customers for residential, office or business use, but excluding upholstery for automobile use.~~

rr. SEASONAL FARM STAND: A sales table, area, or kiosk of food crops and/or nonfood, an ornamental crop, such as flowers, that is located off premises from the location where the food was grown, or when located in any agricultural district.

ss. SHORT TERM RENTAL: A building constructed as a dwelling, where lodging is offered for a fee for a period less than 30 days. A dwelling unit, in part or whole, may not be used as short term rental unless short term rental is permitted in the zoning district and the unit has received approval for the change to a nonresidential use.

tt. ~~SMALL BREWERY: A brewery that produces less than fifteen thousand (15,000) barrels of beer, heavy beer, or malt liquor annually and occupies less than ten thousand (10,000) square feet in gross floor area.~~

uu. STEPBACK: A horizontal recess of the upper portion of a building face from the lower portion of a building face, creating a step-like appearance.

vv. ~~STORE, CONVENIENCE: A retail establishment that offers for sale a limited line of groceries and household items intended for the convenience of the neighborhood and may or may not include gasoline sales.~~

ww. ~~STORE, DEPARTMENT: A retail business which offers a broad range of merchandise lines at moderate level price points, consisting of primarily apparel and home goods. No merchandise line predominates and goods are displayed in a departmentalized format. Customer assistance is provided in each department, but checkout facilities can be either departmentalized or centralized. These stores are typically over one hundred thousand (100,000) square feet in size.~~

xx. ~~STORE, FASHION ORIENTED DEPARTMENT: A retail business which offers more specialized lines of merchandise than conventional department stores, with an emphasis on apparel merchandise. The merchandise is displayed in separate departments, with over forty percent (40%) of sales area devoted to the sale of apparel, shoes, cosmetics and accessories related to personal care and appearance. Fashion oriented department stores sell goods which are primarily nationally advertised brands, they may sell appliances which are usually serviced by other companies, and often offer limited lines of merchandise through seasonal or special catalogs. These stores provide checkout service and customer assistance (salespersons) within each department. These stores are typically over one hundred thousand (100,000) square feet in size.~~

yy. ~~STORE, MASS MERCHANDISING: A retail business selling a variety of merchandise, including apparel and home goods, at generally lower price points. Mass merchandising stores have fast turnover and high volume retailing with centralized checkout stations. Generally, shopping carts are available to customers and there is reduced customer assistance within each department but customer assistance may occur in departments for special promotions or where appropriate for product demonstration, legal compliance or security purposes. These stores typically exceed eighty thousand (80,000) square feet in size.~~

zz. ~~STORE, SPECIALTY: A retail business specializing in a broad range of a single category of goods at competitive prices. The categories usually included are home improvement, consumer music and electronics, office supply, auto aftermarket, computers, toys, books, home/bed/bath, pet supply, craft/hobby, or sporting goods. They often have departments, centralized and/or exit checkout stations and operate in various physical formats. These stores typically range from twenty thousand (20,000) to one hundred thousand (100,000) square feet in size.~~

aaa. ~~STORE, SUPERSTORE AND HYPERMARKET: A retail business primarily engaged in retailing a general line of groceries in combination with general lines of new merchandise, such as apparel, furniture, and appliances, sold at discount prices. They have centralized exit checkout stations, and utilize shopping carts for customers. These stores typically range from one hundred twenty thousand (120,000) to one hundred eighty thousand (180,000) square feet in size.~~

bbb.~~STORE, WAREHOUSE CLUB: A retail business requiring patron membership, and selling packaged and bulk foods and general merchandise. They are characterized by high volume and a restricted line of popular merchandise in a no frills environment. They have centralized exit checkout stations, and utilize shopping carts for customers. These stores typically range from one hundred twenty thousand (120,000) to one hundred fifty thousand (150,000) square feet in size.~~

ccc. STORY (FLOOR): The vertical distance between the finished floor of one level and the finished floor of the level above or below. A half-story refers to habitable living space within the roof structure of a shed, hip or gable roof.

ddd.~~UTILITY, TRANSMISSION WIRE, LINE, PIPE OR POLE: Infrastructure used to support essential services such as water, sewer, electric, gas or communication such as telephone, television cable lines or internet, typically located in public rights-of- way or private easements.~~

eee. VEHICLE, AUTOMOBILE SALES AND SERVICE: A business establishment that uses any building, land area, or other premises or portion thereof, that sells or leases new or used automobiles, trucks, vans, trailers, recreational vehicles, boats, or motorcycles or other similar motorized transportation vehicles. An automobile dealership may maintain an inventory of the vehicles for sale or lease either on site or at a nearby

location and may provide on site facilities for the repair and service of the vehicles sold or leased by the dealership.

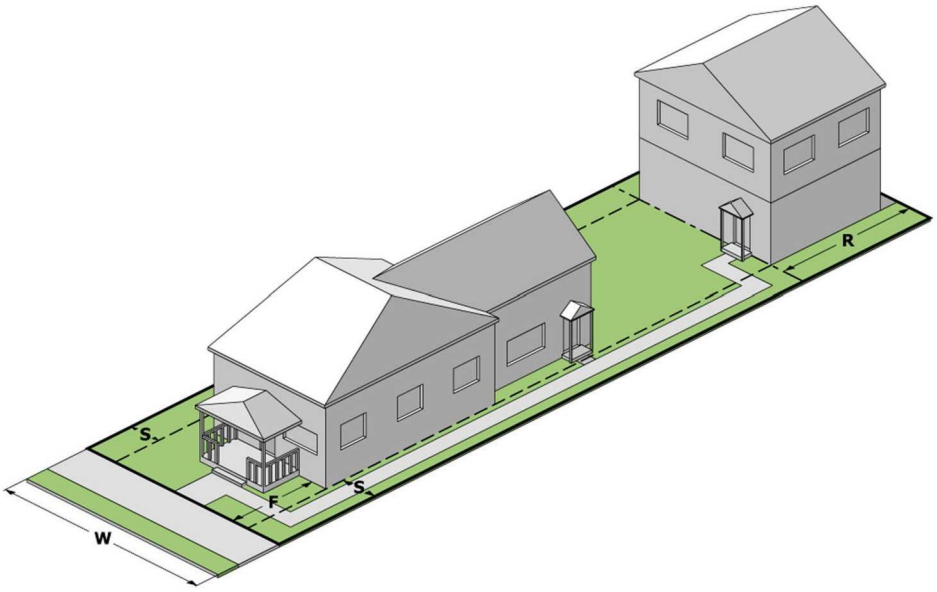
SECTION 101. Adopting a new Section 21A.62.060. That Chapter 21A.62 of the *Salt Lake City Code* (Zoning: Definitions) is hereby amended to adopt a new Section 21A.62.060 immediately following the text of Section 21A.62.050 as follows:

21A.62.060 BUILDING FORMS:

Building forms are generally described below and include images of what the building form may look like. Building form images are for informational purposes only and not intended to dictate any specific shape, construction, or architectural style. The description and images shall be used to classify existing and proposed buildings in order to determine what development regulations apply.

A. Urban House: A residential structure with the approximate scale of a single dwelling unit, as viewed from the street, but may contain up to two dwelling units within the main building. The structure has a single entry facing the street, a front porch or other allowed entry feature, and a small front yard. Second units may be arranged vertically (up and down) or horizontally (front and back), but the entry to the second unit shall be from the side, rear, or interior of structure. A third unit may also be in the rear, located along an alley, as a standalone unit or as a dwelling unit located in an accessory building. All units are on a single lot.

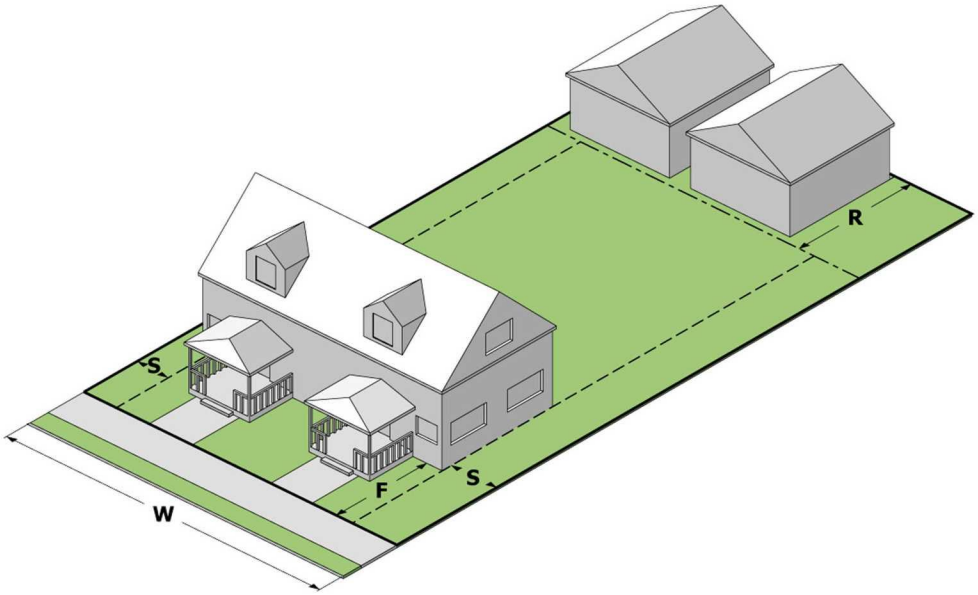
1. Illustration of Urban House with Accessory Dwelling Unit:



2. Image of Modern and Traditional Urban House Forms:

B. Two-Family Dwelling: A residential structure that contains two dwelling units in a single building. The units may be arranged side by side, up and down, or front and back. Each unit has its own separate entry directly to the outside. Dwellings may be located on separate lots or grouped on one lot. A third unit may also be in the rear, located along an alley, as a standalone unit, or as a dwelling unit located in an accessory building, but may not be located on a separate lot.

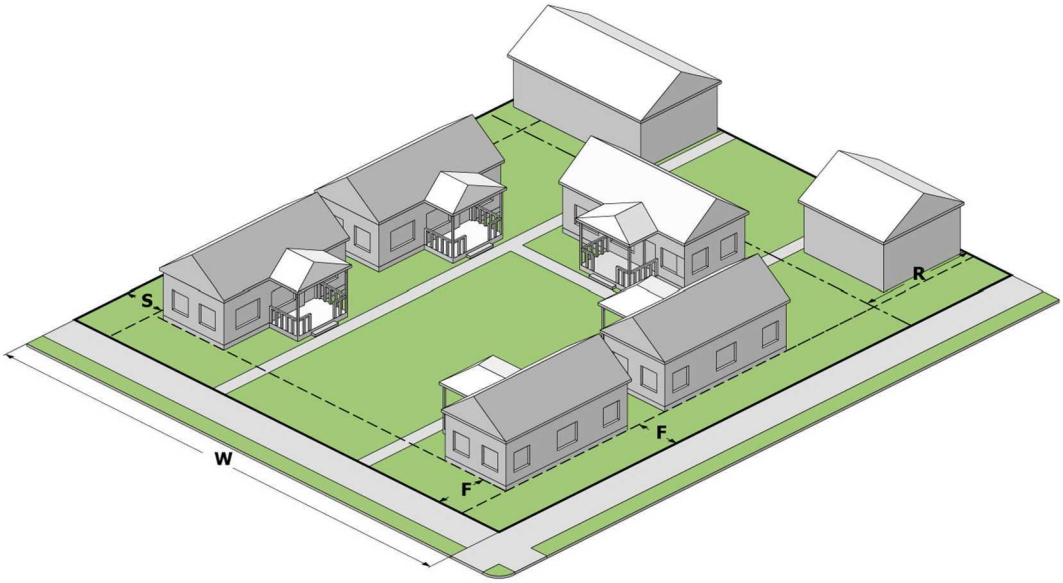
1. Illustration of Two-Family Dwelling with Garages:



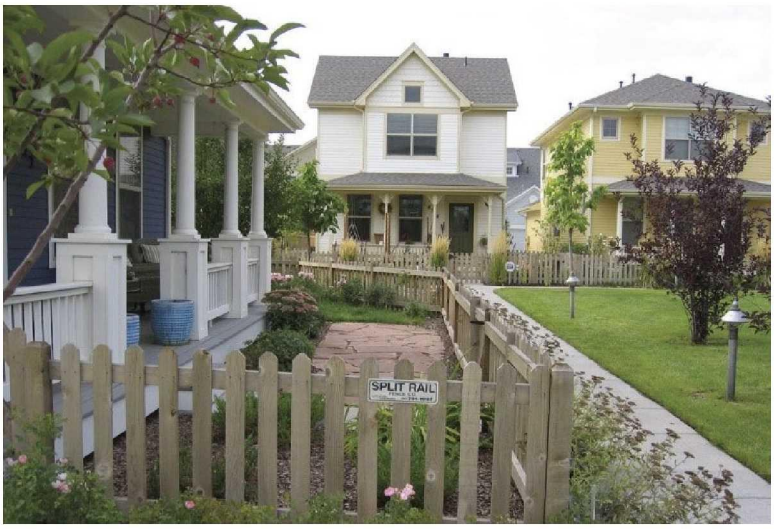
2. Image of a Traditional Two-Family Dwelling Form:

C. Cottage Development: A unified development that contains two 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.

1. Illustration of Cottage Development on a Single Lot:

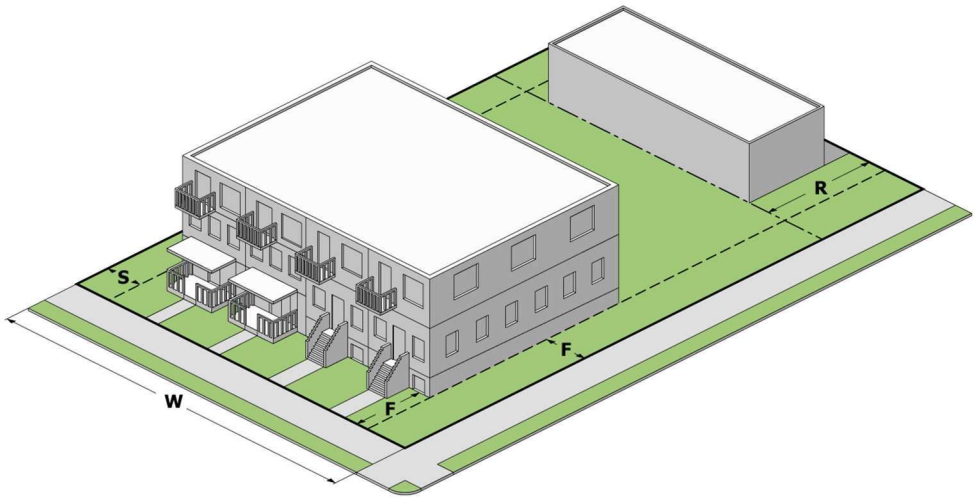


2. Image of a Cottage Development:



D. Row House: A series of attached dwellings that share at least one common wall with an adjacent dwelling unit. A row house contains a minimum of three residential dwelling units. Units may be stacked vertically and/or attached horizontally. Each unit may be on its own lot. If possible, off street parking is generally accessed from an alley.

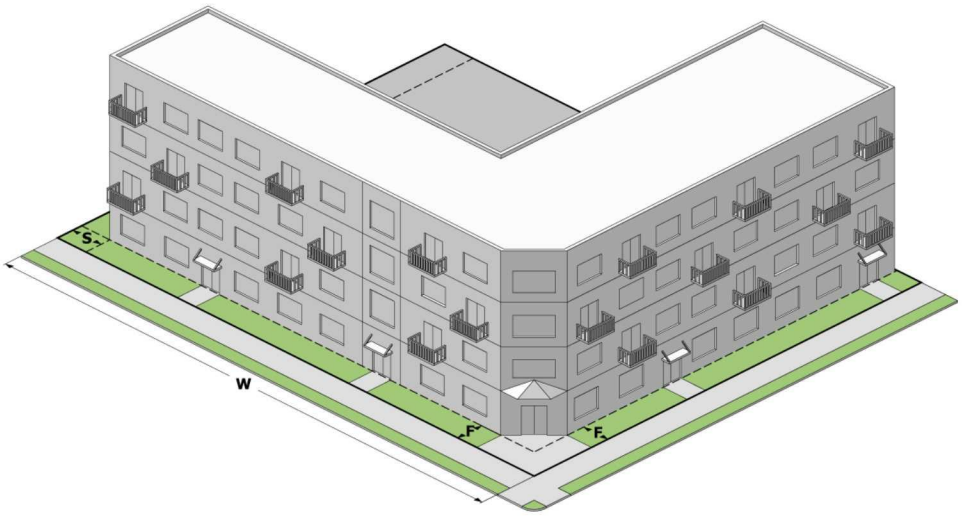
1. Illustration of a Row House on a Single Lot:



2. Image of a Modern Row House Form:

E. Multi-Family Residential: A multi-family residential structure containing three or more dwelling units that may be arranged in a number of configurations.

1. Illustration of a Multi-family Residential Form:



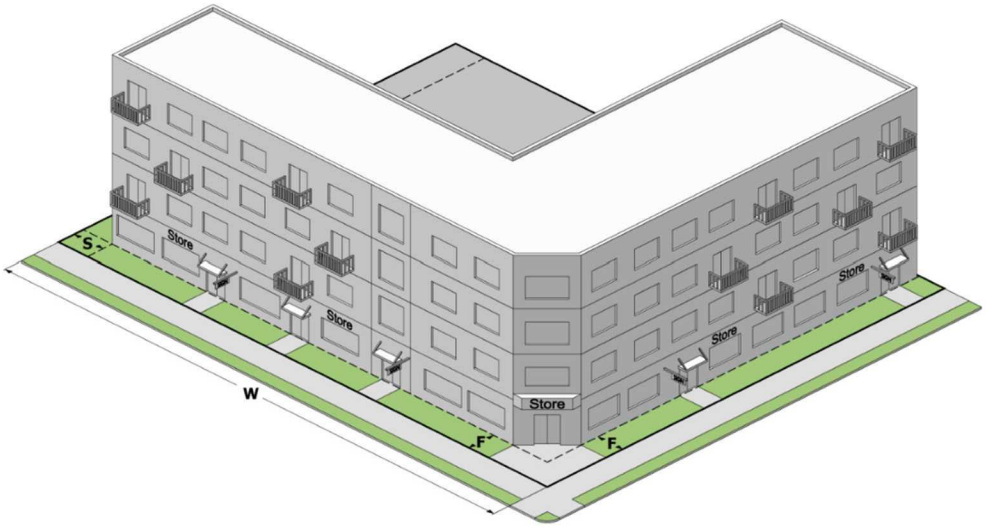
2. Image of a Traditional Multi-family Residential Form:

F. Storefront: A commercial structure that may have multiple stories and contain a variety of commercial uses that are allowed in the district that permits this building type. All buildings, regardless of the specific use, have a ground floor that looks like a storefront.

1. Image of a Contemporary Storefront Form:

G. Vertical Mixed Use: A multi-story building that contains a mix of commercial and residential uses.

1. Illustration of a Vertical Mixed-Use Form:



2. Image of a Contemporary Vertical Mixed-Use Form:

SECTION 102. Effective Date. This ordinance shall become effective three months after the date of adoption.

Passed by the City Council of Salt Lake City, Utah, this 8th day of July, 2025.

Chris Wharton (Oct 6, 2025 11:38:07 MDT)

CHAIRPERSON

ATTEST AND COUNTERSIGN:

Keith Reynolds

CITY RECORDER

SALT LAKE CITY, UTAH CORPORATE SEAL

Transmitted to Mayor on 10/06/2025.

Mayor's Action: ☑ Approved. ☐ Vetoed.

Erin Mendenhall (Oct 8, 2025 08:12:46 MDT)

MAYOR

Keith Reynolds

CITY RECORDER
(SEAL)

Bill No. 47A of 2025.
Published: 10/8/2025.
Ordinance adopting MU consolidation

APPROVED AS TO FORM

Salt Lake City Attorney's Office

Date: 10/05/2025

By:

Katherine D. Pasker, *Senior City Attorney*

Ordinance 47A of 2025 MU Consolidation Text Amendment

Final Audit Report 2025-10-08

Created:	2025-10-04
By:	Thais Stewart (thais.stewart@slc.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAvUxjzV_P4FowpobRlCrIcUvWANx_Xh84

"Ordinance 47A of 2025 MU Consolidation Text Amendment" History

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Signer katherine.pasker@slc.gov entered name at signing as Katherine D. Pasker
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