

SALT LAKE CITY ORDINANCE

No. 92 of 2024

(Amending Title 21A of the *Salt Lake City Code* to create the Jordan River Fairpark District)

An ordinance amending the text of Title 21A of the *Salt Lake City Code* to create the Jordan River Fairpark District pursuant to Petition No. PLNPCM2024-00982.

WHEREAS, on October 23, 2024, the Salt Lake City Planning Commission (“Planning Commission”) held a public hearing on a petition submitted by Snell & Wilmer on behalf of the Larry H. Miller Company to amend Salt Lake City’s land use regulations pertaining to zoning districts to create a new special purpose district (Petition No. PLNPCM2024-00982); and

WHEREAS, at its October 23, 2024 meeting, 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. Enacting the text of Section 21A.32.140. That a new Section 21A.32.140 be enacted as follows:

**21A.32.140: JRF JORDAN RIVER FAIRPARK DISTRICT**

A. Purpose Statement: The purpose of the Jordan River Fairpark (“JRF”) District is to provide a zoning district to facilitate the revitalization of the Jordan River Corridor west of downtown Salt Lake City and implement the State of Utah’s “Utah Fairpark Area Investment and Restoration District”. The zone provides for a mix of uses, including recreation, cultural, convention, entertainment, office, sport stadia, residential, and commercial uses. This zone is only applicable to private land located within the in the “Utah Fairpark Area Investment and Restoration District” boundary, which is generally located between 1000 West and Redwood Road and 300 North and I-80, as specified on the city’s zoning map. The JRF District is intended

to provide an area within the city that will generate economic development and increase employment opportunities in the city, region, and state of Utah.

Except as expressly modified by this Section or applicable development agreement, all other terms and provisions of Title 21A apply to the JRF District.

**B. Applicability:**

1. General Plan. Within the JRF District, no General Plan or Master Plan, as described in 21A.02.040, shall be used in evaluating or approving any site plan, plat, or other land use applications.
2. Other Districts. No overlay or other district shall apply in the JRF District provided that the Riparian Corridor Overlay set forth in Chapter 21A.34 shall apply to the extent allowed in a separate development agreement with the “qualified owner” as that term is defined in Utah Code Section 11-70-101.
3. Fencing of Recreation Facilities, including Stadia. For fences or walls constructed around stadia, fairgrounds, parks, open space, or other outdoor recreation areas and their ancillary uses, the maximum height fence shall be ten (10) feet in height and may be located in any required yard, provided that the fence or wall is no less than eighty percent (80%) transparent above a height of six (6) feet. Fences or walls may exceed ten (10) feet in height if necessary to protect public safety, such as, for driving ranges, baseball fields, athletic fields; or similar facilities. Fences may not prohibit access to water meters.

**C. Minimum Lot Area, Width and Yard Standards:**

There are no minimum lot areas or lot widths required in the JRF District. The following provisions are applicable to the yard, lot and bulk standards of the JRF District.

1. Front and Corner Side Yards: No minimum front and corner side yards are required. If a front or corner side yard is provided, the maximum setback shall be 15 feet, except for a stadium, plazas, and other similar spaces. 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, midblock walkway, or public or private road.
2. Interior Side Yards: No minimum side yard is required.
3. Rear Yard: No minimum rear yard is required.
4. Open Space: The qualified owner shall create and enforce an open space plan for contiguous land within the JRF District that shall require at least ten percent of gross development area within the contiguous area used for passive or active open space, including use as a pedestrian circulation area.
5. Infrastructure Integration: Sites shall be designed to incorporate water meters, utilities, and stormwater infrastructure.

**D. Building Height:**

1. Building height shall be measured from finished grade.

2. Maximum building height: two-hundred feet (200').
3. Buildings taller than two-hundred feet (200') and up to four-hundred (400') feet are permitted but only as authorized through the design review process, subject to the requirements of Chapter 21A.59 of this title and the following regulations.
  - a. The building shall include a minimum stepback of five feet (5') or other architectural feature that can deflect snow and ice from falling directly onto a sidewalk, midblock walkway, or other public space. The stepback may be located above the first floor and below one hundred twenty feet (120') in height above the sidewalk or public space. Buildings with less than fifty percent (50%) of the total façade surface cladded in glass are exempt from this requirement;
  - b. The building development shall include at least one of the following options:
    - i. A 20 foot midblock walkway that connects to an existing or planned street or midblock walkway;
    - ii. The building is utilizing affordable housing incentives identified in Chapter 21A.52 of this title;
    - iii. A privately owned, publicly accessible open space of at least 500 square feet on the property, or on another property within the geographic boundaries of the Jordan River Fairpark District, creating or adding to a pedestrian thoroughfare, and including trees sufficient to provide a shade canopy that covers 60% of the open space area. Existing public open space areas within the Jordan River Fairpark District are not eligible for purposes of this subsection.
4. No structure over 60' is permitted unless the FAA issues a "determination of no hazard to air navigation" for said structure.
  - a. Notwithstanding receipt of a "determination of no hazard to air navigation" from the FAA, all structures over 60 feet shall avoid:
    - i. Creating electrical interference with navigational signals for radio communication between the airport and aircraft;
    - ii. Making it difficult for aircraft pilots to distinguish airport lights from other lights or result in glare in the eyes of aircraft pilots using the airport;
    - iii. Impairing aircraft pilot visibility in the vicinity of the airport; or
    - iv. Creating a hazard or endanger the landing, takeoff or maneuvering of aircraft intending to use the airport.

#### E. Uses:

1. Permitted Uses: The uses specified as permitted uses are permitted provided that they comply with the general standards set forth in this title and all other applicable requirements of this title.

2. Conditional Uses: The uses specified as conditional uses shall be allowed 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.

3. Uses Not Permitted: Any use not specifically permitted or conditionally permitted in the table of permitted and conditional uses for the specific zoning district is prohibited. Only uses listed as a “P” or a “C” in the table of permitted and conditional uses for a district shall be allowed where designated.

4. Prohibited Uses: The following land uses are prohibited:

- a. Commercial and Industrial Land Uses That Exceed two hundred thousand (200,000) Gallons of Water per Day.
- b. New Land Uses: Any new commercial or industrial land use that consumes or uses more than an annual average of two hundred thousand (200,000) gallons of potable water per day is prohibited in all zoning districts. The use and consumption limit is based on the total use from all water meters that serve the land use.
- c. Expansions of Existing Uses: No commercial or industrial land use shall expand to an extent that increases its daily potable water consumption or use to exceed an annual average of two hundred thousand (200,000) gallons of potable water per day. Notwithstanding the provisions of Subsection 21A.38.040.H, an existing land use that exceeds the water use threshold may not expand if the expansion will result in a net increase in water consumption or use. The use and consumption limit is based on the total use from all water meters that serve the land use.
- d. Water Use Report Required: A land use applicant shall certify the anticipated daily water use of the proposed land use in a manner satisfactory to the Department of Public Utilities. The Department of Public Utilities may require an anticipated daily water use report of any land use applicant proposing a new use or expansion of an existing use.
- e. Exemption: Agricultural, residential, and institutional land uses are not subject to the regulations of this subsection. For purposes of this section, an institutional land use includes government owned or operated facilities, places of worship, and hospitals.

	Permitted and Conditional Uses by District
Use	JRF
Accessory use, except those that are specifically regulated elsewhere in this title	P
Adaptive reuse for additional uses in eligible buildings	
Affordable housing incentives development	P

Alcohol:	
Bar establishment	P <sup>2</sup>
Brewery	P <sup>2</sup>
Small Brewery	P <sup>2</sup>
Brewpub	P <sup>2</sup>
Distillery	P <sup>2</sup>
Tavern	P <sup>2</sup>
Winery	P <sup>2</sup>
Ambulance Service	P
Amphitheater, formal	P
Amphitheater, informal	P
Animal:	
Cremation service	
Kennel	P
Veterinary office	P
Antenna, Communication Tower	P
Antenna, Communication Tower exceeding the maximum height in the zoning district	C
Art gallery	P
Artisan food production	P
Artisan Production	P
Artists' Loft/Studio	P
Auditorium	P
Bakery, commercial	
Bed and breakfast	P
Bio-medical facility	P
Blacksmith shop	C
Blood donation center	P

Botanical Garden	P
Bus line station/terminal	
Charity Dining Hall	
Check cashing/payday loan business	
Clinic (medical, dental)	P
Commercial food preparation	P
Community correctional facility, small	C
Community garden	P
Convent/Monastery	
Crematorium	
Daycare center, adult	P
Daycare center, child	P
Dwelling:	
Assisted living facility (large)	P
Assisted living facility (limited capacity)	P
Assisted living facility (small)	P
Accessory unit (ADU)	P
Congregate care facility (large)	P
Congregate care facility (small)	P
Group home (large)	C
Group home (small)	P
Living quarter for caretaker or security guard	P
Multi-family	P

Residential support (large)	C
Residential support (small)	P
Rooming (boarding) house	P
Shared housing	P
Single-family attached	P
Single-family (detached)	P
Twin home	P
Two-family	P
Emergency medical service facility	P
Exhibition hall	P
Fairground	P
Farmers' market	P
Farm stand	P
Financial institution	P
Financial institution with drive- through facility	P <sup>7</sup>
Flea Market	
Funeral home or mortuary	P
Gas station	P <sup>6</sup>
Greenhouse	P
Heliport	P
Home occupation	P <sup>3,4</sup>
Hospital, including accessory lodging facility	P
Hotel/Motel	P
Intermodal transit passenger hub	
Laboratory, medical related	P
Laundry, commercial	P

Library	P
Mixed use development	P
Mobile business	P
Municipal service uses, including City utility uses and police and fire stations	P
Museum	P
Nursing care facility	P
Office	P
Open space	P
Park	P
Parking:	
Commercial	P
Off site	P
Park and ride lot	P
Performing arts production facility	P
Pharmacy	P
Pharmacy with drive through use	P <sup>7</sup>
Place of worship	P
Plaza	P
Radio, television station	P
Railroad passenger station	
Reception center	P
Recreation (indoor/outdoor)	P
Research and development facility	P
Restaurant	P
Restaurant with drive-through facility	P
Retail (goods or services)	P



Retail (goods or services) with drive-through facility	P <sup>7</sup>
School:	
K-12 Private	P
K-12 Public	P
College or university	P
Music conservatory	P
Professional and vocational	P
Seminary and religious institute	P
Short Term Rental	P
Social service mission	
Solar array	P
Stadium	P
Storage, accessory (outdoor)	P
Store, Pawnshop	
Studio, art	P
Technology facility	P <sup>3, 5</sup>
Theater, live performance	P
Theater, movie	P
Urban farm	P
Utility, building or structure	P <sup>1</sup>
Vehicle:	
Automotive Rental Agency	
Automobile repair (major)	
Automobile repair (minor)	
Automobile sales and service	
Car Wash	C

Welding shop	
Zoological Park	P

Qualifying provisions:

1. See Subsection 21A.02.050.B of this title for utility regulations.
2. Subject to conformance with the provisions in Section 21A.36.300 "Alcohol Related Establishments", of this title.
3. Consult the water use and/or consumption limitations of Subsection 21A.33.010.
4. Allowed only within legal conforming single-family, duplex, and multi-family dwellings and subject to Section 21A.36.030 of this title.
5. 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.
6. Use allowed on state collector and arterial streets and not permitted within 1,000' of a perennial stream.
7. Must be attached to a building containing other commercial or residential uses.
8. Must have covered and/or offsite parking for any vehicles offered for rent.

F. Design Standards: Design standards shall be as set forth in Section 21A.37.060.F.

G. Sign Regulations:

1. Incorporation of D1 and D4 Sign Provisions. Within the JRF District, the sign regulations found in section 21A.46.110.A.3.a of this title apply.
2. Stadium Area Sign Regulations. Entertainment, sports and similar signs allowed in section 21A.46.110.A.3.b shall be allowed within an area in the JRF District that is 1,000 linear feet from the property boundary of a parcel containing a stadium or event center use.
3. District Signs. In addition to the signs allowed by Subsection G(1) and (2) above, the JRF District may include private directional signs and wayfinding signs to integrate the development within the JRF District with other areas owned by the state and adjoining or near the JRF District.
4. Sign Master Plan. Sign regulations shall not regulate interior signs that are not visible to or from a public street or public way provided that such internal signs shall be consistent with a sign master plan maintained by the qualified owner.
5. Within the JRF District, a development quadrant, which is an area bounded by a public or private alley, trail, pathway, linear park or street on all sides, shall be used interchangeably with "city block" as that term is used in section 21A.46.110.A.3.a.
6. One public assembly facility sign, as that term is defined and restricted in Utah Code Section 72-7-504.5 may be allowed within the JRF District.

SECTION 2. Amending the text of Subsection 21A.37.060.F. That Subsection

21A.37.060.F of the *Salt Lake City Code* (Zoning: Design Standards: Design Standards Required in Each Zoning District: Special Purpose Districts) is amended as follows:

F. Special Purpose Districts:

Standard (Code Section)	District															
	RP	BP	FP	AG	AG-2	AG-5	AG-20	PL	I	UI	OS	NOS	MH	EI	MU	JRF
Ground floor use (%) (21A.37.050A1)																60 <sup>1</sup>
Ground floor use + visual interest (%) (21A.37.050A2)																
Building materials: ground floor (%) (21A.37.050B3)																75 <sup>1</sup>
Building materials: upper floors (%) (21A.37.050B4)																50 <sup>1</sup>
Glass: ground floor (%) (21A.37.050C1)															40 - 70	60 <sup>1</sup>
Glass: upper floors (%) (21A.37.050C2)																50 <sup>1</sup>
Building entrances (feet) (21A.37.050D)															X	75 <sup>1</sup>
Blank wall: maximum length (feet) (21A.37.050E)															15	25 <sup>1</sup>
Street facing facade: maximum length (feet) (21A.37.050F)																

Upper floor stepback (feet) (21A.37.050G)															
Lighting: exterior (21A.37.050H)								X	X					X	
Lighting: parking lot (21A.37.050I)		X												X	
Screening of mechanical equipment (21A.37.050J)														X	X
Screening of service areas (21A.37.050K)														X	X <sup>1</sup>
Ground floor residential entrances (21A.37.050L)															
Tree canopy coverage (%) (21A.37.050P1)															
Street trees (21A.37.050Q2)															X
Soil volume (21A.37.050Q3)															X
Minimize curb cuts (21A.37.050Q4)															
Overhead cover (21A.37.050Q5)															
Height transitions: angular plane for adjacent zone districts (21A.37.050R)															

Horizontal articulation (21A.37.050S)																
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Notes:

1. Design standards only apply to the street facing façade of buildings with frontage on a public street. Stadiums and their accessory uses are exempt from adhering to the design standards.

SECTION 3. Effective Date. This ordinance shall become effective on the date of its first publication.

Passed by the City Council of Salt Lake City, Utah, this 10th day of December, 2024.

  
Victoria Petro (Dec 20, 2024 15:35 MST)

CHAIRPERSON

ATTEST AND COUNTERSIGN:

  
Cindy Trishman (Dec 23, 2024 11:07 MST)

CITY RECORDER

Transmitted to Mayor on Dec 20, 2024.

Mayor's Action: ☒ Approved. ☐ Vetoed.

  
Erin Mendenhall (Dec 23, 2024 10:30 MST)

MAYOR

  
Cindy Trishman (Dec 23, 2024 11:07 MST)

CITY RECORDER  
(SEAL)

Bill No. 92 of 2024.

Published: Dec 24, 2024.

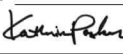
Ordinance creating the Jordan River Fairpark District (final)



**APPROVED AS TO FORM**

Salt Lake City Attorney's Office

Date: Dec 18, 2024

By: 

Senior City Attorney










# Ordinance 92 of 2024 Zoning Text and Map Amendment at Jordan River Fairpark (JRF) District

Final Audit Report

2024-12-23

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